

SUPPLEMENTAL BOARD BOOK OF JULY 26, 2018



J. B. Goodwin, Chair

Leslie Bingham Escareño, Vice-Chair

Paul Braden, Member

Asusena Reséndiz, Member

Sharon Thomason, Member

Leo Vasquez, III, Member

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
GOVERNING BOARD MEETING**

**A G E N D A
8:00 AM
July 26, 2018**

**JOHN H. REAGAN BUILDING
JHR 140, 105 W 15TH STREET
AUSTIN, TEXAS 78701**

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

J.B. Goodwin, Chair

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Tex. Gov't Code Chapter 551. Action may be taken on any item on this agenda, regardless of how designated.

ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

LEGAL

- a) Presentation, discussion, and possible action regarding the adoption of an agreed final order concerning Elmridge Apartments (HTC 10400 / CMTS 758)
- b) Presentation, discussion, and possible action regarding the adoption of an agreed final order concerning Red Oak Apartments (HTC 10226 / HOME 1001235 / CMTS 4763)

Jeffrey T. Pender
Deputy General Counsel

MULTIFAMILY ASSET MANAGEMENT

- c) Presentation, discussion, and possible action regarding Material Amendments to the Housing Tax Credit Application:
17259 Mistletoe Station Fort Worth
- d) Presentation, discussion, and possible action regarding Material Amendments to the Housing Tax Credit Application and Change in Ownership Prior to IRS Form(s) 8609:
17347 Alton Plaza Longview

Raquel Morales
Director of MF Asset
Management

COMMUNITY AFFAIRS

- e) Presentation, discussion, and possible action on the Federal Fiscal Year 2019 Low Income Home Energy Assistance Program Community Energy Assistance Program award for Galveston County Community Action Council, Inc.
- f) Presentation, discussion, and possible action on the Program Year 2018 Department of Energy Weatherization Assistance Program award for Greater East Texas Community Action Program

Michael DeYoung
Director of Community
Affairs

MULTIFAMILY FINANCE

- g) Presentation, discussion, and possible action on Determination Notices for Housing Tax Credits with another Issuer:
18418 LIV at Boerne Boerne

Marni Holloway
Director of MF Finance

HOME AND HOMELESSNESS PROGRAMS

h) Presentation, discussion, and possible action on State Fiscal Year 2019 Homeless Housing and Services Program awards

Abigail Versyp
Director of HOME and Homelessness Programs

BOND FINANCE

i) Presentation, discussion, and possible action on Resolution No. 18-028 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject

Monica Galuski
Director of Bond Finance

j) Presentation, discussion, and possible action on Inducement Resolution No. 18-029, Treymore Eastfield Apartments, for Multifamily Housing Revenue Bonds regarding authorization for filing applications for Private Activity Bond Authority on the 2018 Waiting List

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

a) TDHCA Outreach Activities, (June-July)

Michael Lyttle
Director of External Affairs

b) Report and possible action on changes to items to be included in the Texas Department of Housing and Community Affairs Legislative Appropriations Request for state fiscal years 2020-21

c) Report on the Department’s Swap Portfolio and recent activities with respect thereto

Monica Galuski
Director of Bond Finance

ACTION ITEMS

ITEM 3: LEGAL

Presentation, discussion, and possible action regarding the adoption of a final order concerning Southmore Park Apartments Ltd., with respect to Southmore Park (HTC 94004 / CMTS 1204 / LDLD 141 / SOAH Docket #332-17-5544HCA)

Jeffrey T. Pender
Deputy General Counsel

ITEM 4: MULTIFAMILY FINANCE

a) Presentation, discussion, and possible action regarding Awards of Direct Loan funds from the 2018-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications:

Marni Holloway
Director of MF Finance

18000	Evergreen at Garland Senior Community	Garland
18002	Evergreen at Basswood Senior Community	Garland
18036	Clyde Ranch	Clyde
18040	Farmhouse Row	Slaton
18052	Nacogdoches Lofts	San Antonio
18054	Piedmont Lofts	San Antonio
18099	Waters Park Studios	Austin
18322	Las Casitas de Azucar	Santa Rosa
18369	The Residences at Canyon Lake	Canyon Lake
18391	Merritt Manor	Manor

b) Presentation, discussion, and possible action regarding awards from the 2018 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2018 Competitive Housing Tax Credit Application Round and confirming obligations to the Section 811 Project Rental Assistance Program for those properties that sought and were awarded points for providing program units:

18000	Evergreen at Garland Senior Community	Garland
18002	Evergreen at Basswood Senior Community	Garland
18009	Rosemount Estates	Rosenberg
18010	Edgemere Palms	El Paso
18012	Jamie O Perez Memorial Apartments	Socorro
18013	Dayton Retirement Center	Dayton
18015	Cambrian East Riverside	Austin
18018	Columbia Renaissance Square II Senior	Fort Worth
18019	Highlander Senior Village	Bulverde

18024	Palladium Celina Senior Living	Celina
18026	Maple Park Senior Village	Lockhart
18033	The Miramonte	Fifth Street CDP
18036	Clyde Ranch	Clyde
18038	3rd Street Lofts	Lubbock
18039	Orchid Circle Homes & Las Palmas Homes	Gregory
18040	Farmhouse Row	Slaton
18043	Huntington at Miramonte	Fifth Street CDP
18047	Miramonte Single Living	Fifth Street CDP
18052	Nacogdoches Lofts	San Antonio
18053	Alazan Lofts	San Antonio
18054	Piedmont Lofts	San Antonio
18057	Granbury Manor	Granbury
18058	Huntington at College Station	College Station
18064	Palladium Fain Street	Fort Worth
18067	Palladium Crowley	Crowley
18068	Palladium Teasley Lane	Denton
18069	Palladium Farmersville	Farmersville
18077	Park Forest	Liberty
18081	Pathways at Chalmers Courts East	Austin
18084	Artisan at Ruiz	San Antonio
18086	The Village at Overlook Parkway	San Antonio
18087	Residences of Long Branch	Rowlett
18091	Lavon Senior Villas	Garland
18093	Green Oaks Apartments	Houston
18095	Retreat West Beaumont	Beaumont
18096	Patriot Park Family	Plano
18099	Waters Park Studios	Austin
18118	Sandstone Foothills Apartments	Mineral Wells
18126	Caldwell Heights	Caldwell
18127	Metro 31 Senior Community	El Paso
18129	Emerald Manor	Horizon City
18130	Skyway Gardens	Alpine
18137	New Hope Housing Dale Carnegie	Houston
18138	Lancaster Senior Village	Houston
18142	San Juan Mission Villas	San Antonio
18148	Palmview Village	Palmview CDP
18159	Rutherford Park	Houston
18161	Monroe Crossing	Houston
18162	Guadalupe Villas	Lubbock
18166	The Legacy at Buena Vista	San Antonio
18171	Poinsettia Gardens at Boca Chica	Brownsville
18186	Avanti at Greenwood	Corpus Christi
18188	Avanti at Sienna Palms Legacy	Midway North CDP
18192	Residences at Stonegate	Lubbock
18196	North Alamo Heights	North Alamo CDP
18204	Cielo at Mountain Creek	Dallas
18206	Ridge Villas	San Juan
18208	Midway Villas	Midway North CDP
18214	Mariposa Apartment Homes at Westchester	Grand Prairie
18218	Cypress Creek Apartment Homes at Woodedge Park	Houston
18220	Mariposa Apartment Homes at Waxahachie	Waxahachie
18221	Cypress Creek Apartment Homes at Hazelwood Street	Princeton

18222	Glenn Park Apartments	San Angelo
18223	Harvest Park Apartments	Pampa
18230	Las Villas del Rio Hondo	Rio Hondo
18235	Memorial Apartments II	McAllen
18239	Casitas Palo Alto	Brownsville
18243	2222 Cleburne	Houston
18245	Lockhart Springs	Lockhart
18249	Sweetwater Apartments	Sour Lake
18250	Sweetbriar Hills Apartments	Jasper
18251	Groveton Seniors Apartments	Groveton
18254	Somerset Lofts	Houston
18255	Pendleton Square	Harlingen
18259	Cannon Courts	Bangs
18260	Fish Pond at Cuero	Cuero
18261	Fish Pond at Portland	Portland
18267	Avenue at Sycamore Park	Fort Worth
18268	Saline Creek Senior Village	Noonday
18269	2400 Bryan	Dallas
18273	Museum Reach Lofts	San Antonio
18274	Hill Court Villas	Granbury
18283	Pines at Allen Street	Kountze
18288	Village at Greenwood	Corpus Christi
18289	Village at Roosevelt	San Antonio
18293	Silver Spur Apartments	Palmview CDP
18294	The Legacy	Palmview CDP
18298	Heritage at Wylie	Wylie
18305	Star of Texas Seniors	Montgomery
18306	Campanile on Commerce	Houston
18314	The Reserves at Maplewood II	Wichita Falls
18320	Seaside Lodge at Chesapeake Bay	Seabrook
18322	Las Casitas de Azucar	Santa Rosa
18323	Talavera Lofts	Austin
18327	Scott Street Lofts	Houston
18333	Fulton Lofts	Houston
18335	Travis Flats	Austin
18337	Fulton on the Rail	Houston
18338	The Greenery	Houston
18339	Fairmont Seniors	Pasadena
18345	Westwind of Andrews	Andrews
18347	Avenue Commons	Andrews
18353	Heritage Seniors	Montgomery
18354	Flintlock Apartments	Houston
18355	W. Little York Apartments	Houston
18357	Capella	Olmito CDP
18358	Ovation Senior Living	Olmito CDP
18361	Canova Palms	Irving
18368	The Reserves at Merriwood Ranch	Garland
18369	The Residences at Canyon Lake	Canyon Lake
18370	Heritage Tower	Longview
18371	Diboll Pioneer Crossing	Diboll
18372	Iowa Park Pioneer Crossing	Iowa Park
18373	Burkburnett Royal Gardens	Burkburnett
18374	Wichita Falls Pioneer Crossing	Wichita Falls

18376	Lakeview Pointe Apartments	Garland
18382	Provision at Synott	Houston
18383	Provision at Lake Houston	Houston
18388	The Park on 14th	Plano
18391	Merritt Manor	Manor
18398	Hickory Trails	Longview
18707	Nevarez Palms	Socorro

APPENDIX

Multifamily Application Logs

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public):

1. The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
2. Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;
3. Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;
4. Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or
5. Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

J.B. Goodwin
Chair

OPEN SESSION

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on Twitter.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Terri Roeber, ADA Responsible Employee, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five (5) days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Elena Peinado, 512-475-3814, at least five (5) days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Elena Peinado, al siguiente número 512-475-3814 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

NOTICE AS TO HANDGUN PROHIBITION DURING THE OPEN MEETING OF A GOVERNMENTAL ENTITY IN THIS ROOM ON THIS DATE:

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.

NONE OF THESE RESTRICTIONS EXTEND BEYOND THIS ROOM ON THIS DATE AND DURING THE MEETING OF THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

4b

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 26, 2018

Presentation, discussion, and possible action regarding awards from the 2018 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2018 Competitive Housing Tax Credit Application Round and confirming obligations to the Section 811 Project Rental Assistance Program for those properties that sought and were awarded points for providing program units

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 2018 State Competitive Housing Credit Ceiling and the 2018 Housing Tax Credit Waiting List are hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined;

FURTHER RESOLVED, that each of the applications listed on Report 3 hereto, which is incorporated herein by reference for all purposes, has sought and been awarded points under 10 TAC §11.9(c)(6) for participation in the Section 811 Project Rental Assistance Program (“811 PRA program”) for committing to provide units subject to that program (including receipt of assistance under that program for eligible households that live in such properties under that program) and it is a condition of these awards of competitive low income housing tax credits that each such listed property participate in the 811 PRA program, noting that some of the affected applicants offered for participation in the 811 PRA program properties other than the properties seeking competitive low income housing tax credits and others offered the properties for which they were applying for competitive low income housing tax credits;

FURTHER RESOLVED, that nothing herein obligates a property to participate in the 811 PRA program if it sought and was awarded points for such participation but does not receive a competitive low income housing tax credit award in the current application round (including an award by way of the Board approved waiting list); and

FURTHER RESOLVED, that the Board's approval is conditioned upon the completion of underwriting, the imposing of all conditions of underwriting and the Section 811 Project Rental Assistance Program, the imposing of the conditions recommended by the Executive Award Review and Advisory Committee and those resulting from staff review, 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.

BACKGROUND

The Competitive Housing Tax Credit recommendations for July 26, 2018, awards and waiting list 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: Commitments under 10 TAC §11.9(c)(6) Section 811 Project Rental Assistance Program
- Report 4: Credit Ceiling Summary, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides
- Report 5: Real Estate Analysis Summaries, including conditions to be placed on awards
- Report 6: Summary of conditions to be placed on awards recommended by EARAC as a result of previous participation reviews and by staff as a result of application review
- Report 7: Board Summary of Public Input (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 2018 is currently \$76,677,700 (see Report 3). This figure includes the amount of annual allocation authorized to the state, based on population, of \$76,422,409 (which includes a 12 percent increase over last year resulting from the passage of the Consolidated Appropriations Act of 2018), the amount of credits carried over from 2017 of \$205,075, and returned credits from previously awarded applications of \$50,216. 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. Report 4 depicts the allocation of credits.

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.

Usually, as required by Tex. Gov't Code §2306.6714, the Department would have set aside at least 15 percent of the State Housing Credit Ceiling for allocation to eligible at-risk developments. This year, not enough Applications were received for eligible at-risk developments to reach that threshold. Similarly, the Department would have set aside at least five percent of the at-risk credits for allocation to Rural Developments which are financed through USDA, as required by Tex. Gov't Code §2306.111(d-2). This year, not enough Applications financed through USDA were received to reach that threshold.

With fewer Applicants participating in the At-Risk and USDA Set-asides, staff reached further into the Rural subregions in order to meet the required 20 percent Rural Set-aside. In 2017, the Rural Set-Aside was met with 10 At-Risk Applications and five Applications from Rural subregions. This year there were only six Rural Applicants in At-Risk, and 10 Applications were selected from the Rural subregions in order to achieve the set-aside requirement (20.54% for the set-aside)..

APPLICATION SUBMISSIONS

There are currently 120 applications eligible for consideration, which are collectively requesting credits totaling more than \$137 million. Originally, 138 full applications requesting more than \$159 million were received. There have been 18 applications withdrawn or terminated. Pursuant to Tex. Gov't Code §2306.6711(a), the director shall provide the application scores to the board before the 30th day preceding the date the board begins to issue commitments for housing tax credits in the allocation round. Staff presented the application scores in the form of “the list” presented at the June 28, 2019 board meeting. 10 TAC §11.4, related to Tax Credit Request and Award Limits, requires that prior to June 29, an Applicant that has Applications pending for more than \$3 million in credit may notify staff in writing or by email of the Application(s) they will not pursue in order to bring their request within the \$3 million cap. If the Applicant has not made this self-selection by this date, staff may make the selection. Two Applications, #18064 Palladium Fain Street and #18068 Palladium Teasley Lane, are ineligible for awards at this time due to the \$3 million cap on awards in a single application round required by Tex. Gov't Code §2306.6711(b). The Applicant was provided the opportunity to notify staff of the applications they would not pursue and did not do so. Applications that are currently ineligible for an award due to the requirements of Tex. Gov't Code §2306.6711(f) related to the “two mile same year rule” and §2306.6711(h) related to developments reserved for elderly persons are included in this list with their status identified.

The applications being recommended for award are reflected in Report 1, attached. This report includes one application that is still being reviewed by staff and 17 applications that are still being underwritten by Real Estate Analysis; 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 “Recommendation” column of this report. Forty-seven applications are participating in the 811 PRA program; 35 have obligated units in existing developments and 12 obligated units in the proposed development. Those obligations are reflected in Report 3. However, nothing herein obligates a property to participate in the 811 PRA program if it sought and

was awarded points for such participation but does not receive a competitive low income housing tax credit award in the current application round (including an award by way of the Board approved waiting list).

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 2018 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. Summaries of the completed underwriting reports are included in Report 5.

A previous participation review has been completed for all applications recommended for an award; some of those reviews resulted in a recommendation from the Executive Award and Review Advisory Committee (“EARAC”) that conditions be placed upon the award. Those conditions, as well as any conditions required as a result of staff review, are presented in Report 6.

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 2018 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.

- 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 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.

In the event that returned credits are 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 2018 QAP (for example, the \$3 million credit limitation, the housing deconcentration factors, etc.).

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.

Report 1

Award Recommendations



Texas Department of Housing and Community Affairs
2018 Competitive (9%) Housing Tax Credit ("HTC") Program
Award Recommendations

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

Construction Types: NC=New Construction Recon=Reconstruction Rehab=Rehabilitation AcR=Acquisition/Rehabilitation	Secondary Types: ADR=Adaptive Reuse SS=Scattered Site AdPh=Additional Phase
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PPR Status: A=Approved, C=Approved w/conditions, P=Pending
The review status is reflected as "C" for complete or "UR" for under review.

Version Date: July 23, 2018

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = Supp Hsg)	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Primary Contact	Readiness to Proceed (\$11.9(c)(8))	Gov't Support (\$11.9(d)(1))	QCP (\$11.9(d)(4))	State Rep (\$11.9(d)(5))	Comm Orgs (\$11.9(d)(6))	CRP (\$11.9(d)(7))	Best Possible Score	Review Status	Underwriting Status	PPR Review	Census Tract(s)	Scored on Proximity	OI or CRP	HTC per Capita	Poverty Rate (%)	Distance from Nearest HTC (in miles)
At-Risk Set-Aside																																			
18249	Sweetwater Apartments	865 TX-105	Sour Lake	x	77659	Hardin	5	Rural	x			AcR	23	1	24	General	266,484		Murray Calhoun	5	17	8	8	0	0	155	C	C	C	48199030200					
18039	Orchid Circle Homes & Las Palmas	Scattered site locations	Gregory		78359	San Patricio	10	Rural	x			AcR/SS	58	0	58	General	700,000	x	Art Schuldt, Jr.	5	17	4	8	4	7	154	C	C	A	48409010500					
18013	Dayton Retirement Center	1900 N Winfree	Dayton		77535	Liberty	6	Rural	x			AcR	48	0	48	Elderly Prefer	279,322	x	Charles Holcomb	5	17	8	8	0	0	154	C	C	A	48291700800					
18118	Sandstone Foothills Apartments	402 Brazos drive	Mineral Wells		76067	Palo Pinto	3	Rural	x			AcR	39	1	40	Elderly Prefer	458,783		Tracey Fine	0	17	8	8	0	7	153	C	C	C	48363000600					
18077	Park Forest	200 Cook Rd.	Liberty		77575	Liberty	6	Rural	x			AcR	55	1	56	General	458,047	x	Devin Baker	5	17	4	8	2	6	152	C	C	A	48291701200					
18251	Groveton Seniors Apartments	1110 E. 1st Street	Groveton		75845	Trinity	5	Rural	x			AcR	32	0	32	Elderly Prefer	298,953		Murray Calhoun	5	17	4	8	4	0	148	C	C	C	48455950200					
18171	Poinsettia Gardens at Boca Chica	341 Oak Street	Brownsville		78521	Cameron	11	Urban	x	x		NC	150	0	150	General	2,000,000	x	Carla Mancha	0	17	4	8	4	0	144	C	C	A	48061013401					
18250	Sweetbriar Hills Apartments	668 W Martin Luther King I	Jasper		75951	Jasper	5	Rural	x			AcR	59	1	60	General	550,735		Murray Calhoun	5	17	8	8	0	0	132	C	C	C	48241950100					
18235	Memorial Apartments II	501 E. Jasmine	McAllen		78501	Hidalgo	11	Urban	x	x		AcR	246	0	246	General	1,915,000	x	Melissa Fisher	0	17	4	8	4	0	129	C	C	A	48215021000					
Estimated At-Risk Allocation													\$11,530,084																						
USDA Set-Aside													\$3,867,335																						
Region 1/Rural																																			
18040	Farmhouse Row	~15003 FM 400	Slaton	x	79364	Lubbock	1	Rural				NC	48	0	48	General	642,500	x	Daniel Sailler, III	0	17	4	8	4	0	153	C	C	A	48303010700					
18223	Harvest Park Apartments	1100 Block of E. Harvester	Pampa		79065	Gray	1	Rural				NC	48	12	60	General	777,900	x	Vaughn Zimmer	0	17	4	8	4	0	152	C	C	A	48179950300					
Estimated Allocation Amount													\$761,923																						
Region 1/Urban																																			
18162	Guadalupe Villas	~3rd St. and Buddy Holly A	Lubbock		79401	Lubbock	1	Urban				NC	108	20	128	Elderly Limit	1,417,843	x	Kent R. Hance, Sr	0	17	4	8	4	0	157	C	C	A	48303000700					
Estimated Allocation Amount													\$1,363,269																						
Region 2/Rural																																			
18259	Cannon Courts	808 East Hall St	Bangs		76823	Brown	2	Rural				NC	36	0	36	General	500,000		Britton Jones	0	17	4	8	4	0	153	C	UR	A	48049950500	0	7	0	8.5	
18036	Clyde Ranch	IH-20 west of N. Hays Roac	Clyde		79510	Callahan	2	Rural				NC	40	0	40	General	500,000	x	Daniel Sailler, III	0	17	4	8	4	0	153	C	C	A	48059030102	0	7	0	18.1	
Estimated Allocation Amount													\$554,009																						
Region 2/Urban																																			
18314	The Reserves at Maplewood II	Maplewood Ave, E. of McN	Wichita Falls		76308	Wichita	2	Urban				NC/AdF	36	0	36	General	687,666		Sally Roth	0	17	4	8	4	0	148	C	UR	A	48485012600					
Estimated Allocation Amount													\$528,417																						
Region 3/Rural																																			
18274	Hill Court Villas	1111 Hill Court Blvd	Granbury		76048	Hood	3	Rural				NC	36	12	48	Elderly Limit	570,000	x	Justin Zimmermar	0	17	4	8	4	0	152	C	C	A	48221160206					
18069	Palladium Farmersville	W Audie Murphy Pkwy and Farmersville	Farmersville		75442	Collin	3	Rural				NC	53	27	80	General	833,805	x	Thomas E. Huth	0	17	4	8	4	0	151	C	UR	A	48085031100					
Estimated Allocation Amount													\$653,619																						
Total HTCs Requested													6,927,324																						

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk USDA Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = Supp Hsg)	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Primary Contact	Readiness to Proceed §11.9(c)(8)	Gov't Support §11.9(d)(1)	QCP §11.9(d)(4)	State Rep §11.9(d)(5) Comm Orgs §11.9(d)(6)	CRP §11.9(d)(7)	Best Possible Score	Review Status	Underwriting Status	PPR Review	Census Tract(s)	Scored on Proximity OI or CRP	HTC per Capita	Poverty Rate (%)	Distance from Nearest HTC (in miles)	
Region 7/Rural																																
18245	Lockhart Springs	NEC Hwy 130 and Borchert	Lockhart		78644	Caldwell	7	Rural		NC	40	8	48	General	500,000	x	Todd Erickson	5	17	4	8	4	0	158	C	C	A	48055960300				
Estimated Allocation Amount		\$500,000											Total HTCs Requested			500,000																
Region 7/Urban																																
18099	Waters Park Studios	Waters Park Rd and N Mo I	Austin		78759	Travis	7	Urban	x	NC	132	0	132	Supportive H	1,500,000	x	Walter Moreau	0	17	4	8	4	0	158	C	C	A	48453001829				
18015	Cambrian East Riverside	1806 Clubview Avenue	Austin		78741	Travis	7	Urban		NC	55	10	65	General	1,010,620	x	Jason Haskins	0	17	4	8	4	7	157	C	C	A	48453002318				
18081	Pathways at Chalmers Courts East	SWC Chicon St. and E. 4th	Austin		78702	Travis	7	Urban	x	NC	135	21	156	General	1,500,000	x	Suzanne Schwertn	0	17	8	8	0	7	155	C	C	C	48453000902	5	7	0.0186	26.6
18335	Travis Flats	5325-5335 Airport Boulevard	Austin		78751	Travis	7	Urban	x	NC	122	24	146	General	1,500,000	x	JoEllen Smith	0	17	4	8	4	7	155	C	UR	A	48453002105	5	7	0.0186	27.7
Estimated Allocation Amount		\$4,614,812	Elderly Max: \$1,624,875										Total HTCs Requested			5,510,620																
Region 8/Rural																																
18126	Caldwell Heights	362 MLK Drive	Caldwell	x	77836	Burleson	8	Rural		NC	72	0	72	General	818,762		Butch Richardson	0	17	4	0	4	0	120	C	C	A	48051970200				
Estimated Allocation Amount		\$625,027											Total HTCs Requested			818,762																
Region 8/Urban																																
18058	Huntington at College Station	SEC Lakeway & Midtown L	College Station		77845	Brazos	8	Urban		NC	92	28	120	Elderly Limit:	1,500,000		R. Hunter Goodw	0	17	4	8	4	0	139	C	C	A	48041002009				
Estimated Allocation Amount		\$1,650,658											Total HTCs Requested			1,500,000																
Region 9/Rural																																
18369	The Residences at Canyon Lake	1500 Island View	Canyon Lake		78133	Comal	9	Rural		NC	29	6	35	Elderly Limit:	500,000	x	x Sally Roth	0	17	4	8	4	0	153	C	UR	A	48091310607	0	7	0	
18019	Highlander Senior Village	Johnson Way, N of FM 186	Bulverde	x	78163	Comal	9	Rural		NC	34	32	66	Elderly Limit:	500,000	x	Brian Kimes	0	17	4	8	4	0	153	C	C	C	48091310703	0	7	0.0034	
Estimated Allocation Amount		\$507,742											Total HTCs Requested			1,000,000																
Region 9/Urban																																
18273	Museum Reach Lofts	SEC N St. Mary's St. and W.	San Antonio		78215	Bexar	9	Urban	x	NC	86	8	94	General	1,161,298	x	Jennifer Gonzalez	0	17	8	8	0	7	160	C	C	A	48029110900	5	7	0.0122	20.4
18084	Artisan at Ruiz	1507 Ruiz	San Antonio		78207	Bexar	9	Urban	x	NC/SS	102	0	102	General	1,500,000	x	Lucila Diaz	0	17	8	8	0	7	160	C	C	C	48029170401	5	7	0.0122	50.1
18289	Village at Roosevelt	1507 Roosevelt Avenue	San Antonio		78210	Bexar	9	Urban	x	NC	49	8	57	General	975,000	x	Roger Canales	0	17	8	8	0	7	158	C	C	A	48029140300				
18142	San Juan Mission Villas	S 9100 blk S Presa Street	San Antonio		78223	Bexar	9	Urban		NC	83	19	102	Elderly Limit:	1,140,000	x	Jeremy Mears	0	17	4	8	4	7	155	C	UR	A	48029141600				
Estimated Allocation Amount		\$5,441,724	Elderly Max: \$2,455,850										Total HTCs Requested			4,776,298																
Region 10/Rural																																
18260	Fish Pond at Cuero	1219 State Hwy 72 West	Cuero	x	77954	DeWitt	10	Rural		NC	44	4	48	Elderly Limit:	584,842		David Fournier	5	17	4	8	4	0	158	C	C	A	48123970400				
Estimated Allocation Amount		\$668,054											Total HTCs Requested			584,842																
Region 10/Urban																																
18261	Fish Pond at Portland	SEC of Akins Dr and Moor	Portland		78374	San Patricio	10	Urban		NC	54	6	60	Elderly Limit:	762,700		David Fournier	5	17	4	8	4	0	158	C	C	A	48409010601	0	7	0.0000	
18186	Avanti at Greenwood	6102 Greenwood Dr	Corpus Christi		78417	Nueces	10	Urban		NC	73	8	81	General	1,291,158	x	Henry Flores	5	17	4	8	4	0	158	C	UR	C	48355001802	0	7	0.0099	
Estimated Allocation Amount		\$1,481,785											Total HTCs Requested			2,053,858																
Region 11/Rural																																
18230	Las Villas del Rio Hondo	310 E Colorado Street	Rio Hondo		78583	Cameron	11	Rural		NC	52	12	64	General	770,000	x	Melissa Fisher	0	17	4	8	4	0	150	C	C	A	48061010100				
18322	Las Casitas de Azucar	20209 FM 506	Santa Rosa		78593	Cameron	11	Rural	x	NC	50	0	50	General	679,000	x	x Chloe Dotson	0	17	4	8	4	0	143	C	UR	A	48061010301				
Estimated Allocation Amount		\$909,811											Total HTCs Requested			1,449,000																

2018 Tie-Breaker Status

Where the greatest linear distance from the nearest Housing Tax Credit assisted Development is used as a tie-breaker, distances noted are approximate.

TDHCA #	Development Name	Proximity Score	Opportunity or CRP Score	HTC per Capita	Poverty Rate	Distance from Nearest HTC	Notes
At-Risk							
18039	Orchid Circle Homes & La	0	7	0.0304	24		Lower per capita rate
18013	Dayton Retirement Cent	0	7	0.0379	9.6		
Region 2-Rural							
18259	Cannon Courts	0	7	0	8.5		Lower poverty rate
18036	Clyde Ranch	0	7	0	18.1		OI/CRP Score
18372	Iowa Park Pioneer Crossii	0	0	0.0038	7.6		
Region 3-Urban							
18361	Canova Palms	5	7	0.0052	8.6		Lower per capita rate
18091	Lavon Senior Villas	5	7	0.0055	22.7		
18002	Evergreen Basswood	5	7	0.0055	11.6		Scored on Proximity
18368	The Reserves at Merriwo	0	7	0.0055	4.6		Lower poverty rate
18376	Lakeview Pointe Apartme	0	7	0.0055	7		Lower per capita rate
18214	Mariposa Apartment Hor	0	7	0.0077	3		Lower per capita rate
18204	Cielo Mtn Creek	0	7	0.0158	9.1		
18096	Patriot Park Family	5	5	0.0043	26.7		Scored on Proximity
18024	Palladium Celina Senior L	0	7	0	12		Lower per capita rate
18298	Heritage at Wylie	0	7	0.0020	4.8		Lower per capita rate
18220	Mariposa Apartment Hor	0	7	0.0177	17.4		
18067	Palladium Crowley	0	7	0.0037	15.6		Lower per capita rate
18068	Palladium Teasley Lane	0	7	0.0179	2.5		
Region 6-Urban							
18306	Campanile on Commerce	5	7	0.0161	42.1		Scored on Proximity
18137	New Hope Dale Carnegie	0	7	0.0161	31.8		
18327	Scott Street Lofts	5	7	0.0161	9.3		Scored on Proximity
18254	Somerset Lofts	0	7	0.0161	17.5		Lower poverty rate
18138	Lancaster Senior Village	0	7	0.0161	34.4		
18320	Seaside Lodge at Chesape	0	7	0	11.8		Lower poverty rate
18033	The Miramonte	0	7	0	17.7	0.9802	#99017 The Park at Fort Bend
18047	Miramonte Single Living	0	7	0	17.7	0.9793	3001 Dove Country Dr, Stafford
18043	Huntington at Miramont	0	7	0	17.7	0.9787	Lower per capita rate
18159	Rutherford Park	0	7	0.0111	12.3		Lower per capita rate
18339	Fairmont Seniors	0	7	0.0116	11.8		Lower per capita rate
18009	Rosemount Estates	0	7	0.0124	19.6		Lower per capita rate
18161	Monroe Crossing	0	7	0.0161	10.2		Lower poverty rate
18355	W. Little York Apartment	0	7	0.0161	16.3	1.98	#94030 Sterling Grove 6420 Antione
18354	Flintlock Apts	0	7	0.0161	16.3	1.69	#00058 Winfern 14333 Philippine
18093	Green Oaks Apartments	0	7	0.0161	18.2		Lower poverty rate
18383	Provision at Lake Housto	0	7	0.0161	18.4		Lower poverty rate
18382	Provision at Synott	0	7	0.0161	19.1		Lower poverty rate
18338	The Greenery	0	7	0.0161	43.4		

TDHCA #	Development Name	Proximity Score	Opportunity or CRP Score	HTC per Capita	Poverty Rate	Distance from Nearest HTC	Notes
Region 7-Rural							
18245	Lockhart Springs	0	7	0.013444	12.5	2.76	#96116 Southpark Village
18026	Maple Park Sr Village	0	7	0.013444	12.5	1.95	1817 S Colorado
Region 7-Urban							
18081	Pathways at Chalmers Co	5	7	0.0186	26.6		Lower poverty rate
18335	Travis Flats	5	7	0.0186	27.7		
18323	Talavera Lofts	5	7	0.0186	26.6		Scored on Proximity
18391	Merritt Manor	0	7	0.0000	6.7		
Region 9-Rural							
18369	The Residences at Canyon	0	7	0	6.2		Lower per capita rate
18019	Highlander Senior Village	0	7	0.0034	9.5		
Region 9-Urban							
18273	Museum Reach Lofts	5	7	0.0122	20.4		Lower poverty rate
18084	Artisan at Ruiz	5	7	0.0122	50.1		
18166	Legacy at Buena Vista	5	7	0.0122	38.4		Scored on Proximity
18142	San Juan Mission Villas	0	7	0.0122	11.7		
Region 10-Urban							
18261	Fish Pond at Portland	0	7	0.0000	8.9		Lower per capita rate
18186	Avanti at Greenwood	0	7	0.0099	6.4	2.08	#14066 Lexington Manor
18288	Village at Greenwood	0	7	0.0099	6.4	2.04	#14066 Lexington Manor
Region 11-Urban							
18357	Capella	0	7	0	21.3	4.41	#12388 Paseo Point
18358	Ovation Senior Living	0	7	0	21.3	4.4	Lower poverty rate
18188	Avanti at Sienna Palms	0	7	0	24.6	1.97	#09357 Weslaco Hills
18208	Midway Villas	0	7	0	24.6	0.81	Lower poverty rate
18293	Silver Spur Apartments	0	7	0	29.5	2.44	1703 Gardner Road
18148	Palmview Village	0	7	0	29.5	2.07	Penitas
18196	North Alamo Heights	0	7	0	30.2		Lower per capita rate
18206	Ridge Villas	0	7	0.0024	25.8		Lower per capita rate
18255	Pendleton Square	0	7	0.0074	5.4		Lower per capita rate

Report 2

Waiting List



Texas Department of Housing and Community Affairs
2018 Competitive (9%) Housing Tax Credit ("HTC") Program
Award and Waiting List

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 information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Construction Types: NC=New Construction Recon=Reconstruction Rehab=Rehabilitation AcR=Acquisition/Rehabilitation	Secondary Types: ADR=Adaptive Reuse SS=Scattered Site AdPh=Additional Phase
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Version date: July 23, 2018				Review and Underwriting Status: C=Complete, UR=Under Review											Previous Participation Review (PPR) Status: A=Approved, C=Approved w/conditions, P=Pending																										
Application Number	Development name	Address	City	ETJ	Zip Code	County	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 Hsg = Supportive Housing)	Recommended Award / HTC Request	MF Direct Loan	Section 8II	Applicant Contact Name	Readiness to Proceed	Gov't Support (§11.9(d)(1))	QCP (§11.9(d)(4))	State Rep (§11.9(d)(6))	Community Orgs (§11.9(d)(6))	CRP (§11.9(d)(7))	Best Possible Score	Review Status	Underwriting Status	PPR Status	Census Tract	Recommendation	Scored on Proximity	OI or CRP	HTC per Capita	Poverty Rate (%)	Distance to Closest HTC Development				
At-Risk Set-Aside																																									
18249	Sweetwater Apartments	865 TX-105	Sour Lake	x	77659	Hardin	5 Rural	x	AcR			23	1	24	General	266,484	x		Murray Calhoun	5	17	8	8	0	0	155	C	C	C	48199030200	Recommended										
18039	Orchid Circle Homes & Las Palmas	Scattered site locations	Gregory		78359	San Patricio	10 Rural	x	AcR/SS			58	0	58	General	700,000	x		Art Schuldt, Jr.	5	17	4	8	4	7	154	C	C	A	48409010500	Recommended										
18013	Dayton Retirement Center	1900 N Winfree	Dayton		77535	Liberty	6 Rural	x	AcR			48	0	48	Elderly Prefer	279,322	x		Charles Holcomb	5	17	8	8	0	0	154	C	C	A	48291700800	Recommended										
18118	Sandstone Foothills Apartments	402 Brazos Drive	Mineral Wells		76067	Palo Pinto	3 Rural	x	AcR			39	1	40	Elderly Prefer	458,783			Tracey Fine	0	17	8	8	0	7	153	C	C	C	48363000600	Recommended										
18077	Park Forest	200 Cook Rd.	Liberty		77575	Liberty	6 Rural	x	AcR			55	1	56	General	458,047	x		Devin Baker	5	17	4	8	2	6	152	C	C	A	48291701200	Recommended										
18251	Groveton Seniors Apartments	1110 E. 1st Street	Groveton		75845	Trinity	5 Rural	x	AcR			32	0	32	Elderly Prefer	298,953			Murray Calhoun	5	17	4	8	4	0	148	C	C	C	48455950200	Recommended										
18171	Poinsettia Gardens at Boca Chica	341 Oak Street	Brownsville		78521	Cameron	11 Urban	x	NC	x		150	0	150	General	2,000,000	x		Carla Mancha	0	17	4	8	4	0	144	C	C	A	48061013401	Recommended										
18250	Sweetbriar Hills Apartments	668 W Martin Luther King	Jasper		75951	Jasper	5 Rural	x	AcR			59	1	60	General	550,735			Murray Calhoun	5	17	8	8	0	0	132	C	C	C	48241950100	Recommended										
18235	Memorial Apartments II	501 E. Jasmine	McAllen		78501	Hidalgo	11 Urban	x	AcR	x		246	0	246	General	1,915,000	x		Melissa Fisher	0	17	4	8	4	0	129	C	C	A	48215021000	Recommended										
Estimated At-Risk Allocation													\$11,530,084																												
USDA Set-Aside													\$3,867,335																												
Region 1/Rural																																									
18040	Farmhouse Row	~15003 FM 400	Slaton	x	79364	Lubbock	1 Rural		NC			48	0	48	General	642,500	x	x	Daniel Sailer, III	0	17	4	8	4	0	153	C	C	A	48303010700	Recommended										
18223	Harvest Park Apartments	1100 Block of E. Harvest Pampa			79065	Gray	1 Rural		NC			48	12	60	General	777,900	x		Vaughn Zimmerm	0	17	4	8	4	0	152	C	C	A	48179950300	Recommended										
Estimated Allocation Amount													\$761,923																												
Region 1/Urban																																									
18162	Guadalupe Villas	~3rd St. and Buddy Holly	Lubbock		79401	Lubbock	1 Urban		NC			108	20	128	Elderly Limitz	1,417,843	x		Kent R. Hance, Sr	0	17	4	8	4	0	157	C	C	A	48303000700	Recommended										
18038	3rd Street Lofts	301 Paris Avenue	Lubbock		79401	Lubbock	1 Urban		NC			72	0	72	General	950,000	x		Daniel Sailer, III	0	17	4	0	4	0	149	C		A	48303000700	Recommended										
18192	Residences at Stonegate	11000 block of Indiana A	Lubbock		79423	Lubbock	1 Urban		NC			71	13	84	General	1,188,287			Paul Stell	0	17	4	0	4	0	145				48303010510	Recommended										
Estimated Allocation Amount													\$1,363,269																												
Region 2/Rural																																									
18259	Cannon Courts	808 East Hall St	Bangs		76823	Brown	2 Rural		NC			36	0	36	General	500,000			Britton Jones	0	17	4	8	4	0	153	C	UR	A	48049950500	Recommended	0	7	0	8.5						
18036	Clyde Ranch	IH-20 west of N. Hays R	Clyde		79510	Callahan	2 Rural		NC			40	0	40	General	500,000	x	x	Daniel Sailer, III	0	17	4	8	4	0	153	C	C	A	48059030102	Recommended	0	7	0	18.1						
18372	Iowa Park Pioneer Crossing	SEC of 287 at N Bell Roa	Iowa Park		76367	Wichita	2 Rural		NC			44	5	49	General	500,000			Noor Jooma	0	17	4	8	4	0	153	UR		A	48485013100	Recommended	0	0	0.0038	7.6						
18373	Burkburnett Royal Gardens	350 D W Taylor	Burkburnett		76354	Wichita	2 Rural		NC			44	5	49	Elderly Limitz	500,000			Noor Jooma	0	17	4	8	4	0	152			A	48485013501	Recommended										
Estimated Allocation Amount													\$554,009																												
Region 2/Urban																																									
18314	The Reserves at Maplewood II	Maplewood Ave, E of Me	Wichita Falls		76308	Wichita	2 Urban		NC/AdPh			36	0	36	General	687,666			Sally Roth	0	17	4	8	4	0	148	C	UR	A	48485012600	Recommended										
18374	Wichita Falls Pioneer Crossing	1038 W. Wenonah Blvd.	Wichita Falls		76309	Wichita	2 Urban		NC			40	5	45	General	500,000			Noor Jooma	0	0	4	0	4	0	127	UR		A	48485012800	Recommended										
Estimated Allocation Amount													\$528,417																												
Total HTCs Requested													6,927,324																												

Application Number	Development name	Address	City	ETJ	Zip Code	County	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 Hsg = Supportive Housing)	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Contact Name	Readiness to Proceed	Gov't Support (\$1.9(d)(1))	QCP (\$1.9(d)(4))	State Rep (\$1.9(d)(6))	Community Orgs (\$1.9(d)(6))	CRP (\$1.9(d)(7))	Best Possible Score	Review Status	Underwriting Status	PPR Status	Census Tract	Recommendation	Scored on Proximity	OI or CRP	HTC per Capita	Poverty Rate (%)	Distance to Closest HTC Development
Region 6/Rural																																				
18305	Star of Texas Seniors	Lone Star Parkway	Montgomery		77356	Montgomery	6	Rural	0	NC			32	0	32	Elderly Limitz	600,327	x	Emanuel H. Glouc	5	17	4	8	4	0	155	C	C	A	48339694600	Recommended					
18353	Heritage Seniors	325 Flagship Blvd.	Montgomery		77356	Montgomery	6	Rural	X	NC			64	16	80	Elderly Limitz	750,000	x	Nathan Kelley	5	17	4	8	4	0	154	C	UR	A	48339694500						
Estimated Allocation Amount		\$500,000															Total HTCs Requested		1,350,327																	
Region 6/Urban																																				
18243	2222 Cleburne	2222 Cleburne	Houston		77004	Harris	6	Urban	x	NC			112	0	112	Elderly Limitz	1,500,000		Ann J. Robison	5	17	4	8	4	7	165	C	UR	A	48201312700	Recommended					
18333	Fulton Lofts	5200-5500 Fulton Street	Houston		77009	Harris	6	Urban		NC			76	4	80	General	1,458,549	x	David Mark Koog	5	17	4	8	4	7	163	C	C	A	48201210600	Recommended	5	7	0.0161	19.2	
18306	Campanile on Commerce	2800 Commerce	Houston		77003	Harris	6	Urban		NC			105	15	120	Elderly Limitz	1,500,000	x	Les Kilday	5	17	4	8	4	7	161	C	UR	A	48201310100	Recommended	5	7	0.0161	42.1	
18137	New Hope Housing Dale Carnegie	SEC Dale Carnegie Ln an	Houston		77036	Harris	6	Urban	x	NC			170	0	170	Supportive H	1,500,000		Joy Horak-Brown	5	17	4	8	4	7	161	C	C	A	48201432801	Recommended	0	7	0.0161	31.8	
18254	Somerset Lofts	8506 Hempstead Rd.	Houston		77008	Harris	6	Urban		NC			120	0	120	General	1,500,000	x	Donna Rickenbacl	5	17	4	8	4	0	160	C	C	A	48201510900	Recommended	0	7	0.0161	17.5	
18138	Lancaster Senior Village	NEC Lancaster St & Bellf	Houston		77087	Harris	6	Urban		NC			115	29	144	Elderly Limitz	1,500,000		Doak Brown	5	17	4	8	4	7	160	C	C	A	48201332600	Recommended	0	7	0.0161	34.4	
18320	Seaside Lodge at Chesapeake Bay	NEC Elam St and Larabe Seabrook			77586	Harris	6	Urban		NC			92	0	92	Elderly Limitz	1,500,000	x	David Mark Koog	5	17	4	8	4	0	158	C	C	A	48201341500	Elderly Allocation Limit Violation					
18033	The Miramonte	Moore Rd b/t Court Rd & Fifth Street		x	77477	Fort Bend	6	Urban		NC			87	37	124	General	1,286,253	x	Mark Musemeche	5	17	4	8	4	0	158	C	C	A	48157671100	Recommended	0	7	0.0036	17.7	0.9799
18047	Miramonte Single Living	Moore Rd b/t Court Rd & Fifth Street		x	77477	Fort Bend	6	Urban		NC			55	13	68	General	1,500,000	x	Mark Musemeche	5	17	4	8	4	0	158	C	C	A	48157671100	Recommended	0	7	0.0036	17.7	0.9791
18043	Huntington at Miramonte	Moore Rd b/t Court Rd & Fifth Street		x	77477	Fort Bend	6	Urban		NC			95	29	124	Elderly Limitz	1,500,000		Hunter Goodwin	5	17	4	8	4	0	158		A	48157671100	Elderly Allocation Limit Violation						
18159	Rutherford Park	~NWC of Tidwell & C.E. Houston		x	77044	Harris	6	Urban		NC			91	23	114	General	1,500,000	x	J. Steve Ford	5	17	4	8	4	0	158	C	UR	A	48201232302	Recommended	0	7	0.0111	12.3	
18339	Fairmont Seniors	NWC of Fairmont and Rt Pasadena			77505	Harris	6	Urban	x	NC			115	53	168	Elderly Limitz	1,500,000	x	Nathan Kelley	5	17	4	8	4	0	158		A	48201342100	Elderly Allocation Limit Violation						
18009	Rosemount Estates	~4800 block of Airport, V Rosenberg			77471	Fort Bend	6	Urban		NC			112	26	138	Elderly Limitz	1,499,877	x	Ryan Hettig	5	17	4	8	4	0	158			48157675200	Elderly Allocation Limit Violation						
18161	Monroe Crossing	NEC Fuqua St and Monr	Houston		77075	Harris	6	Urban		NC			90	24	114	Elderly Limitz	1,500,000	x	William D. Hensoi	5	17	4	8	4	0	158			48201333901	Elderly Allocation Limit Violation						
18355	W. Little York Apartments	W. Little York, W of Holl	Houston		77040	Harris	6	Urban	x	NC			115	35	150	General	1,500,000	x	Nathan Kelley	5	17	4	8	4	0	158	UR	A	48201532300		0	7	0.0161	16.3	1.98	
18093	Green Oaks Apartments	1475 Gears Road	Houston		77067	Harris	6	Urban		NC			90	36	126	General	1,500,000	x	David Yarden	5	17	4	8	4	0	158		A	48201550500		0	7	0.0161	18.2		
18383	Provision at Lake Houston	Hwy 90 at S. Lake Houste	Houston		77049	Harris	6	Urban		NC			96	24	120	General	1,500,000	x	Ruben Esqueda	5	17	4	8	4	0	158			48201232401		0	7	0.0161	18.4		
18382	Provision at Synott	Synott Rd, N of W. Bellfc	Houston		77498	Fort Bend	6	Urban		NC			96	24	120	General	1,500,000	x	Ruben Esqueda	5	17	4	8	4	0	158			48157672400		0	7	0.0161	19.1		
18338	The Greenery	~18000 blk of Imperial V	Houston		77060	Harris	6	Urban		NC			102	18	120	General	1,500,000	x	Val DeLeon	5	17	4	8	4	7	158			48201240600		0	7	0.0161	43.4		
18218	Cypress Creek Apartment Homes a	~10500 blk of FM 1960 V	Houston	x	77064	Harris	6	Urban		NC			119	101	220	General	1,500,000		Victoria Winters S	0	0	4	8	0	0	130			48201552500							
18327	Scott Street Lofts	1320 Scott Street	Houston		77003	Harris	6	Urban		NC			76	4	80	General	1,500,000	x	David Mark Koog	5	17	4	8	4	0	160		A	48201310200	2 mile same year conflict with 18243, 306						
18354	Flintlock Apartments	SEC W. Little York Rd & Houston			77040	Harris	6	Urban	x	NC			115	35	150	General	1,500,000	x	Nathan Kelley	5	17	4	8	4	0	158		A	48201532300	2 mile same year conflict with 18355						
18337	Fulton on the Rail	5009 Fulton Street	Houston		77009	Harris	6	Urban		NC			90	56	146	General	1,500,000	x	Miranda Sprague	5	17	4	8	4	0	156		C	48201210600	2 mile same year conflict with 18333						
Estimated Allocation Amount		\$13,587,011		Elderly Max: \$5,614,153													Total HTCs Requested		34,244,679																	
Region 7/Rural																																				
18245	Lockhart Springs	NEC Hwy 130 and Borch	Lockhart		78644	Caldwell	7	Rural		NC			40	8	48	General	500,000	x	Todd Erickson	5	17	4	8	4	0	158	C	C	A	48055960300	Recommended	0	7	0.01344	12.5	2.76
18026	Maple Park Senior Village	Clearfork St W of City Lit	Lockhart		78644	Caldwell	7	Rural		NC			30	18	48	Elderly Limitz	500,000	x	Brian Kimes	5	17	4	8	4	0	158	C	C	C	48055960300		0	7	0.01344	12.5	1.95
Estimated Allocation Amount		\$500,000															Total HTCs Requested		1,000,000																	
Region 7/Urban																																				
18099	Waters Park Studios	Waters Park Rd and N Mc	Austin		78759	Travis	7	Urban	x	NC			132	0	132	Supportive H	1,500,000	x	Walter Moreau	0	17	4	8	4	0	158	C	C	A	48453001829	Recommended					
18015	Cambrian East Riverside	1806 Clubview Avenue	Austin		78741	Travis	7	Urban		NC			55	10	65	General	1,010,620	x	Jason Haskins	0	17	4	8	4	7	157	C	C	A	48453002318	Recommended					
18081	Pathways at Chalmers Courts East	SWC Chicon St. and E. 4t	Austin		78702	Travis	7	Urban	x	NC			135	21	156	General	1,500,000	x	Suzanne Schwertn	0	17	8	8	0	7	155	C	C	C	48453000902	Recommended	5	7	0.0186	26.6	
18335	Travis Flats	5325-5335 Airport Boulva	Austin		78751	Travis	7	Urban	x	NC			122	24	146	General	1,500,000	x	JoEllen Smith	0	17	4	8	4	7	155	C	UR	A	48453002105	Recommended	5	7	0.0186	27.7	
18391	Merritt Manor	Hill Lane and Gregg Man	Manor		78653	Travis	7	Urban	x	NC			110	36	146	Elderly Limitz	1,412,140	x	x Colby Denison	0	17	4	8	4	0	153	UR	A	48453001856		0	7	0	6.7		
18323	Talavera Lofts	SEC E 5th and Navasota	Austin		78702	Travis	7	Urban		NC			90	2	92	General	1,295,300	x	Janine Sisak	0	17	4	8	4	5	153			48453000902	2 mile same year conflict with 18081						
Estimated Allocation Amount		\$4,614,812		Elderly Max: \$1,624,875													Total HTCs Requested		8,218,060																	

2018 Tie-Breaker Status

Where the greatest linear distance from the nearest Housing Tax Credit assisted Development is used as a tie-breaker, distances noted are approximate.

TDHCA #	Development Name	Proximity Score	Opportunity or CRP Score	HTC per Capita	Poverty Rate	Distance from Nearest HTC	Notes
At-Risk							
18039	Orchid Circle Homes & La	0	7	0.0304	24		Lower per capita rate
18013	Dayton Retirement Cent	0	7	0.0379	9.6		
Region 2-Rural							
18259	Cannon Courts	0	7	0	8.5		Lower poverty rate
18036	Clyde Ranch	0	7	0	18.1		OI/CRP Score
18372	Iowa Park Pioneer Crossii	0	0	0.0038	7.6		
Region 3-Urban							
18361	Canova Palms	5	7	0.0052	8.6		Lower per capita rate
18091	Lavon Senior Villas	5	7	0.0055	22.7		
18002	Evergreen Basswood	5	7	0.0055	11.6		Scored on Proximity
18368	The Reserves at Merriwo	0	7	0.0055	4.6		Lower poverty rate
18376	Lakeview Pointe Apartme	0	7	0.0055	7		Lower per capita rate
18214	Mariposa Apartment Hor	0	7	0.0077	3		Lower per capita rate
18204	Cielo Mtn Creek	0	7	0.0158	9.1		
18096	Patriot Park Family	5	5	0.0043	26.7		Scored on Proximity
18024	Palladium Celina Senior L	0	7	0	12		Lower per capita rate
18298	Heritage at Wylie	0	7	0.0020	4.8		Lower per capita rate
18220	Mariposa Apartment Hor	0	7	0.0177	17.4		
18067	Palladium Crowley	0	7	0.0037	15.6		Lower per capita rate
18068	Palladium Teasley Lane	0	7	0.0179	2.5		
Region 6-Urban							
18306	Campanile on Commerce	5	7	0.0161	42.1		Scored on Proximity
18137	New Hope Dale Carnegie	0	7	0.0161	31.8		
18327	Scott Street Lofts	5	7	0.0161	9.3		Scored on Proximity
18254	Somerset Lofts	0	7	0.0161	17.5		Lower poverty rate
18138	Lancaster Senior Village	0	7	0.0161	34.4		
18320	Seaside Lodge at Chesape	0	7	0	11.8		Lower poverty rate
18033	The Miramonte	0	7	0	17.7	0.9802	#99017 The Park at Fort Bend
18047	Miramonte Single Living	0	7	0	17.7	0.9793	3001 Dove Country Dr, Stafford
18043	Huntington at Miramont	0	7	0	17.7	0.9787	Lower per capita rate
18159	Rutherford Park	0	7	0.0111	12.3		Lower per capita rate
18339	Fairmont Seniors	0	7	0.0116	11.8		Lower per capita rate
18009	Rosemount Estates	0	7	0.0124	19.6		Lower per capita rate
18161	Monroe Crossing	0	7	0.0161	10.2		Lower poverty rate
18355	W. Little York Apartment	0	7	0.0161	16.3	1.98	#94030 Sterling Grove 6420 Antione
18354	Flintlock Apts	0	7	0.0161	16.3	1.69	#00058 Winfern 14333 Philippine
18093	Green Oaks Apartments	0	7	0.0161	18.2		Lower poverty rate
18383	Provision at Lake Housto	0	7	0.0161	18.4		Lower poverty rate
18382	Provision at Synott	0	7	0.0161	19.1		Lower poverty rate
18338	The Greenery	0	7	0.0161	43.4		

18039	Orchid Circle Homes & La	0	7	0.0304	24		Lower per capita rate
Region	7-Rural						
18245	Lockhart Springs	0	7	0.013444	12.5	2.76	#96116 Southpark Village
18026	Maple Park Sr Village	0	7	0.013444	12.5	1.95	1817 S Colorado
Region	7-Urban						
18081	Pathways at Chalmers Co	5	7	0.0186	26.6		Lower poverty rate
18335	Travis Flats	5	7	0.0186	27.7		
18323	Talavera Lofts	5	7	0.0186	26.6		Scored on Proximity
18391	Merritt Manor	0	7	0.0000	6.7		
Region	9-Rural						
18369	The Residences at Canyon	0	7	0	6.2		Lower per capita rate
18019	Highlander Senior Village	0	7	0.0034	9.5		
Region	9-Urban						
18273	Museum Reach Lofts	5	7	0.0122	20.4		Lower poverty rate
18084	Artisan at Ruiz	5	7	0.0122	50.1		
18166	Legacy at Buena Vista	5	7	0.0122	38.4		Scored on Proximity
18142	San Juan Mission Villas	0	7	0.0122	11.7		
Region	10-Urban						
18261	Fish Pond at Portland	0	7	0.0000	8.9		Lower per capita rate
18186	Avanti at Greenwood	0	7	0.0099	6.4	2.08	#14066 Lexington Manor
18288	Village at Greenwood	0	7	0.0099	6.4	2.04	#14066 Lexington Manor
Region	11-Urban						
18357	Capella	0	7	0	21.3	4.41	#12388 Paseo Point
18358	Ovation Senior Living	0	7	0	21.3	4.4	Lower poverty rate
18188	Avanti at Sienna Palms	0	7	0	24.6	1.97	#09357 Weslaco Hills
18208	Midway Villas	0	7	0	24.6	0.81	Lower poverty rate
18293	Silver Spur Apartments	0	7	0	29.5	2.44	1703 Gardner Road
18148	Palmview Village	0	7	0	29.5	2.07	Penitas
18196	North Alamo Heights	0	7	0	30.2		Lower per capita rate
18206	Ridge Villas	0	7	0.0024	25.8		Lower per capita rate
18255	Pendleton Square	0	7	0.0074	5.4		Lower per capita rate

Report 3

Section 811 Obligations

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
At-Risk Set-Aside						
18249	Sweetwater			x		
18039	Orchid Cir/Las Palmas	x			Alexander Place	11193
18013	Dayton Retirement	x			Cedar Drive Village	60034
18118	Sandstone Foothills			x		
18077	Park Forest	x			Cedar Ridge	17708
18251	Groveton Seniors			x		
18171	Pointsettia Gardens	x			Citrus Gardens	10222
18250	Sweetbriar Hills			x		
18235	Memorial	x			Creekview Apartments	17424
Region 1/Rural						
18040	Farmhouse Row	x			Baxter Lofts	17010
18223	Harvest Park	x			Atascocita Pines	4499
Region 1/Urban						
18162	Guadalupe Villas	x			Cimarron Springs Apar	5029
18038	3rd Street Lofts	x			Baxter Lofts	17010
18192	Residences Stonegate			x		
Region 2/Rural						
18259	Cannon Courts			x		
18036	Clyde Ranch	x			Baxter Lofts	5029
18372	IP Pioneer Crossing			x		
18373	Burkburnett Royal Gardens			x		
Region 2/Urban						
18314	Reserves Maplewood			x		
18374	WF Pioneer Crossing			x		

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
Region 3/Rural						
18274	Hill Court Villas	x			Riverstone Trails	12221
18069	Palladium Farmersville	x			Palladium Glenn Heigh	17423
18057	Granbury Manor		x			
Region 3/Urban						
18018	Columbia Renaissance	x			Renaissance Square	15135
18361	Canova Palms		x			
18091	Lavon Senior Villas		x			
18368	Reserves Merriwood		x			
18376	Lakeview Pointe	x			Parc East Apartments	12332
18214	Mariposa Westchester	x			Cypress Creek at River	60401
18096	Patriot Park Family		x			
18024	Palladium Celina	x			Palladium Glenn Heigh	17423
18298	Heritage at Wylie	x			Buttercup Place Apartn	8298
18220	Mariposa Waxahachie	x			Mariposa at River Bend	5424
18000	Evergreen at Garland			x		
18269	2400 Bryan	x			The Belleview (fka1400	12098
18388	The Park on 14th	x			The Terrace at MidTow	11223
18221	Cypress Creek Hazelwood	x			Cypress Creek at Waysi	14292
18067	Palladium Crowley	x			Palladium Glenn Heigh	17423
18068	Palladium Teasley Lane	x			Palladium Glenn Heigh	17423
18064	Palladium Fain Street	x			Palladium Glenn Heigh	17423
18002	Evergreen Basswood			x		
18204	Cielo Mountain Creek	x			Oaks At Georgetown A	16432
18087	Residences Long Branch	x			Tuckaway Apartments	15417
18267	Avenue Sycamore		x			

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
Region 4/Rural						
18268	Saline Creek			x		
Region 4/Urban						
18370	Heritage Tower			x		
18398	Hickory Trails			x		
Region 5/Rural						
18371	Diboll Pioneer Crossing			x		
18283	Pines at Allen Street			x		
Region 5/Urban						
18095	Retreat West Beaumont			x		
Region 6/Rural						
18305	Star of Texas Seniors	x			Kennedale Seniors	15049
18353	Heritage Seniors	x			Woodway Square Apart	2461
Region 6/Urban						
18243	2222 Cleburne			x		
18333	Fulton Lofts	x			Highland Manor	8198
18306	Campanile on Commerce	x			Glenwood Trails	7309
18137	New Hope Housing Dale Carnegie			x		
18254	Somerset Lofts	x			Lodge at Westlake	15170
18138	Lancaster Senior Village			x		
18320	Seaside Lodge at Chesapeake Bay	x			Magnolia Trails	10061
18033	The Miramonte	x			Beacon Bay Apartmen	72
18047	Miramonte Single Living	x			Saddle Creek Apartmen	852024
18043	Huntington at Miramonte			x		
18159	Rutherford Park	x			Crawford Park Apartme	4425
18339	Fairmont Seniors	x			Woodway Square Apart	2461

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
Region 6/Urban (cont.)						
18009	Rosemount Estates	x			Tidwell Estates	72090021
18161	Monroe Crossing	x			Little Nell Apartments	3449
18355	W. Little York Apartments	x			Woodway Square Apart	2461
18093	Green Oaks Apartments		x			
18383	Provision at Lake Houston	x			Bella Vista Apartments	14283
18382	Provision at Synott	x			Gala at Melissa	16231
18338	The Greenery	x			Altura Heights	15306
18218	Cypress Creek Apartments Woodedge					
18337	Fulton on the Rail		x			
18327	Scott Street Lofts	x			Spring Trace	12118
18354	Flintlock Apartments	x			Woodway Square Apart	2461
Region 7/Rural						
18245	Lockhart Springs		x			
18026	Maple Park Senior Village	x			Bluff View Senior Villa	19071
Region 7/Urban						
18099	Waters Park Studios	x			Live Oak Trails	14069/17501
18015	Cambrian E Riverside		x			
18081	Pathways at Chalmers Courts East	x			Reserve at Springdale	15408
18335	Travis Flats	x			Aldrich 51	15410
18391	Merritt Manor	x			Creekside Villas Senior	8253
18323	Talavera Lofts	x			Village at Morningstar	4079
Region 8/Rural						
18126	Caldwell Heights			x		

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
Region 8/Urban						
18058	Huntington at College Station			x		
Region 9/Rural						
18369	The Residences at Canyon Lake		x			
18019	Highlander Senior Village	x			Riverwood Commons	11041
Region 9/Urban						
18273	Museum Reach Lofts	x			Meadows at Bentley Pla	3191
18084	Artisan at Ruiz	x			Sutton Oaks II	12004
18289	Village at Roosevelt	x			Guild Park Apts	10058
18142	San Juan Mission Villas		x			
18052	Nacogdoches Lofts		x			
18086	Village Overlook Pkwy	x			Artisan at Judson Park	15134
18166	Legacy Buena Vista	x			Laurel Glen	16326
18054	Piedmont Lofts	x			Guild Park Apts	10058
Region 10/Rural						
18260	Fish Pond at Cuero			x		
Region 10/Urban						
18261	Fish Pond at Portland			x		
18186	Avanti at Greenwood	x			Lake Jackson Manor	4206
18288	Village at Greenwood	x			Guild Park Apts	10058
Region 11/Rural						
18230	Las Villas del Rio Hondo	x			Creekview Apartment I	17424
18322	Las Casitas de Azucar	x			La Hacienda Apartmen	12010

Special Housing Needs Obligations, Including Section 811 Project Rental Assistance Program

Application Number	Development Name	(A) 811 Existing Development	(B) 811 Proposed Development	(C) Non-811 Special Needs Set Aside	Existing Development if Committing Under 10 TAC §11.9(c)(6)(A)	Existing Development TDHCA Number
Region 11/Urban						
18358	Ovation Senior Living	x			Paso Fino Apartment H	13262
18357	Capella	x			Paseo Pointe	12388
Region 11/Urban (cont.)						
18188	Avanti at Sienna Palms Legacy	x			Lake Jackson Manor	4206
18208	Midway Villas	x			Weslaco Hills Apartme	9180
18294	The Legacy		x			
18293	Silver Spur Apartments		x			
18148	Palmview Village		x			
18196	North Alamo Heights	x			Villas of Penitas (fka V	13100
18206	Ridge Villas	x			Villas of Penitas (fka V	13100
18255	Pendleton Square	x			Atascocita Pines	4499
18239	Casitas Palo Alto	x			La Hacienda Apartmen	12010
Region 12/Rural						
18347	Avenue Commons			x		
18345	Westwind of Andrews	x			Gateway Northwest	13407
Region 12/Urban						
18222	Glenn Park Apartments	x			Chisholm Trails Apartn	4412
Region 13/Rural						
18130	Skyway Gardens	x			Laureles del Este	15202
Region 13/Urban						
18127	Metro 31 Senior Community	x			Laureles del Este	15202
18707	Nevarez Palms					
18012	Jamie O Perez Memorial Apartments					
18129	Emerald Manor	x			Woodchase Senior Con	7235
18010	Edgemere Palms					

Report 4

Ceiling Accounting Summary

2018 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

2018 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION

REQUEST LIMITS

ELDERLY FUNDING LIMITS

Region	Geographic Area	Initial Sub-Region Amount	2018 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	\$ 1,374,268		\$ 1,374,268	\$ -	\$ 874,268	1.66%	\$ (10,999)	\$ 1,363,269	1.78%
	2 Abilene	\$ 528,779		\$ 528,779	\$ -	\$ 28,779	0.05%	\$ (362)	\$ 528,417	0.69%
	3 Dallas/Fort Worth	\$ 15,494,887		\$ 15,494,887	\$ -	\$ 14,994,887	28.39%	\$ (188,650)	\$ 15,306,237	19.97%
	4 Tyler	\$ 1,168,749		\$ 1,168,749	\$ -	\$ 668,749	1.27%	\$ (8,414)	\$ 1,160,336	1.51%
	5 Beaumont	\$ 820,600		\$ 820,600	\$ -	\$ 320,600	0.61%	\$ (4,033)	\$ 816,566	1.07%
	6 Houston	\$ 13,739,501	\$ 14,255	\$ 13,753,756	\$ -	\$ 13,253,756	25.10%	\$ (166,745)	\$ 13,587,011	17.73%
	7 Austin/Round Rock	\$ 4,667,240		\$ 4,667,240	\$ -	\$ 4,167,240	7.89%	\$ (52,428)	\$ 4,614,812	6.02%
	8 Waco	\$ 1,665,318		\$ 1,665,318	\$ -	\$ 1,165,318	2.21%	\$ (14,661)	\$ 1,650,658	2.15%
	9 San Antonio	\$ 5,504,688		\$ 5,504,688	\$ -	\$ 5,004,688	9.48%	\$ (62,964)	\$ 5,441,724	7.10%
	10 Corpus Christi	\$ 1,494,294		\$ 1,494,294	\$ -	\$ 994,294	1.88%	\$ (12,509)	\$ 1,481,785	1.93%
	11 Brownsville/Harlingen	\$ 6,274,867		\$ 6,274,867	\$ -	\$ 5,774,867	10.93%	\$ (72,653)	\$ 6,202,214	8.09%
	12 San Angelo	\$ 973,262		\$ 973,262	\$ -	\$ 473,262	0.90%	\$ (5,954)	\$ 967,308	1.26%
	13 El Paso	\$ 2,711,445		\$ 2,711,445	\$ -	\$ 2,211,445	4.19%	\$ (27,822)	\$ 2,683,623	3.50%

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	40.94%	\$ 6,266,373
\$ 1,500,000	n/a	n/a
\$ 1,067,319	n/a	n/a
\$ 1,500,000	41.32%	\$ 5,614,153
\$ 1,500,000	35.21%	\$ 1,624,875
\$ 1,500,000	n/a	n/a
\$ 1,500,000	45.13%	\$ 2,455,850
\$ 1,500,000	n/a	n/a
\$ 1,500,000	n/a	n/a
\$ 1,262,934	n/a	n/a
\$ 1,500,000	n/a	n/a

Rural	1 Lubbock	\$ 765,260		\$ 765,260	\$ -	\$ 265,260	0.50%	\$ (3,337)	\$ 761,923	0.99%
	2 Abilene	\$ 554,697		\$ 554,697	\$ -	\$ 54,697	0.10%	\$ (688)	\$ 554,009	0.72%
	3 Dallas/Fort Worth	\$ 655,576		\$ 655,576	\$ -	\$ 155,576	0.29%	\$ (1,957)	\$ 653,619	0.85%
	4 Tyler	\$ 1,664,978		\$ 1,664,978	\$ -	\$ 1,164,978	2.21%	\$ (14,657)	\$ 1,650,321	2.15%
	5 Beaumont	\$ 1,019,689		\$ 1,019,689	\$ -	\$ 519,689	0.98%	\$ (6,538)	\$ 1,013,151	1.32%
	6 Houston	\$ 453,006		\$ 453,006	\$ 46,994	\$ -	0.00%	\$ 46,994	\$ 500,000	0.65%
	7 Austin/Round Rock	\$ 399,324		\$ 399,324	\$ 100,676	\$ -	0.00%	\$ 100,676	\$ 500,000	0.65%
	8 Waco	\$ 626,620		\$ 626,620	\$ -	\$ 126,620	0.24%	\$ (1,593)	\$ 625,027	0.82%
	9 San Antonio	\$ 507,841		\$ 507,841	\$ -	\$ 7,841	0.01%	\$ (99)	\$ 507,742	0.66%
	10 Corpus Christi	\$ 670,195		\$ 670,195	\$ -	\$ 170,195	0.32%	\$ (2,141)	\$ 668,054	0.87%
	11 Brownsville/Harlingen	\$ 915,033		\$ 915,033	\$ -	\$ 415,033	0.79%	\$ (5,222)	\$ 909,811	1.19%
	12 San Angelo	\$ 426,675		\$ 426,675	\$ 73,325	\$ -	0.00%	\$ 73,325	\$ 500,000	0.65%
	13 El Paso	\$ 56,569		\$ 56,569	\$ 443,431	\$ -	0.00%	\$ 443,431	\$ 500,000	0.65%

\$ 996,409
\$ 750,000
\$ 855,865
\$ 1,500,000
\$ 1,322,423
\$ 750,000
\$ 750,000
\$ 818,762
\$ 750,000
\$ 874,597
\$ 1,188,321
\$ 750,000
\$ 750,000

Urban Totals	\$ 56,417,899	\$ 14,255	\$ 56,432,154	\$ -	\$ 49,932,154		\$ (628,194)	\$ 55,803,960	72.78%
Rural Totals	\$ 8,715,462	\$ -	\$ 8,715,462	\$ 664,426	\$ 2,879,888		\$ 628,194	\$ 9,343,656	12.19%

Regional Totals	\$ 65,133,362	\$ 14,255	\$ 65,147,617	\$ 664,426	\$ 52,812,042		\$	\$ 65,147,617	84.96%
At-Risk Totals	\$ 11,494,123		\$ 11,494,123				\$	\$ 11,530,084	15.04%
USDA (From At-Risk)	\$ 3,831,374	\$ 35,961	\$ 3,867,335				\$	\$ 3,867,335	5.05%
Grand Totals	\$ 76,627,484	\$ 50,216	\$ 76,677,700				\$	\$ 76,677,700	100.00%

Regional Awards	\$ 69,569,999	90.73%
USDA Awards	\$ 3,737,224	4.87%
At Risk (non-USDA) Awards	\$ 3,158,783	4.12%
Total Awards	\$ 76,466,006	99.72%
Nonprofit total	\$ 9,641,552	12.57%
Rural total	\$ 15,731,125	20.52%
Remaining Funds	\$ 211,694	0.28%
**National Pool		
Total Remaining	\$ 211,694	
Total Funds	\$ 76,677,700	100.00%

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 2018 cycle. The ceiling has been revised to reflect the 2018 population figure of 28,304,596 (IRS Notice 2018-45) multiplied by 2.70 (the 2018 rate of \$2.40 [IRS Rev. Proc. 2017-58] multiplied by 1.125 [Consolidated Appropriations Act of 2018], plus remaining 2017 credits of \$205,075. Credits returned this calendar year and available to be reallocated are reflected in the "2018 Calendar Year Returns" column of 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 2018 cycle. Additionally, in the later part of the year the IRS may release figures for the National Pool. At that time, any credits received will be added to the ceiling. National Pool is received subsequent to July awards and goes directly to Statewide Collapse. A revised document will be posted with that update.

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 5, 2017. These award limits are fixed and will not change even if the regional funding amounts change based on future updates.

Report 5

Underwriting Summaries

18012 Jamie O Perez Memorial Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	18012
Development	Jamie O Perez Memorial Apartments
City / County	Socorro / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	New Construction

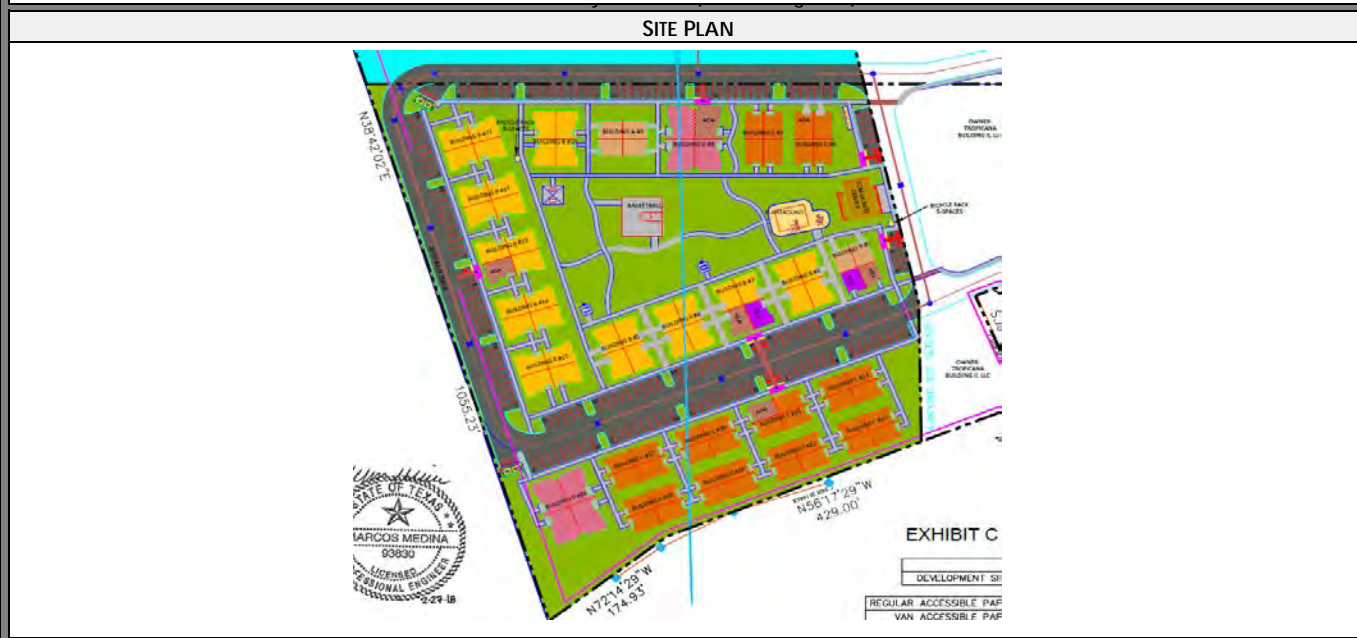
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,163,300	\$1,163,300	\$12,118/Unit	\$0.90	

KEY PRINCIPAL / SPONSOR		
Tropicana Properties Bobby Bowling Jr. Demetrio Jimenez		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	10%
1	8	8%	40%	-	0%
2	40	42%	50%	38	40%
3	40	42%	60%	48	50%
4	8	8%	MR	-	
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.26	Expense Ratio	✓ 59.8%
Breakeven Occ.	✓ 84.9%	Breakeven Rent	\$532
Average Rent	\$581	B/E Rent Margin	✓ \$49
Property Taxes	\$646/unit	Exemption/PILOT	0%
Total Expense	\$3,990/unit	Controllable	\$2,302/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 5.4%
Highest Unit Capture Rate	⚠ 19%	3 BR/60%	20
Dominant Unit Cap. Rate	✓ 9%	2 BR/50%	20
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	965 SF	Density	13.7/acre
Acquisition		\$02K/unit	\$233K
Building Cost	\$77.71/SF	\$75K/unit	\$7,200K
Hard Cost		\$93K/unit	\$8,939K
Total Cost		\$143K/unit	\$13,682K
Developer Fee	\$1,704K	(12% Deferred)	Paid Year: 4
Contractor Fee	\$1,251K	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	18/35	6.00%	\$3,000,000	1.26						Richman Group	\$10,469,700
										Jaime O Perez Memorial Apartments, LTD	\$212,235
TOTAL DEBT (Must Pay)			\$3,000,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$10,681,935
										TOTAL DEBT SOURCES	\$3,000,000
										TOTAL CAPITALIZATION	\$13,681,935

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- 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 a pesticides study has been completed to identify if any potential hazards or REC's, and that any recommended mitigation measures 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.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

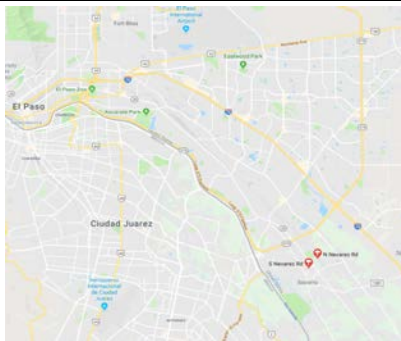
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Socorro Palms (3 miles south) 94% occupied
- Low rental rate risk

WEAKNESSES/RISKS

- Being near Socorro Palms could affect leasing

AREA MAP



18013 Dayton Retirement Center - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION						KEY PRINCIPAL / SPONSOR				
Application #	18013	TDHCA Program		Request		Recommended		Charles Holcomb Ophelia Elizondo				
Development	Dayton Retirement Center	LIHTC (9% Credit)		\$373,500	\$279,322	\$5,819/Unit	\$0.87					
City / County	Dayton / Liberty			Amount	Rate	Amort	Term				Lien	
Region/Area	6 / Rural											
Population	Elderly Preference											
Set-Aside	USDA											
Activity	Acquisition/Rehab (Built in 1995)											
		Related Parties		Contractor - Yes		Seller - Yes						

TYPICAL BUILDING ELEVATION/PHOTO

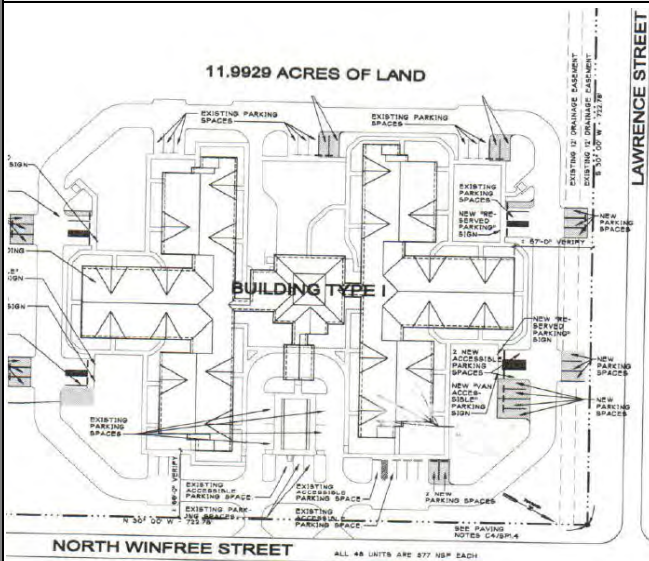


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	48	100%	40%	-	0%
2	-	0%	50%	10	21%
3	-	0%	60%	34	71%
4	-	0%	MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	77.5%
Breakeven Occ.	89.4%	Breakeven Rent	\$703
Average Rent	\$747	B/E Rent Margin	\$44
Property Taxes	\$744/unit	Exemption/PILOT	0%
Total Expense	\$6,684/unit	Controllable	\$4,326/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	N/A		
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	577 SF	Density	4.0/acre
Acquisition		\$31K/unit	\$1,510K
Building Cost	\$40.63/SF	\$23K/unit	\$1,125K
Hard Cost		\$28K/unit	\$1,329K
Total Cost		\$93K/unit	\$4,460K
Developer Fee	\$445K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$186K	30% Boost	Yes

REHABILITATION COSTS / UNIT

Site Work	\$1K	3%	Finishes/Fixtures	\$10K	37%
Building Shell	\$7K	26%	Amenities	\$1K	3%
HVAC	\$4K	16%	Total Exterior	\$9K	36%
Appliances	\$2K	6%	Total Interior	\$16K	64%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA Refinance - 515	30/50	1.00%	\$1,471,020	2.50	City of Dayton	0/0	0.00%	\$250	1.35	Churchill Stateside Group	\$2,433,502
Adjustment to Debt Per § 10.302(c)(2)	30/30	6.50%	\$419,030	1.35	Existing Reserve Balance	0/0	0.00%	\$135,900	1.35	Deferred Developer Fee	
TOTAL DEBT (Must Pay)			\$1,890,050		CASH FLOW DEBT / GRANTS			\$136,150		TOTAL EQUITY SOURCES	\$2,433,502
										TOTAL DEBT SOURCES	\$2,026,200
										TOTAL CAPITALIZATION	\$4,459,701

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a. 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
 - v: Approved relocation plan
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement

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.

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RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- o USDA will monitor operations and can adjust rents
- o USDA rental assistance on all 48 units

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WEAKNESSES/RISKS

- o High Expense Ratio at 77.5%

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AREA MAP



AERIAL PHOTOGRAPH(S)



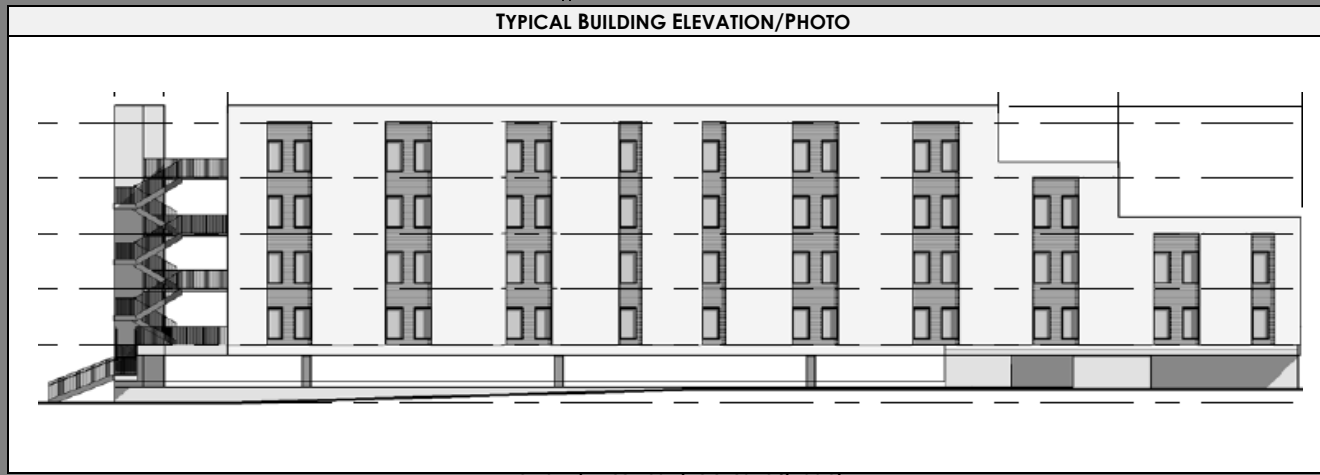
18015 Cambrian East Riverside - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 13, 2018

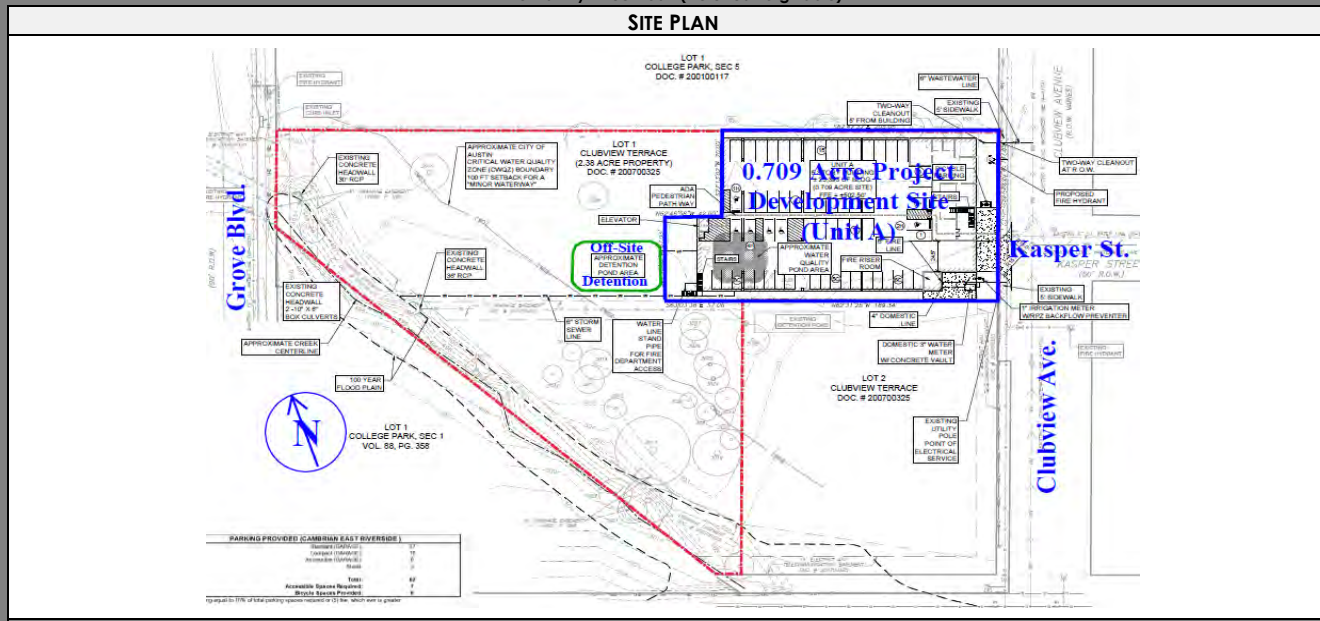
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	18015	TDHCA Program	Request	Recommended	
Development	Cambrian East Riverside	LHCTC (9% Credit)	\$1,010,620	\$1,010,620	\$15,548/Unit \$0.92
City / County	Austin / Travis				
Region/Area	7 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
<ul style="list-style-type: none"> • Calvin Chen / Neo East Riverside, LLC (50%) • Megan Lasch / O-SDA Industries, LLC (50%) 		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	9%
1	15	23%	40%	-	0%
2	30	46%	50%	22	34%
3	16	25%	60%	27	42%
4	4	6%	MR	10	15%
TOTAL	65	100%	TOTAL	65	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.30	Expense Ratio	56.1%
Breakeven Occ.	83.2%	Breakeven Rent	\$822
Average Rent	\$916	B/E Rent Margin	\$94
Property Taxes	\$1,292/unit	Exemption/PILOT	0%
Total Expense	\$5,825/unit	Controllable	\$3,206/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	0.9%		
Highest Unit Capture Rate	5%	3 BR/60%	6
Dominant Unit Cap. Rate	3%	2 BR/60%	14
Premiums (↑60% Rents)	Yes	\$259/Avg.	
Rent Assisted Units	8	12% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	881 SF	Density	91.7/acre
Acquisition	\$16K/unit		\$1,035K
Building Cost	\$105.75/SF		\$6,056K
Hard Cost	\$119K/unit		\$7,728K
Total Cost	\$233K/unit		\$15,167K
Developer Fee	\$1,670K	(31% Deferred)	Paid Year: 7
Contractor Fee	\$1,082K	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%	\$3,250,000	1.30	Austin HFC	40/0	0.00%	\$2,000,000	1.30	Boston Capital	\$9,296,774	
										Neo East Riverside/O-SDA	\$510,841	
TOTAL DEBT (Must Pay)			\$3,250,000		CASH FLOW DEBT / GRANTS			\$2,109,587		TOTAL EQUITY SOURCES	\$9,807,615	
TOTAL DEBT SOURCES											\$5,359,587	
											TOTAL CAPITALIZATION	\$15,167,202

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Firm commitment for \$2M loan from AHFC clearly stating all terms and conditions.
 - b: Commitment for the eight Project Based Vouchers from HUD.
- 2 Receipt and acceptance by 10% test:
 - a: Confirmation that site plan conforms to the city's parking requirements.
 - b: 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: Certification that subsurface environmental investigation was performed as specified in the ESA, and that any recommended mitigation measures were fully implemented.
 - b: Architect certification 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.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- 1% gross capture rate with unit capture rates between 1% and 3%
- Attractive design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- Feasibility relies on obtaining \$2M soft loan from Austin HFC
- Parking is less than one space per unit while 2, 3 & 4BR
- Single point of ingress/egress

AREA MAP



AERIAL PHOTOGRAPH(S)



18018 Columbia Renaissance Square II Senior - Application Summa

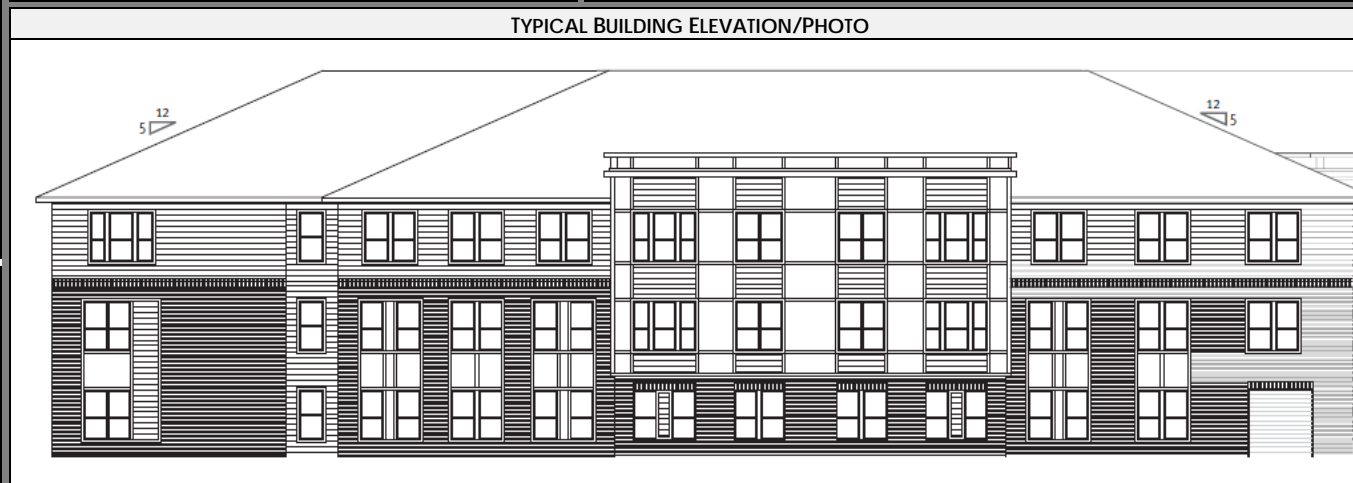
REAL ESTATE ANALYSIS DIVISION

July 20, 2018

PROPERTY IDENTIFICATION	
Application #	18018
Development	Columbia Renaissance Square II Senior
City / County	Fort Worth / Tarrant
Region/Area	3 / Urban
Population	Elderly Preference
Set-Aside	General
Activity	New Construction

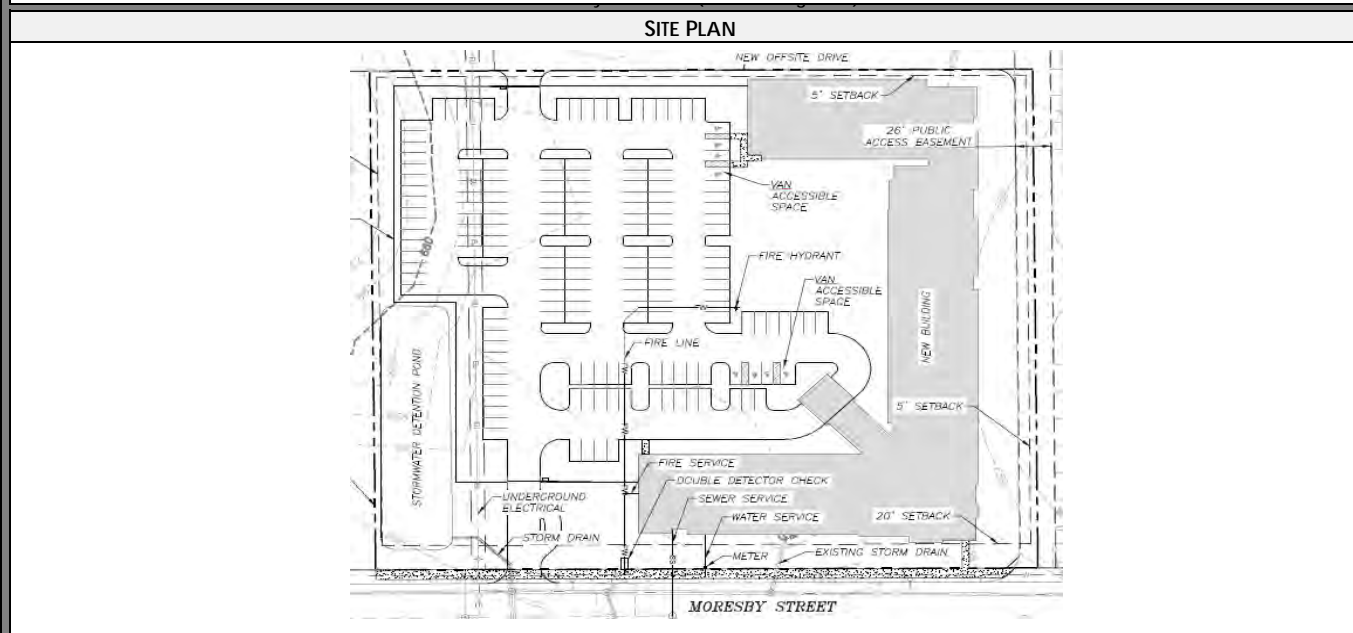
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.95	

KEY PRINCIPAL / SPONSOR		
New Affordable Housing Partners Columbia Residential James Grauley & Noel Khalil Sarah Andre		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	96	80%	40%	-	0%
2	24	20%	50%	39	33%
3	-	0%	60%	47	39%
4	-	0%	MR	24	20%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.25	Expense Ratio	60.4%
Breakeven Occ.	85.2%	Breakeven Rent	\$692
Average Rent	\$753	B/E Rent Margin	\$61
Property Taxes	\$946/unit	Exemption/PILOT	0%
Total Expense	\$5,179/unit	Controllable	\$2,928/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.3%
Highest Unit Capture Rate	4%	1 BR/60%	38
Dominant Unit Cap. Rate	4%	1 BR/60%	38
Premiums (↑60% Rents)	Yes		\$190/Avg.
Rent Assisted Units	42	35% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	792 SF	Density	26.3/acre
Acquisition		\$10K/unit	\$1,202K
Building Cost	\$102.31/SF	\$81K/unit	\$9,719K
Hard Cost		\$106K/unit	\$12,715K
Total Cost		\$180K/unit	\$21,557K
Developer Fee	\$2,100K	(12% Deferred)	Paid Year: 3
Contractor Fee	\$1,771K	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
Bellwether Enterprise (FHA 231)	40/40	4.50%	\$5,357,000	1.35	Fort Worth HFC	15/0	2.00%	\$700,000	1.25	RBC Capital Markets	\$14,248,575
					City of Fort Worth HOME Loan	15/0	1.00%	\$1,000,000	1.25	New Affordable Housing Partners, LLC	\$251,139
TOTAL DEBT (Must Pay)			\$5,357,000		CASH FLOW DEBT / GRANTS			\$1,700,000		TOTAL EQUITY SOURCES	\$14,499,714
										TOTAL DEBT SOURCES	\$7,057,000
										TOTAL CAPITALIZATION	\$21,556,714

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Receipt of MAP Invitation Letter for FHA 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 submitting the application to HUD.
 - b: A revised term sheet from permanent lender that acknowledges Supportive Services pursuant to §10.302(d)(2)(K)(ii)
- 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 approved rents.
 - b: Architect certification that the development plans incorporate mitigation measures sufficient to satisfy HUD Acceptable Separation Distance ("ASD") guidelines for thermal radiation related to Above Ground Storage Tanks (ASTs) tanks on adjacent properties.
 - c: 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:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that mitigation measures for HUD ASD 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.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Break-even occupancy rate of 87%	
▫ 60% Income Expense ratio	
WEAKNESSES/RISKS	
▫ 20% of units subject to market risk	
▫ Interior design features may have marketability issues.	
▫ Feasibility dependent on \$1.7M in low interest rate	
AREA MAP	



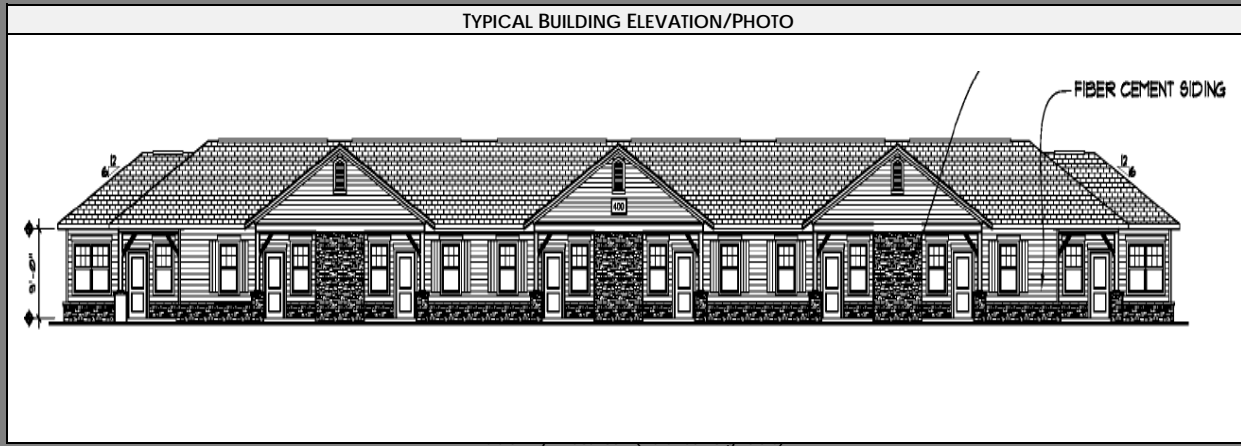
18019 Highlander Senior Village - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2018

PROPERTY IDENTIFICATION	
Application #	18019
Development	Highland Senior Village
City / County	Bulverde / Comal
Region/Area	9 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

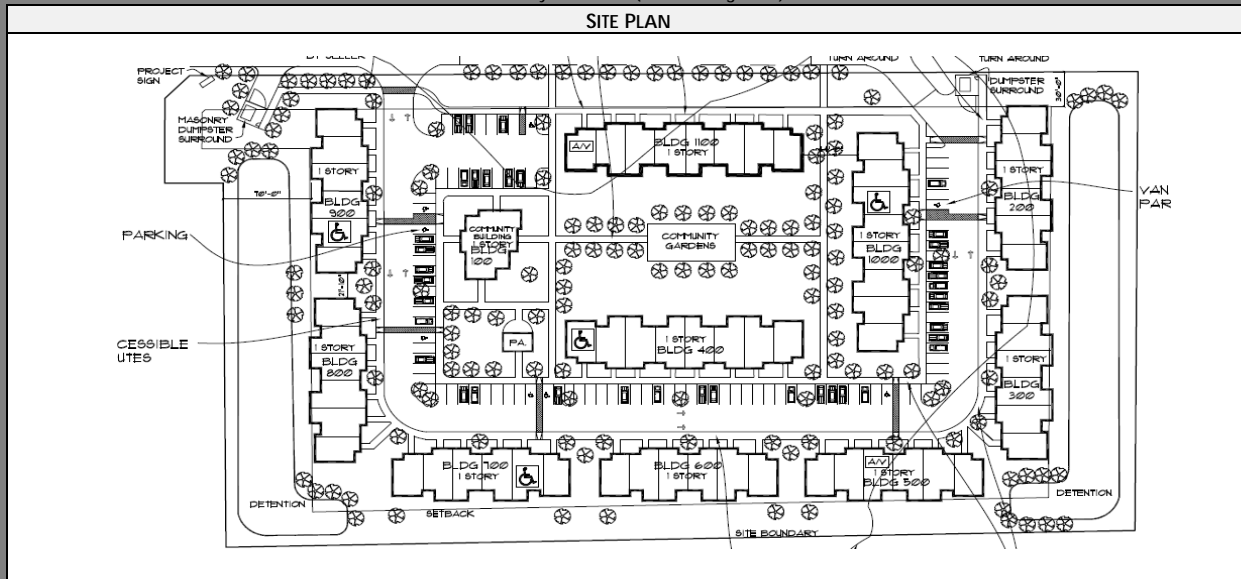
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$500,000	\$500,000	\$7,576/Unit \$0.90

KEY PRINCIPAL / SPONSOR		
JES Dev Co, Inc		
Jeffrey E. Smith		
Brian Kimes		
Jim Markel		
Will Markel		
John Guttman		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	6%
1	20	30%	40%	-	0%
2	46	70%	50%	7	11%
3	-	0%	60%	23	35%
4	-	0%	MR	32	48%
TOTAL	66	100%	TOTAL	66	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	43.3%
Breakeven Occ.	85.6%	Breakeven Rent	\$852
Average Rent	\$922	B/E Rent Margin	\$71
Property Taxes	\$1,000/unit	Exemption/PILOT	0%
Total Expense	\$4,523/unit	Controllable	\$2,468/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		7.6%	
Highest Unit Capture Rate	26%	2 BR/50%	5
Dominant Unit Cap. Rate	18%	2 BR/60%	18
Premiums (↑60% Rents)	Yes	\$412/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	808 SF	Density	9.5/acre
Acquisition	\$15K/unit	\$975K	
Building Cost	\$83.09/SF	\$67K/unit	\$4,429K
Hard Cost	\$90K/unit		\$5,956K
Total Cost	\$160K/unit		\$10,560K
Developer Fee	\$1,175K	(48% Deferred)	Paid Year: 8
Contractor Fee	\$834K	30% Boost	Yes

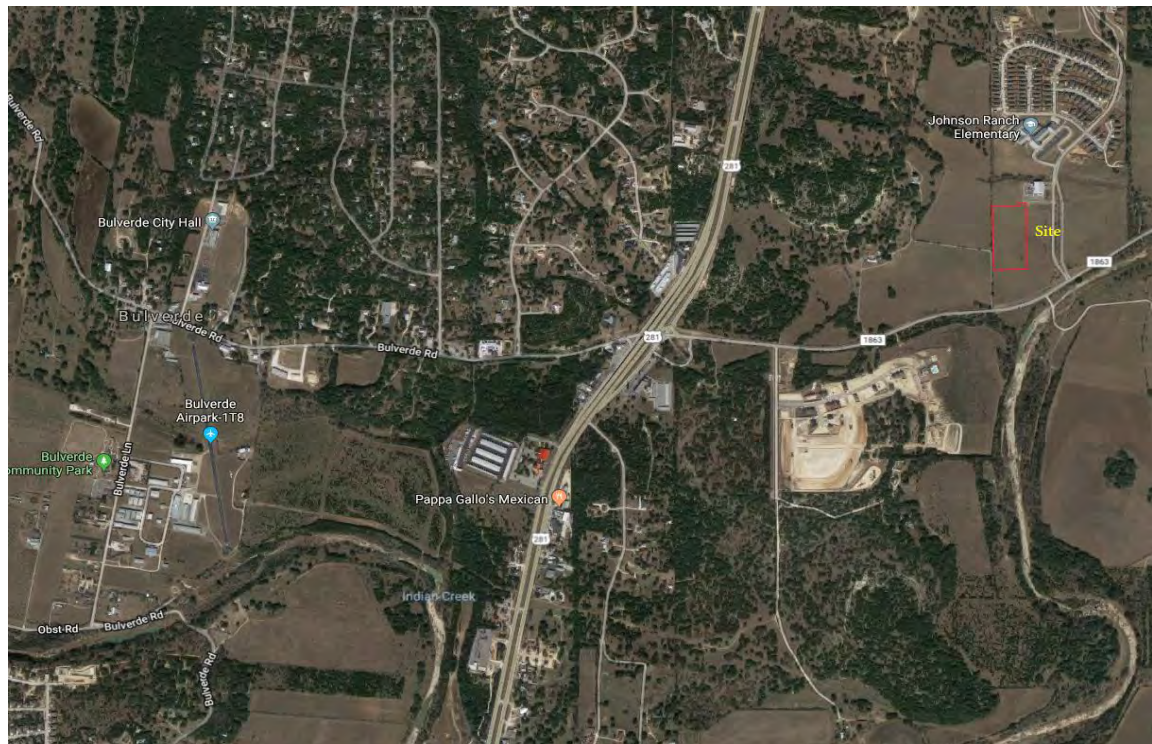
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank - USDA 538	25/40	4.85%	\$5,600,000	1.13	City of Bulverde	0/0	0.00%	\$250	1.15	Affordable Equity Partners, Inc.	\$4,499,100
					JES Partnerships-Highlander, LLC	0/0	0.00%	\$110	1.15	JES Dev Co., Inc.	\$565,564
TOTAL DEBT (Must Pay)			\$5,495,000		CASH FLOW DEBT / GRANTS			\$360		TOTAL EQUITY SOURCES	\$5,064,664
TOTAL DEBT SOURCES											\$5,495,360
TOTAL CAPITALIZATION											\$10,560,024

CONDITIONS

- 1 Receipt and acceptance before Determination Notice:
 - : Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect or engineer certification (including a Letter of Map Amendment "LOMA" or Letter of Map Revision "LOMR-F") indicating that the development is not within the 100 year floodplain; or 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.
 - b: For any buildings remaining in the floodplain, documentation that flood insurance is in place both for the buildings and for the residents' personal property at the property owner's expense; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force until such time that the buildings are officially designated as no longer in a 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

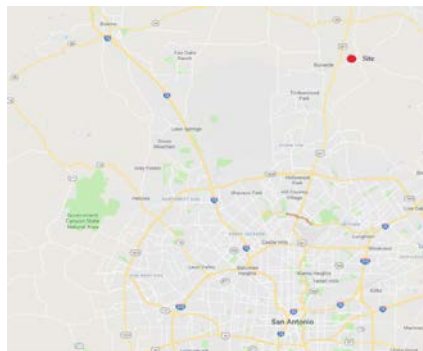
STRENGTHS/MITIGATING FACTORS

- Area with a lot of growth
- Experienced Developer
- Low LIHTC rents in higher income area

WEAKNESSES/RISKS

- Traffic in the 281 corridor going to San Antonio
- First year DCR below 1.15 as submitted
- Market Rent risk on 49% of units

AREA MAP



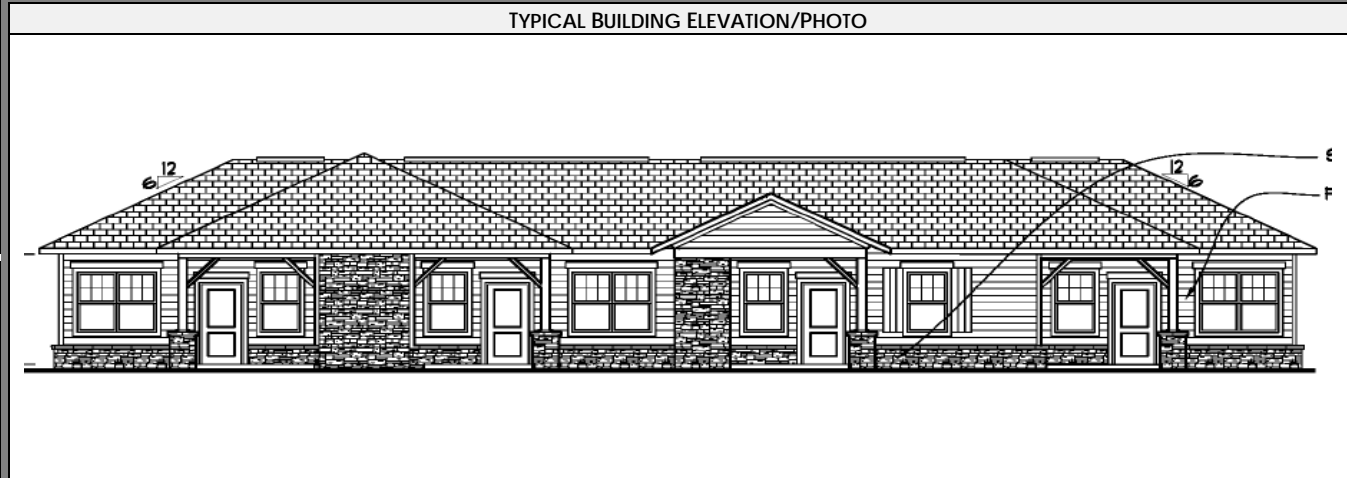
18026 Maple Park Senior Village - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 12, 2018

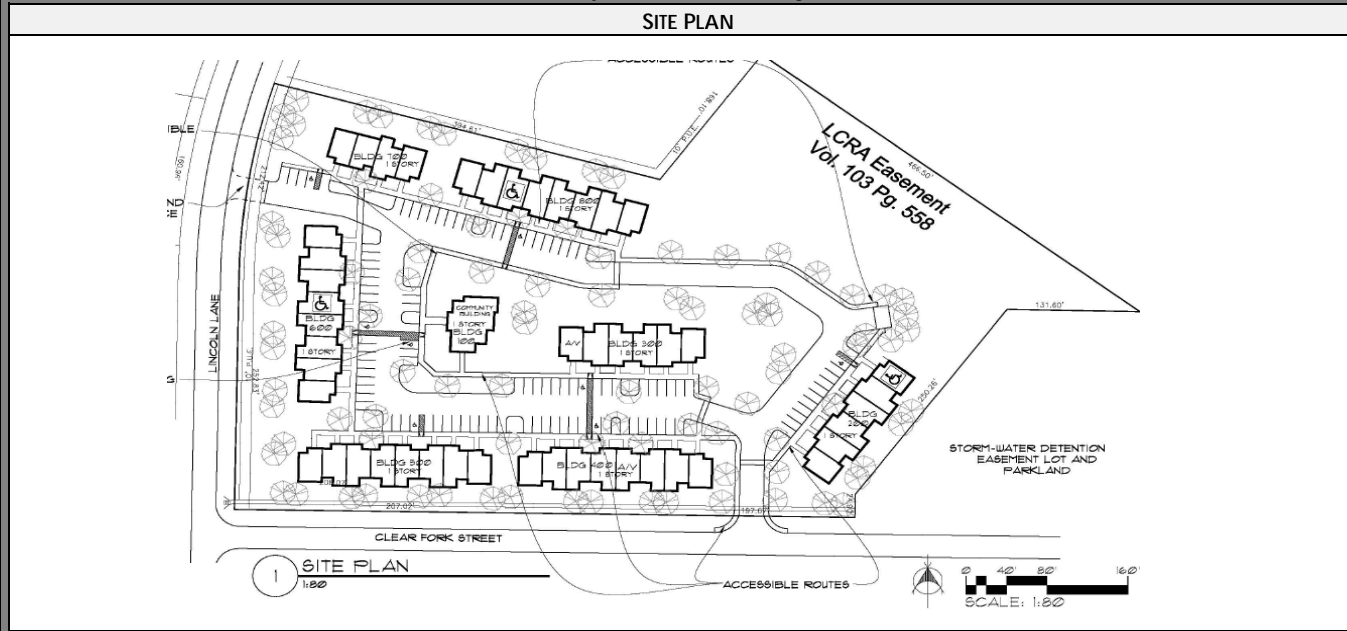
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	18026	TDHCA Program	Request	Recommended	
Development	Maple Park Senior Village	LIHTC (9% Credit)	\$500,000	\$500,000	\$10,417/Unit
City / County	Lockhart / Caldwell				\$0.89
Region/Area	7 / Rural				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
JES Dev Co, Inc		
Jeffrey E. Smith		
Brian Kimes		
Jim Markel		
Will Markel		
John Guttman		
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%	6	13%
3	-	0%	60%	21	44%
4	-	0%	MR	18	38%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	43.7%
Breakeven Occ.	85.6%	Breakeven Rent	\$891
Average Rent	\$964	B/E Rent Margin	\$73
Property Taxes	\$825/unit	Exemption/PILOT	0%
Total Expense	\$4,766/unit	Controllable	\$2,850/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.8%	
Highest Unit Capture Rate	7%	2 BR/60%	13
Dominant Unit Cap. Rate	7%	2 BR/60%	13
Premiums (↑60% Rents)	Yes		\$144/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	806 SF	Density	6.9/acre
Acquisition		\$13K/unit	\$600K
Building Cost	\$88.02/SF	\$71K/unit	\$3,406K
Hard Cost		\$105K/unit	\$5,019K
Total Cost		\$188K/unit	\$9,017K
Developer Fee	\$1,319K	(32% Deferred)	Paid Year: 8
Contractor Fee	\$703K	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 - USDA 538	25/40	4.85%	\$4,225,000	1.13	City of Lockhart	0/0	0.00%	\$250	1.15	Affordable Equity Partners, Inc.	\$4,449,110
					JES Partnerships - Maple Park, LLC	0/0	0.00%	\$110	1.15	JES Dev Co., Inc.	\$417,737
TOTAL DEBT (Must Pay)			\$4,150,000		CASH FLOW DEBT / GRANTS			\$360		TOTAL EQUITY SOURCES	\$4,866,847
										TOTAL DEBT SOURCES	\$4,150,360
										TOTAL CAPITALIZATION	\$9,017,207

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

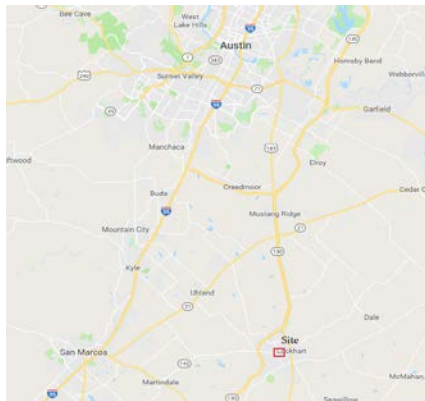
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- High income area
- Low expense ratio
- Building in a growing area

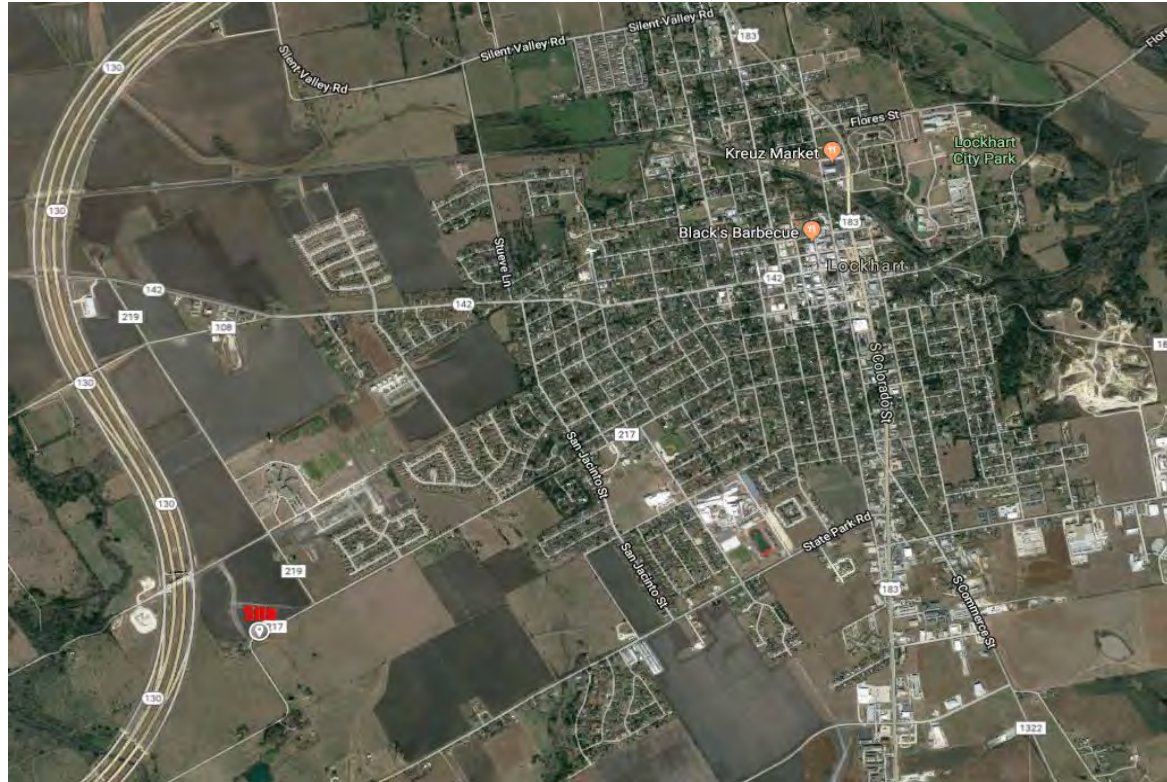
WEAKNESSES/RISKS

- Market risk on 38% of units
- First year DCR below 1.15 as submitted

AREA MAP



AERIAL PHOTOGRAPH(S)



18033 The Miramonte - Application Summary

PROPERTY IDENTIFICATION	
Application #	18033
Development	The Miramonte
City / County	Fifth Street CDP / Fort Bend
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,286,253	\$1,286,253	\$10,373/Unit	\$0.94	

KEY PRINCIPAL / SPONSOR		
Laura Musemeche		
Mark Musemeche		
MGroup Holdings		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

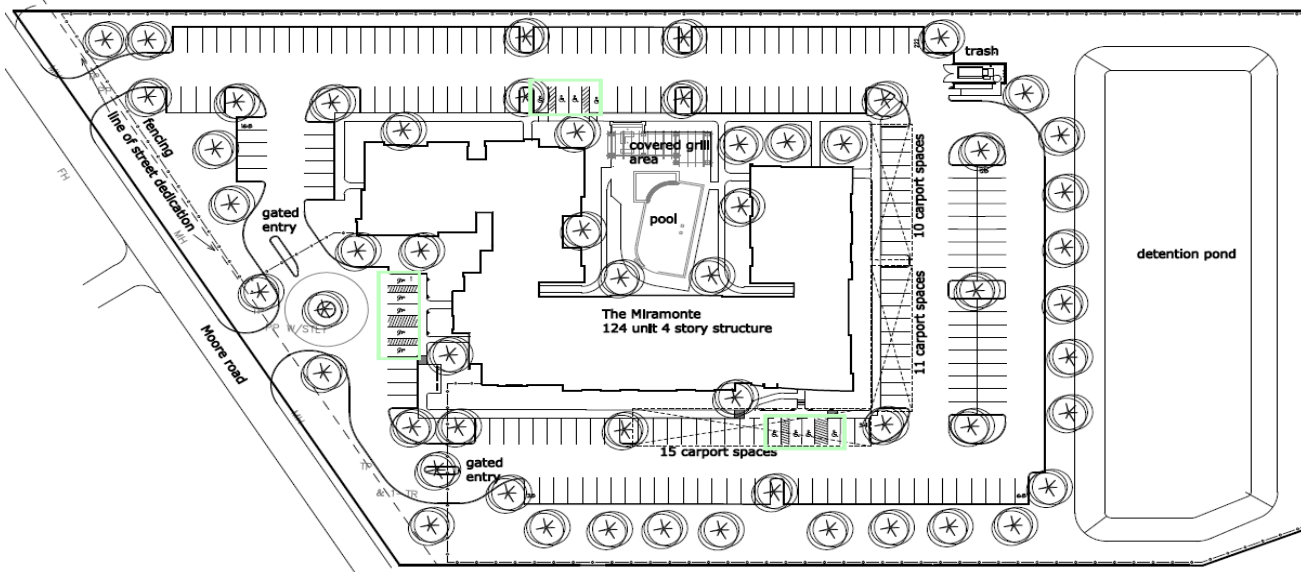


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	7%
1	70	56%	40%	-	0%
2	54	44%	50%	36	29%
3	-	0%	60%	42	34%
4	-	0%	MR	37	30%
TOTAL	124	100%	TOTAL	124	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	55.2%
Breakeven Occ.	85.1%	Breakeven Rent	\$738
Average Rent	\$805	B/E Rent Margin	\$67
Property Taxes	\$726/unit	Exemption/PILOT	0%
Total Expense	\$5,111/unit	Controllable	\$3,452/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.6%
Highest Unit Capture Rate	16% 1 BR/50% 28
Dominant Unit Cap. Rate	16% 1 BR/50% 28
Premiums (↑60% Rents)	Yes \$235/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	794 SF	Density	20.2/acre
Acquisition		\$07K/unit	\$870K
Building Cost	\$82.00/SF	\$65K/unit	\$8,070K
Hard Cost		\$88K/unit	\$10,870K
Total Cost		\$152K/unit	\$18,846K
Developer Fee	\$2,200K (34% Deferred)	Paid Year: 8	
Contractor Fee	\$1,435K	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	18/35	6.25%	\$6,000,000	1.22	Fort Bend Housing Finance Corp	0/0	0.00%	\$500	1.22	Wells Fargo	\$12,088,360
										Mgroup Holdings, Inc.	\$757,468
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL EQUITY SOURCES	\$12,845,828
										TOTAL DEBT SOURCES	\$6,000,500
										TOTAL CAPITALIZATION	\$18,846,328

CONDITIONS

- Receipt and acceptance by Cost Certification:
- Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

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AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- o Experienced developer
- o Experienced Management Company

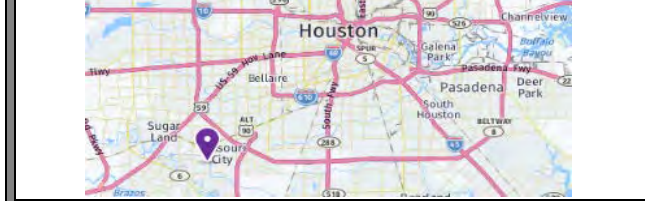
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WEAKNESSES/RISKS

- o 8' ceilings on floors two through four

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AREA MAP



18036 Clyde Ranch - Application Summary

PROPERTY IDENTIFICATION	
Application #	18036
Development	Clyde Ranch
City / County	Clyde / Callahan
Region/Area	2 / Rural
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$500,000	\$500,000	\$12,500/Unit	\$0.88		
	Amount	Rate	Amort	Term	Lien	
MF Direct Loan	\$660,000	4.00%	30	15	2	

KEY PRINCIPAL / SPONSOR		
Daniel Sailler, III Sallie Burchett		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



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

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	59.2%
Breakeven Occ.	87.5%	Breakeven Rent	\$598
Average Rent	\$633	B/E Rent Margin	\$35
Property Taxes	\$438/unit	Exemption/PILOT	0%
Total Expense	\$4,293/unit	Controllable	\$2,866/unit

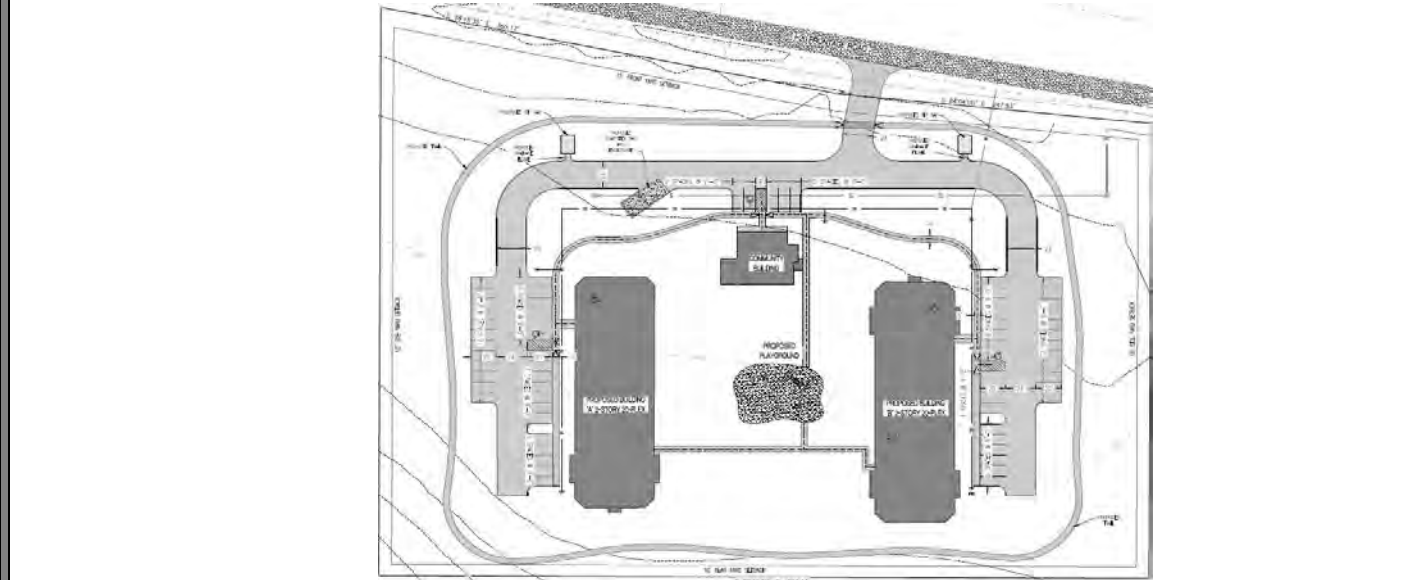
MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	4.8%
Highest Unit Capture Rate	38% (3 BR/60%)
Dominant Unit Cap. Rate	17% (2 BR/60%)
Premiums (↑60% Rents)	N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	1,049 SF	Density 6.7/acre
Acquisition	\$16K/unit	\$655K
Building Cost	\$71.89/SF	\$75K/unit \$3,018K
Hard Cost	\$88K/unit	\$3,503K
Total Cost	\$156K/unit	\$6,251K
Developer Fee	\$863K (30% Deferred)	Paid Year: 14
Contractor Fee	\$480K	30% Boost Yes

SITE PLAN



DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Horizon Bank	15/30	6.00%	\$900,000	1.83	City of Clyde (Fee Waiver)	0/0	0.00%	\$250	1.15	Monarch Private Capital	\$4,399,560
TDHCA	15/30	4.00%	\$660,000	1.15						Deferred Developer Fee	\$258,095
TOTAL DEBT (Must Pay)			\$1,560,000		CASH FLOW DEBT / GRANTS			\$33,250		TOTAL EQUITY SOURCES	\$4,657,655
										TOTAL DEBT SOURCES	\$1,593,250
										TOTAL CAPITALIZATION	\$6,250,905

CONDITIONS

- 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 rezising 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.
 - f: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the 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.

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RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- o 100% Affordable

WEAKNESSES/RISKS

- o Low Debt Coverage Ratio at 1.15
- o Feasibility contingent on secondary income

AREA MAP



AERIAL PHOTOGRAPH(S)



18039 Orchid Circle Homes & Las Palmas - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 12, 2018

PROPERTY IDENTIFICATION			RECOMMENDATION						KEY PRINCIPAL / SPONSOR		
Application #	18039		TDHCA Program	Request	Recommended			Arthur Schultz Jr. Micah Strange San Patricio Housing Authority			
Development	Orchid Circle Homes & Las Palmas			\$0	\$700,000	\$12,069/Unit	\$0.91				
City / County	Gregory / San Patricio		Amount	Rate	Amort	Term	Lien				
Region/Area	10 / Rural										
Population	General										
Set-Aside	At-Risk										
Activity	Acquisition/Rehab	1968/1972									

Related Parties Contractor - No Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	10%
1	12	21%	40%	-	0%
2	10	17%	50%	13	22%
3	24	41%	60%	39	67%
4	12	21%	MR	-	
TOTAL	58	100%	TOTAL	58	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.32	Expense Ratio	✓ 59.9%
Breakeven Occ.	✓ 85.7%	Breakeven Rent	\$235
Average Rent	\$301	B/E Rent Margin	✓ \$65
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,557/unit	Controllable	\$3,427/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	✓ 0.9%
Highest Unit Capture Rate	✓ 8% 4 BR/50% #N/A
Dominant Unit Cap. Rate	✓ 6% 3 BR/50% 21
Premiums (↑60% Rents)	#DIV/0! #DIV/0!
Rent Assisted Units	58 100% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	907 SF	Density	6.5/acre
Acquisition		\$21K/unit	\$1,230K
Building Cost	\$64.16/SF	\$58K/unit	\$3,375K
Hard Cost		\$72K/unit	\$4,171K
Total Cost		\$145K/unit	\$8,439K
Developer Fee	\$861K	(12% Deferred)	Paid Year: 3
Contractor Fee	\$566K	30% Boost	Yes

REHABILITATION COSTS / UNIT

Site Work	\$4K	6%	Finishes/Fixtures	\$29K	44%
Building Shell	\$18K	26%	Amenities	\$5K	7%
HVAC	\$7K	11%	Total Exterior	\$27K	40%
Appliances	\$4K	6%	Total Interior	\$41K	60%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Home Federal Bank	17/30	6.57%	\$1,750,000	1.32	City of Gregory	0/0	0.00%	\$250	1.32	R4 Capital, LLC	\$6,370,000
TOTAL DEBT (Must Pay)			\$1,750,000		CASH FLOW DEBT / GRANTS			\$218,250		TOTAL EQUITY SOURCES	\$6,470,400
										TOTAL DEBT SOURCES	\$1,968,250
										TOTAL CAPITALIZATION	\$8,438,650

CONDITIONS

- 1 Receipt and acceptance by 10% test:
: Executed CHAP agreement with HUD approved rents and operating budget.
 - 2 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos, lead-based paint, and lead in drinking water was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any
 - b: Architect certification 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

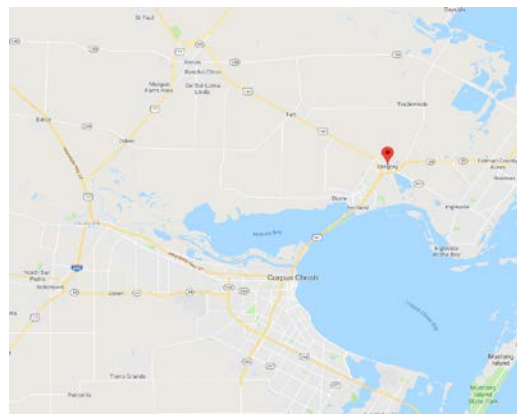
STRENGTHS/MITIGATING FACTORS

- 100% RAD subsidy
- Owned by Housing Authority, 100% tax exemption
- Currently 98% occupied

WEAKNESSES/RISKS

- Historically higher expenses
- Unable to close previously, new underwriting

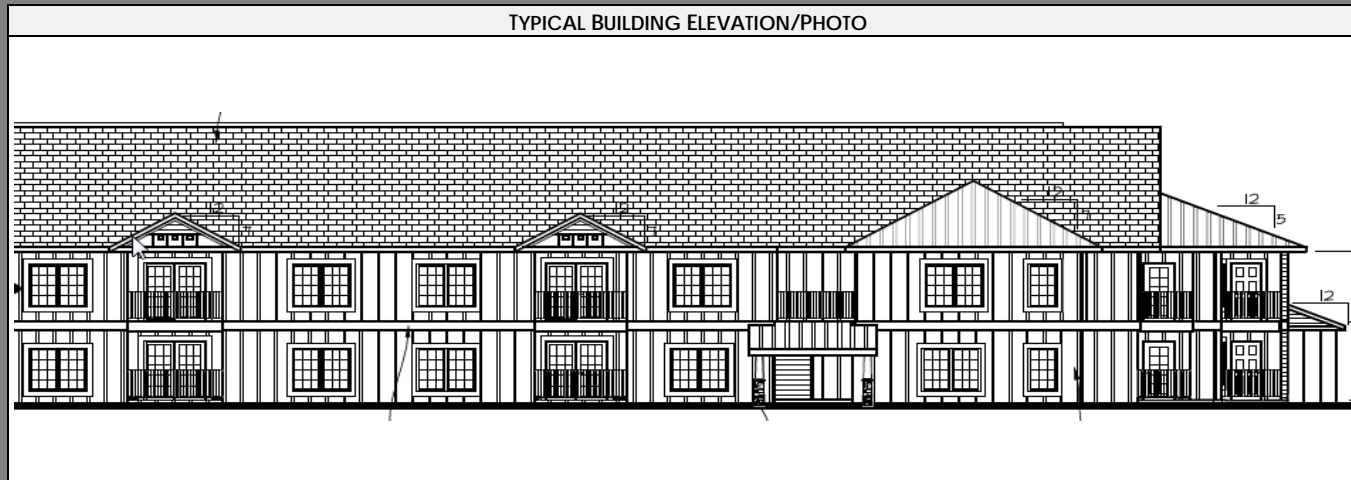
AREA MAP



18040 Farmhouse Row - Application Summary

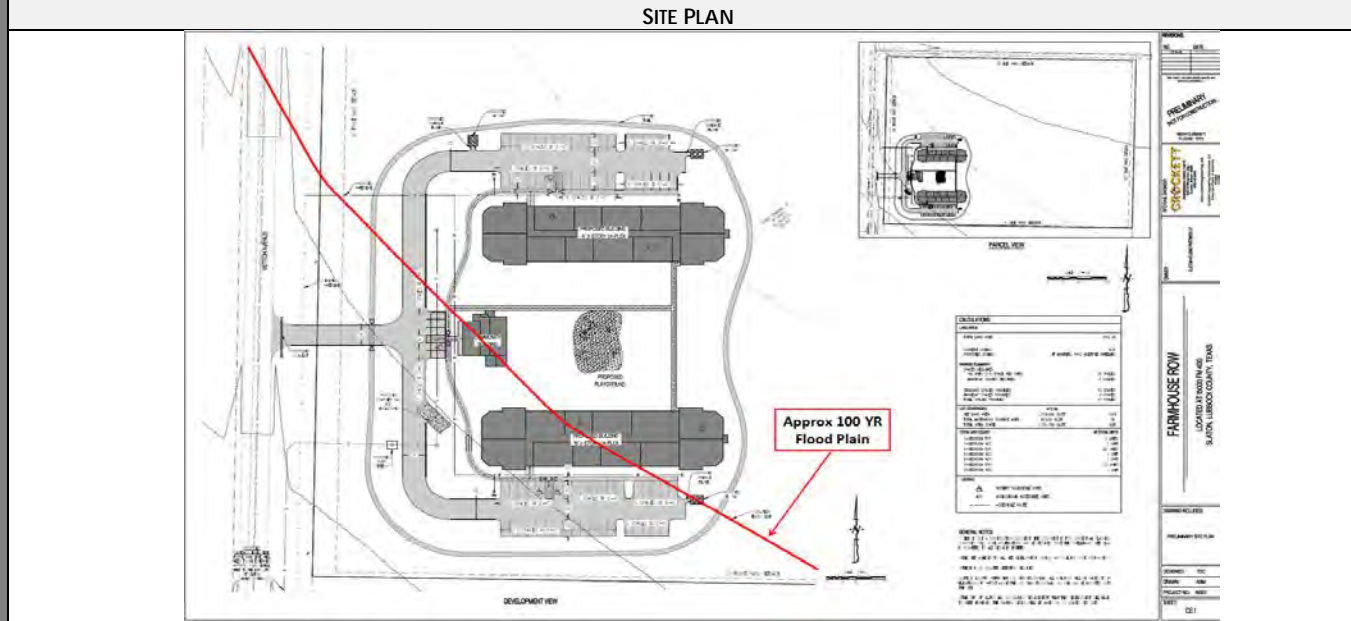
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18040	TDHCA Program LIHTC (9% Credit)	Request	Recommended			
Development	Farmhouse Row		\$642,500	\$642,500	\$13,385/Unit	\$0.87	
City / County	Slaton / Lubbock		Amount	Rate	Amort	Term	Lien
Region/Area	1 / Rural	MF Direct Loan	\$660,000	4.00%	30	15	2
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Daniel Sailler, III Scallie Burchett		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	8	17%	40%	-	0%
2	24	50%	50%	10	21%
3	16	33%	60%	34	71%
4	-	0%	MR	-	
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	53.4%
Breakeven Occ.	85.3%	Breakeven Rent	\$627
Average Rent	\$681	B/E Rent Margin	\$54
Property Taxes	\$458/unit	Exemption/PILOT	0%
Total Expense	\$4,156/unit	Controllable	\$2,675/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		3.9%	
Highest Unit Capture Rate	18%	3 BR/60%	11
Dominant Unit Cap. Rate	11%	2 BR/60%	17
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,075 SF	Density	1.7/acre
Acquisition		\$09K/unit	\$435K
Building Cost	\$71.01/SF	\$76K/unit	\$3,663K
Hard Cost		\$104K/unit	\$4,969K
Total Cost		\$167K/unit	\$8,034K
Developer Fee	\$1,226K	(23% Deferred)	Paid Year: 8
Contractor Fee	\$694K	30% Boost	Yes

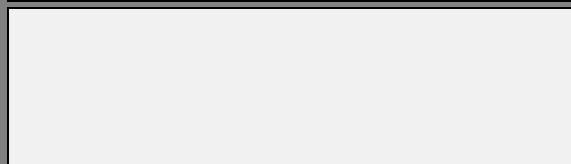
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Horizon Bank	15/30	6.10%	\$1,475,000	1.62	City of Slaton Fee Waiver	0/0	0.00%	\$250	1.20	Raymond James	\$5,589,191	
										Deferred Developer Fee	\$276,877	
TDHCA	15/30	4.00%	\$660,000	1.20						TOTAL EQUITY SOURCES	\$5,866,068	
										TOTAL DEBT SOURCES	\$2,168,250	
TOTAL DEBT (Must Pay)			\$2,135,000		CASH FLOW DEBT / GRANTS			\$33,250		TOTAL CAPITALIZATION		\$8,034,318

CONDITIONS

- 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.
- f: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- g: 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.

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.



AERIAL PHOTOGRAPH(S)



RISK PROFILE

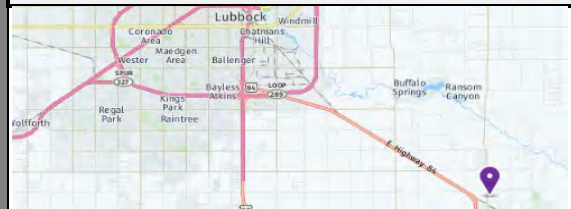
STRENGTHS/MITIGATING FACTORS

- 100% Affordable

WEAKNESSES/RISKS

- Located within the 100 Year Flood Plain

AREA MAP



18047 Miramonte Single Living - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 26, 2018

PROPERTY IDENTIFICATION	
Application #	18047
Development	Miramonte Single Living
City / County	Fifth Street CDP / Fort Bend
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$22,059/Unit	\$0.94

KEY PRINCIPAL / SPONSOR		
Laura Mueseche		
Mark Mueseche		
MGroup Holdings		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

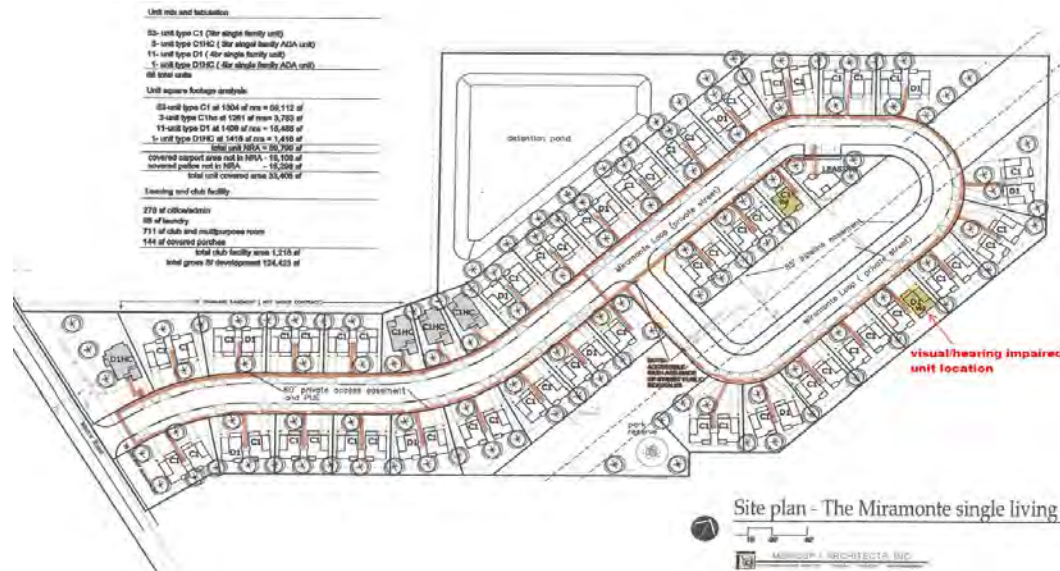


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	9%
1	-	0%	40%	-	0%
2	-	0%	50%	22	32%
3	56	82%	60%	27	40%
4	12	18%	MR	13	19%
TOTAL	68	100%	TOTAL	68	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	52.8%
Breakeven Occ.	83.2%	Breakeven Rent	\$903
Average Rent	\$1,006	B/E Rent Margin	\$103
Property Taxes	\$838/unit	Exemption/PILOT	0%
Total Expense	\$6,021/unit	Controllable	\$3,949/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	0.7%
Highest Unit Capture Rate	5% 3 BR/50% 17
Dominant Unit Cap. Rate	5% 3 BR/60% 21
Premiums (↑60% Rents)	Yes \$305/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	1,321 SF	Density 5.2/acre
Acquisition	\$19K/unit	\$1,290K
Building Cost	\$82.11/SF	\$108K/unit \$7,373K
Hard Cost	\$158K/unit	\$10,757K
Total Cost	\$279K/unit	\$18,983K
Developer Fee	\$2,170K (36% Deferred)	Paid Year: 9
Contractor Fee	\$1,465K	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	18/35	6.25%	\$4,100,000	1.27	Fort Bend Housing Finance Corp	0/0	0.00%	\$500	1.27	Wells Fargo	\$14,097,180	
										Mgroup Holdings, Inc.	\$785,717	
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL EQUITY SOURCES	\$14,882,897	
			\$4,100,000				\$500		TOTAL DEBT SOURCES		\$4,100,500	
										TOTAL CAPITALIZATION		\$18,983,397

CONDITIONS

- 1 Receipt and acceptance by Cost Certification:
 - a: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
◦	Experienced developer
◦	Experienced Management Company
WEAKNESSES/RISKS	
◦	Pipeline runs through the property.
◦	Maximum DCR
◦	8' ceilings
AREA MAP	



18058 Huntington at College Station - Application Summary

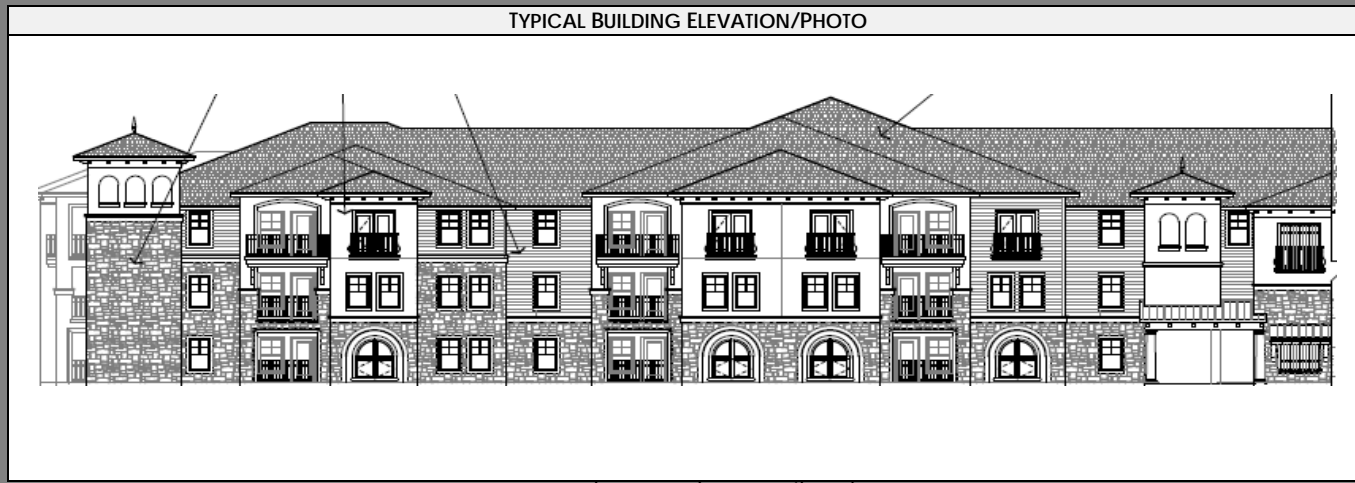
REAL ESTATE ANALYSIS DIVISION

July 12, 2018

PROPERTY IDENTIFICATION	
Application #	18058
Development	Huntington at College Station
City / County	College Station / Brazos
Region/Area	8 / Urban
Population	Elderly Preference
Set-Aside	General
Activity	New Construction

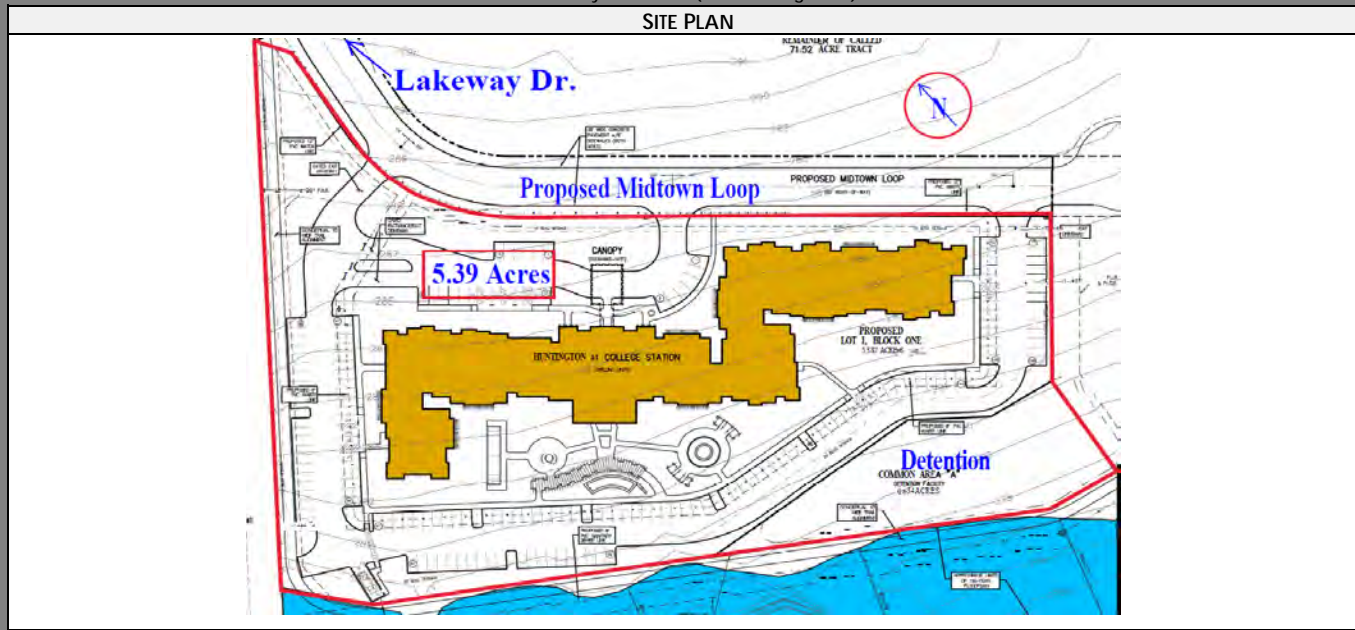
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.92	

KEY PRINCIPAL / SPONSOR		
Casey Oldham & Hunter Goodwin / Oldham Goodwin Group, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	5%
1	76	63%	40%	-	0%
2	44	37%	50%	19	16%
3	-	0%	60%	67	56%
4	-	0%	MR	28	23%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	64.1%
Breakeven Occ.	87.4%	Breakeven Rent	\$689
Average Rent	\$732	B/E Rent Margin	\$43
Property Taxes	\$775/unit	Exemption/PILOT	0%
Total Expense	\$5,449/unit	Controllable	\$3,733/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.5%		
Highest Unit Capture Rate	7%	2 BR/60%	27
Dominant Unit Cap. Rate	7%	1 BR/60%	40
Premiums (↑60% Rents)	Yes	\$434/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	827 SF	Density	22.3/acre
Acquisition		\$07K/unit	\$880K
Building Cost	\$81.00/SF	\$67K/unit	\$8,042K
Hard Cost		\$96K/unit	\$11,542K
Total Cost		\$166K/unit	\$19,957K
Developer Fee	\$2,360K	(32% Deferred)	Paid Year: 13
Contractor Fee	\$1,478K	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
Davis-Penn Mortgage HUD 221(d)4	40/40	4.50%	\$5,400,000	1.18	City of College Station Fee waiver	0/0	0.00%	\$500	1.18	Wells Fargo	\$13,797,240
TOTAL DEBT (Must Pay)			\$5,400,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,556,848
										TOTAL DEBT SOURCES	\$5,400,500
										TOTAL CAPITALIZATION	\$19,957,348

CONDITIONS

- 1 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 submitting the application to HUD.
 - b: A revised term sheet from permanent lender that acknowledges Supportive Services pursuant to §10.302(d)(2)(K)(ii)
 - c: Evidence of appropriate zoning for the proposed development.
- 2 Receipt and acceptance by Carryover:
 - a: Confirmation that site plan conforms to the City's parking requirements with sufficient free parking consistent with the local code and the QAP.
 - b: A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 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.
- 4 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented (due to FHA financing).

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

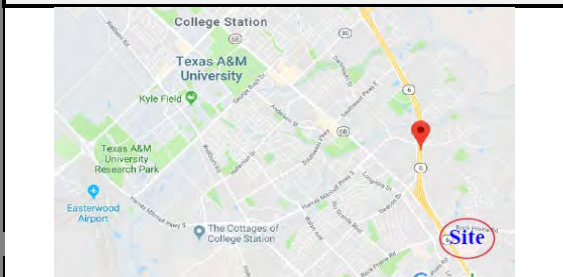
STRENGTHS/MITIGATING FACTORS

- 98% average occupancy for HTC properties in PMA
- 3.5% gross capture rate with unit capture rates ranging from 3% to 7%
- Attractive design should enhance leasing
- Experience with market rate developments

WEAKNESSES/RISKS

- Market unit rents exceed 60% rents by an average of \$434/unit
- High expense ratio exceeds 65% in year 3
- Low overall parking ratio
- No previous program participation

AREA MAP



AERIAL PHOTOGRAPH(S)



18077 Park Forest - Application Summary

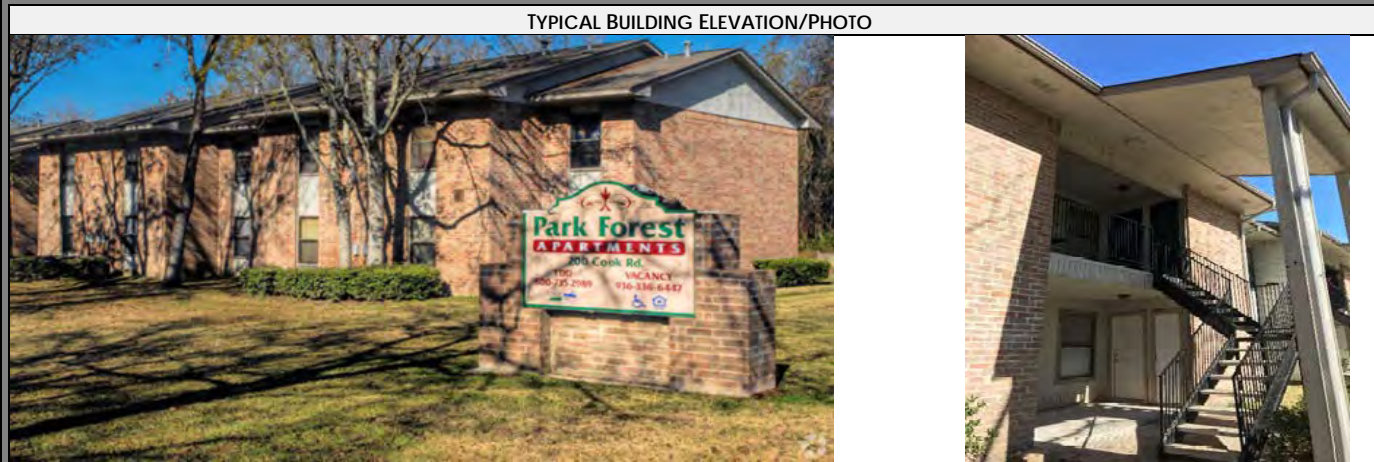
REAL ESTATE ANALYSIS DIVISION

June 5, 2018

PROPERTY IDENTIFICATION	
Application #	18077
Development	Park Forest
City / County	Liberty / Liberty
Region/Area	6 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1986)

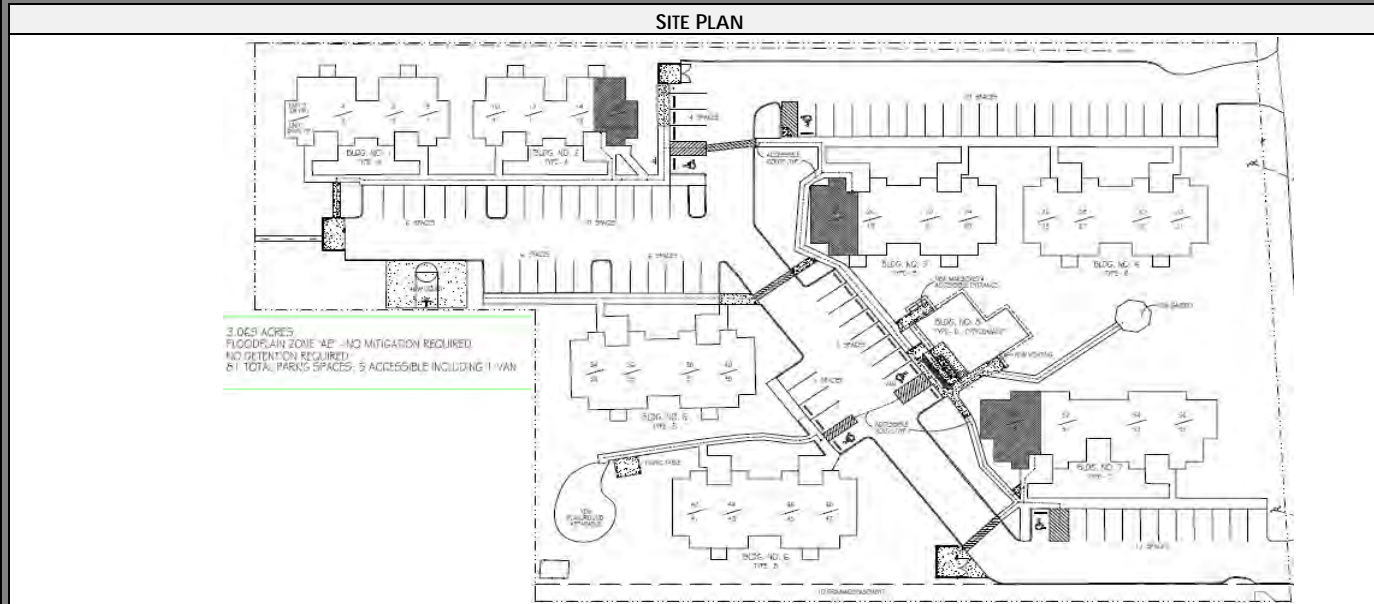
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$458,635	\$458,047	\$8,179/Unit	\$0.85

KEY PRINCIPAL / SPONSOR		
James E. Washburn Charles E. Washburn Devin Baker		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	9%
1	16	29%	40%	-	0%
2	32	57%	50%	11	20%
3	8	14%	60%	39	70%
4	-	0%	MR	1	2%
TOTAL	56	100%	TOTAL	56	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	✗ 76.0%
Breakeven Occ.	✓ 87.7%	Breakeven Rent	\$579
Average Rent	\$611	B/E Rent Margin	⚠ \$32
Property Taxes	\$548/unit	Exemption/PILOT	0%
Total Expense	\$5,294/unit	Controllable	\$3,053/unit



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

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	756 SF	Density	18.2/acre
Acquisition	\$33K/unit	\$1,821K	
Building Cost	\$31.17/SF	\$24K/unit	\$1,320K
Hard Cost	\$39K/unit		\$2,188K
Total Cost	\$103K/unit		\$5,786K
Developer Fee	\$447K	(2% Deferred)	Paid Year: 1
Contractor Fee	\$347K	30% Boost	Yes

REHABILITATION COSTS / UNIT					
Site Work	\$8K	21%	Finishes/Fixtures \$10K	25%	
Building Shell	\$13K	33%	Amenities	\$4K	10%
HVAC			Total Exterior	\$25K	70%
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
Bonneville MF - 538 Loan	40/40	5.50%	\$637,508	2.19	City of Liberty - Permitting Dept.	0/0	0.00%	\$250	1.27	Raymond James TC Funds	\$3,893,006
										LCJ Development	\$9,498
TOTAL DEBT (Must Pay)			\$1,844,649		CASH FLOW DEBT / GRANTS			\$38,879		TOTAL EQUITY SOURCES	\$3,902,504
										TOTAL DEBT SOURCES	\$1,883,529
										TOTAL CAPITALIZATION	\$5,786,033

CONDITIONS

- Receipt and acceptance by 10% test:
 - a. 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
 - v: Approved relocation budget
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement

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	
Close Date	
Bond Structure	

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	USDA rental assistance on 54 of 56 units
WEAKNESSES/RISKS	
▫	High Expense Ratio at 76%
▫	Development located within 100 Year Flood Plain



DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Mason Joseph Company	40/40	4.50%	\$11,978,000	1.15	Austin SMART Housing Waiver	0/0	0.00%	\$302,516	1.15	RBC Capital Markets	\$14,097,180	
										AAHC / Carleton Development Ltd.	\$178,275	
										Additional (Excess) Funds Req'd	(\$0)	
										TOTAL EQUITY SOURCES	\$15,625,455	
										TOTAL DEBT SOURCES	\$12,280,516	
TOTAL DEBT (Must Pay)			\$11,978,000		CASH FLOW DEBT / GRANTS			\$302,516		TOTAL CAPITALIZATION		\$27,905,971

CONDITIONS

- 1 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 submitting the application to HUD.
 - b: Documentation that all requirements related to URA compliance have been met including submission of:
 - GIN
 - Relocation Plan and Budget
 - Signed Seller Disclosure Letter
 - c: Evidence of appropriate zoning for the proposed development.

- 2 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 approved rents and operating budget.

- 3 Receipt and acceptance by Cost Certification:
 - a: Certification from Appraisal District that the property qualifies for property tax exemption.
 - b: Executed ground lease with Housing Authority of the City of Austin clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.
 - c: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented by a qualified abatement company; and that any remaining asbestos-containing materials or lead-based paint 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.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	FHA Backed
▫	PBV's and RAD rental assistance
▫	Housing Authority developer experience
▫	Central location
WEAKNESSES/RISKS	
▫	Low parking to unit ratio
▫	Feasibility dependent on property tax exemption
AREA MAP	

AERIAL PHOTOGRAPH(S)



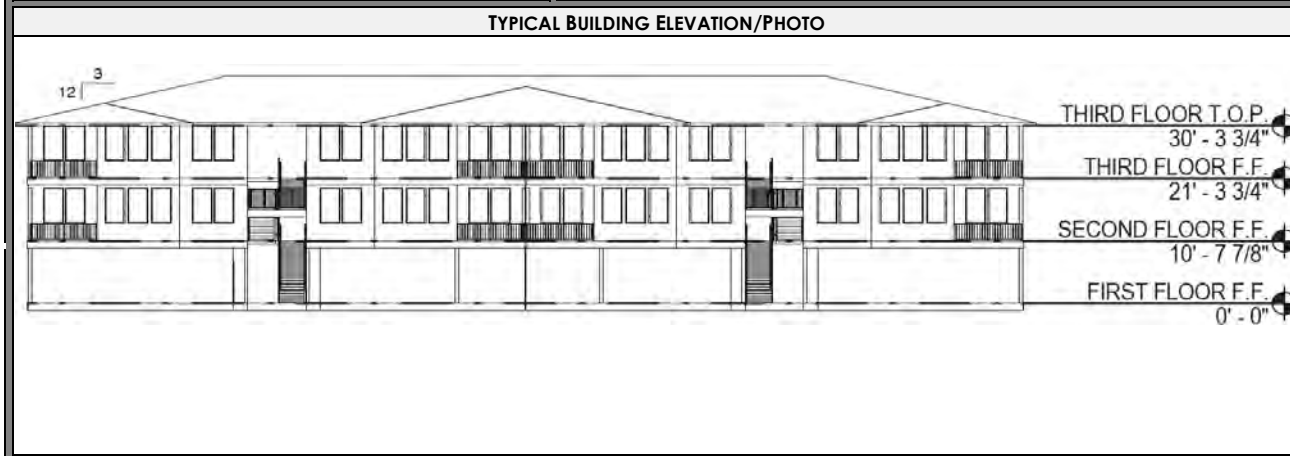
18084 Artisan at Ruiz - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 20, 2018

PROPERTY IDENTIFICATION	
Application #	18084
Development	Artisan at Ruiz
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

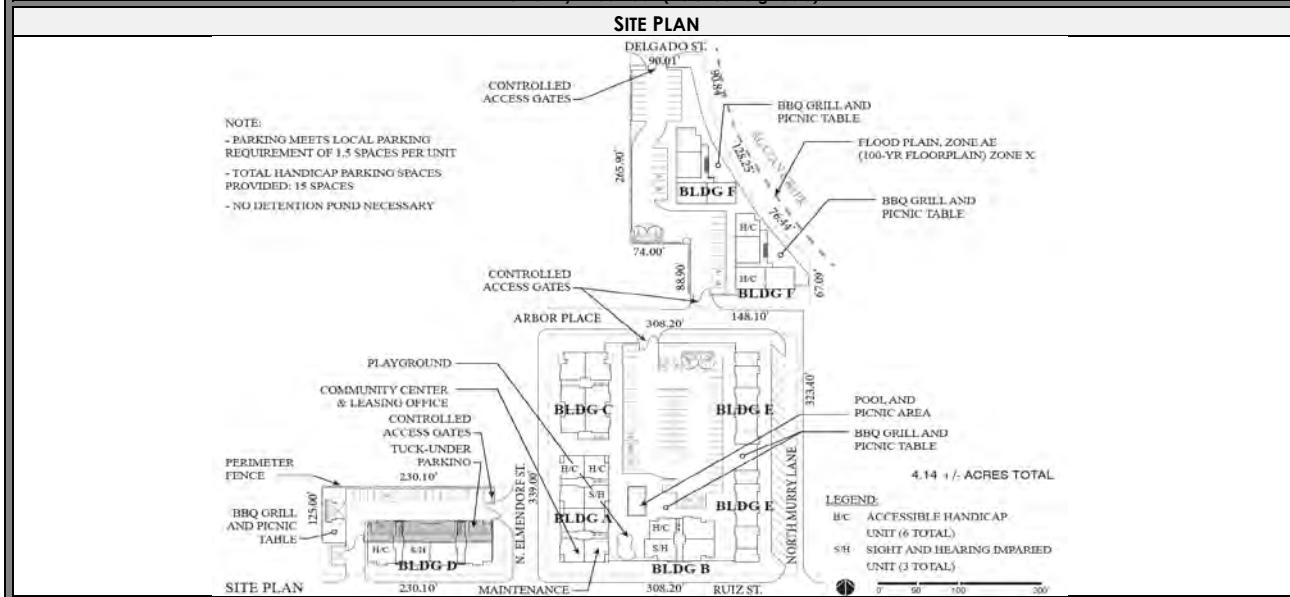
RECOMMENDATION					
TDHCA Program		Request	Recommended		
LIHTC (9% Credit)		\$1,500,000	\$1,500,000	\$14,706/Unit	\$0.93

KEY PRINCIPAL / SPONSOR		
<ul style="list-style-type: none"> Aubra Franklin / Franklin Companies Ryan Wilson / Franklin Development 		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	11%
1	-	0%	40%	-	0%
2	55	54%	50%	41	40%
3	47	46%	60%	50	49%
4	-	0%	MR	-	0%
TOTAL	102	100%	TOTAL	102	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.20	Expense Ratio	56.2%
Breakeven Occ.	85.8%	Breakeven Rent	\$610
Average Rent	\$659	B/E Rent Margin	\$49
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,235/unit	Controllable	\$3,090/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.6%		
Highest Unit Capture Rate	18%	2 BR/60%	29
Dominant Unit Cap. Rate	18%	2 BR/60%	29
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,013 SF	Density	24.6/acre
Acquisition		\$13K/unit	\$1,300K
Building Cost	\$71.66/SF	\$73K/unit	\$7,405K
Hard Cost		\$100K/unit	\$10,235K
Total Cost		\$186K/unit	\$18,990K
Developer Fee	\$2,159K	(30% Deferred)	Paid Year: 10
Contractor Fee	\$1,459K	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	5.50%	\$4,362,580	1.20	City of San Antonio	0/0	0.00%	\$500	1.20	Hunt Capital Partners	\$13,948,605
										Franklin Development Properties, Ltd	\$651,276
TOTAL DEBT (Must Pay)			\$4,362,580		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,599,881
										TOTAL DEBT SOURCES	\$4,363,080
										TOTAL CAPITALIZATION	\$18,962,961

CONDITIONS

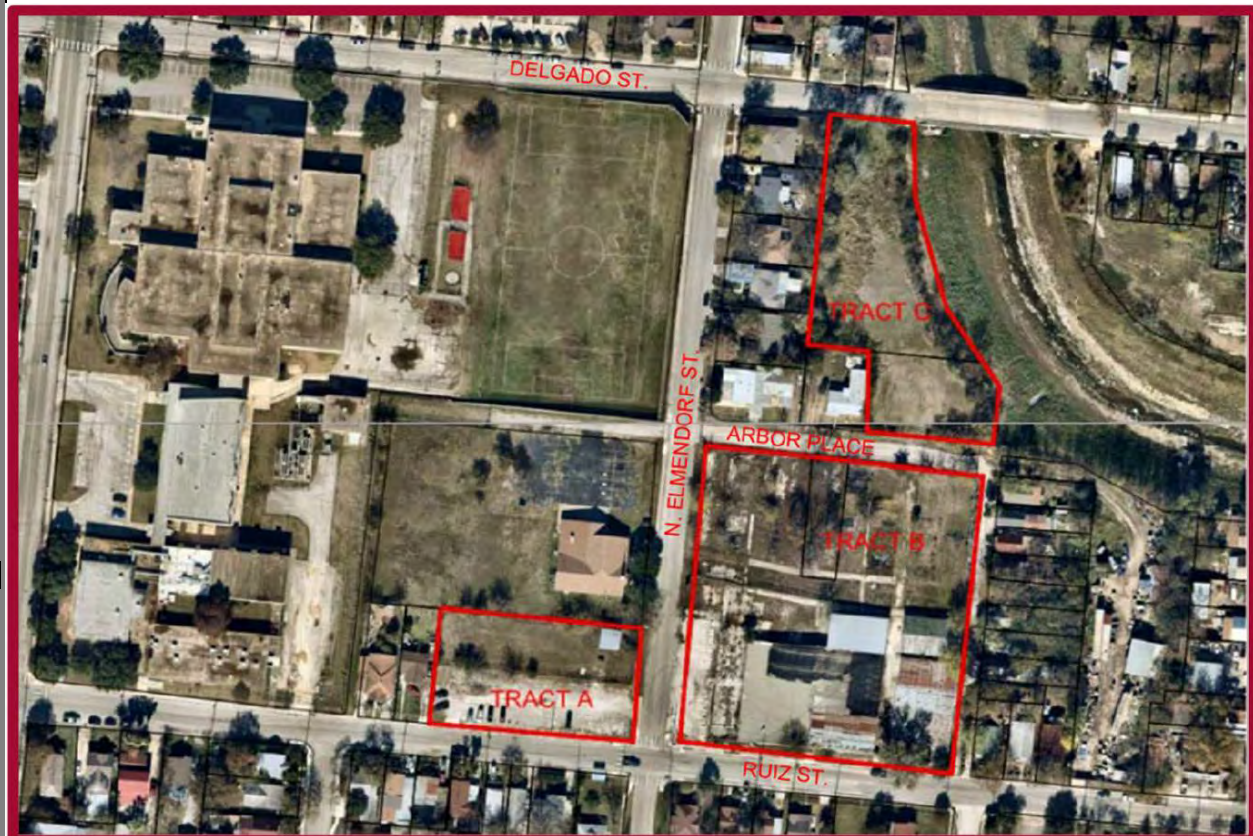
- 1 Receipt and acceptance by 10% test:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Phase II ESA recommended by provider, resulting from former nursery storage of fertilizers, pesticides, herbicides, and insecticides. Documentation of any additional cost required for recommended remediation.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that all recommendations related to Phase II Environmental Study were fully 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	
Close Date	
Bond Structure	
% Financed with Tax-Exempt Bonds	77.7%

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Opportunity area with < 20% HTC Units / household
- Low capture rate necessary for feasibility
- High annual cash flow
- Experienced developer in San Antonio
- Local official support (fulfills REnewSA University Park West/Blueidge Revitalization Plan)
- Substantial Market Rent premiums in submarket

WEAKNESSES/RISKS

- Separate acquisition transactions from two different Sellers
- Feasibility depends on Property Tax Exemption
- Rezoning of Tract B still pending City Council

AREA MAP



18091 Lavon Senior Villas - Application Summary

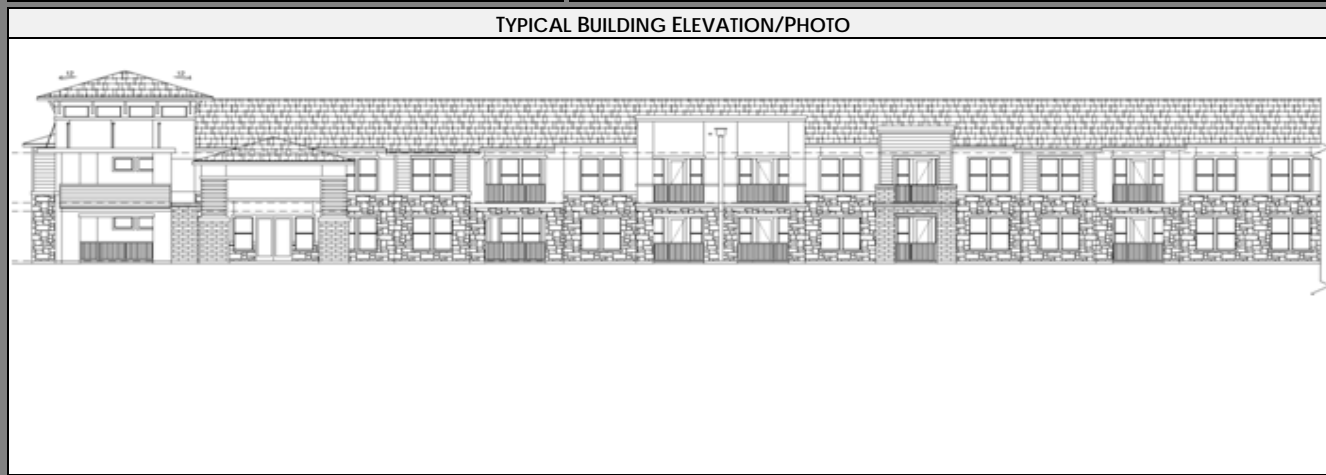
REAL ESTATE ANALYSIS DIVISION

July 3, 2018

PROPERTY IDENTIFICATION	
Application #	18091
Development	Lavon Senior Villas
City / County	Garland / Dallas
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

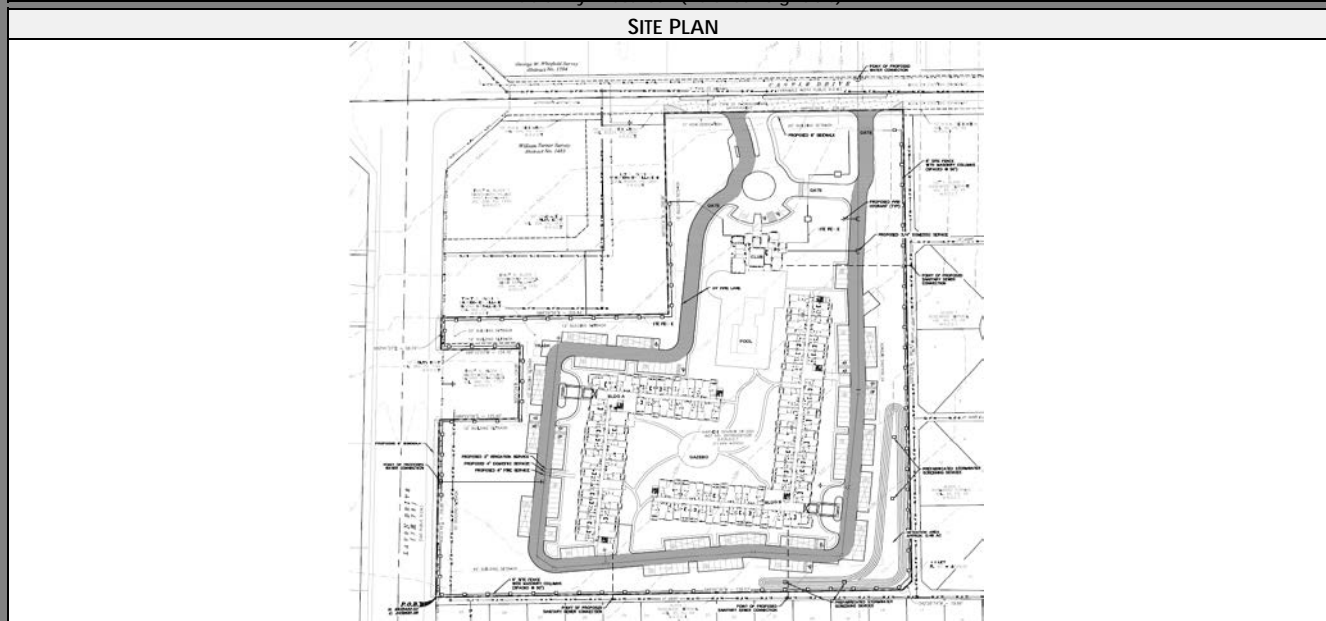
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.95

KEY PRINCIPAL / SPONSOR		
Percival Vaz - CEO & David Yarden - Vice President of Finance		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	60	50%	40%	-	0%
2	60	50%	50%	42	35%
3	-	0%	60%	51	43%
4	-	0%	MR	16	13%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	✓ 59.2%
Breakeven Occ.	✓ 84.5%	Breakeven Rent	\$643
Average Rent	\$706	B/E Rent Margin	✓ \$63
Property Taxes	\$818/unit	Exemption/PILOT	0%
Total Expense	\$4,768/unit	Controllable	\$2,927/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	2.4%	
Highest Unit Capture Rate	✓ 7%	2 BR/60%	26
Dominant Unit Cap. Rate	✓ 7%	2 BR/60%	26
Premiums (↑60% Rents)	Yes ✓	\$125/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	803 SF	Density	10.6/acre
Acquisition		\$26K/unit	\$3,115K
Building Cost	\$71.65/SF	\$58K/unit	\$6,907K
Hard Cost		\$80K/unit	\$9,549K
Total Cost		\$161K/unit	\$19,364K
Developer Fee	\$1,983K	(29% Deferred)	Paid Year: 7
Contractor Fee	\$1,318K	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	15/35	6.00%	\$4,544,092	1.27						Hudson Housing Capital LLC	\$14,250,000
										AMTEX Development, LLC	\$570,227
TOTAL DEBT (Must Pay)			\$4,544,092		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$14,820,227
										TOTAL DEBT SOURCES	\$4,544,092
										TOTAL CAPITALIZATION	\$19,364,319

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and certification from the Architect or Acoustical Consultant that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that continued testing was performed to onsite groundwater, and if necessary, a certification that any appropriate abatement procedures were implemented by a qualified abatement company. At this time, no abatement is required.

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

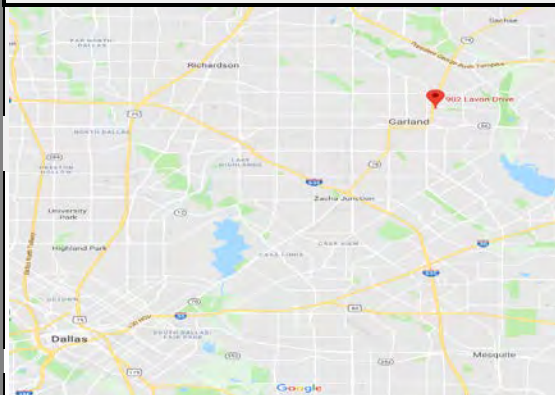
STRENGTHS/MITIGATING FACTORS

- Strong feasibility indicators based on Underwriter's pro forma
- Project remains feasible with added contingency
- Restricted rents are 22%-70% below market rates
- Applicant has completed six TDHCA HTC developments in six years.
- Senior properties in PMA average 98% occupancy.
- Adheres to Garland Concerted Revitalization Plan

WEAKNESSES/RISKS

- Application submitted with marginal feasibility (1.15 debt coverage)
- No cost contingency in Applicant's budget
- Two significant REC's (groundwater & noise)

AREA MAP



AERIAL PHOTOGRAPH(S)



18095 Retreat West Beaumont - Application Summary

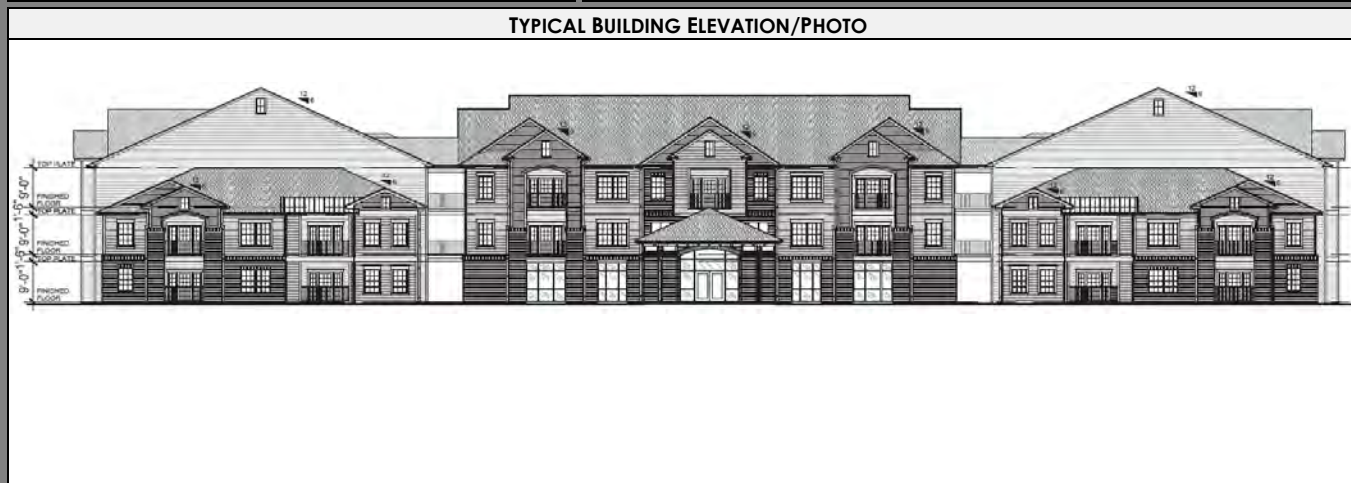
REAL ESTATE ANALYSIS DIVISION

June 14, 2018

PROPERTY IDENTIFICATION	
Application #	18095
Development	Retreat West Beaumont
City / County	Beaumont / Jefferson
Region/Area	5 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

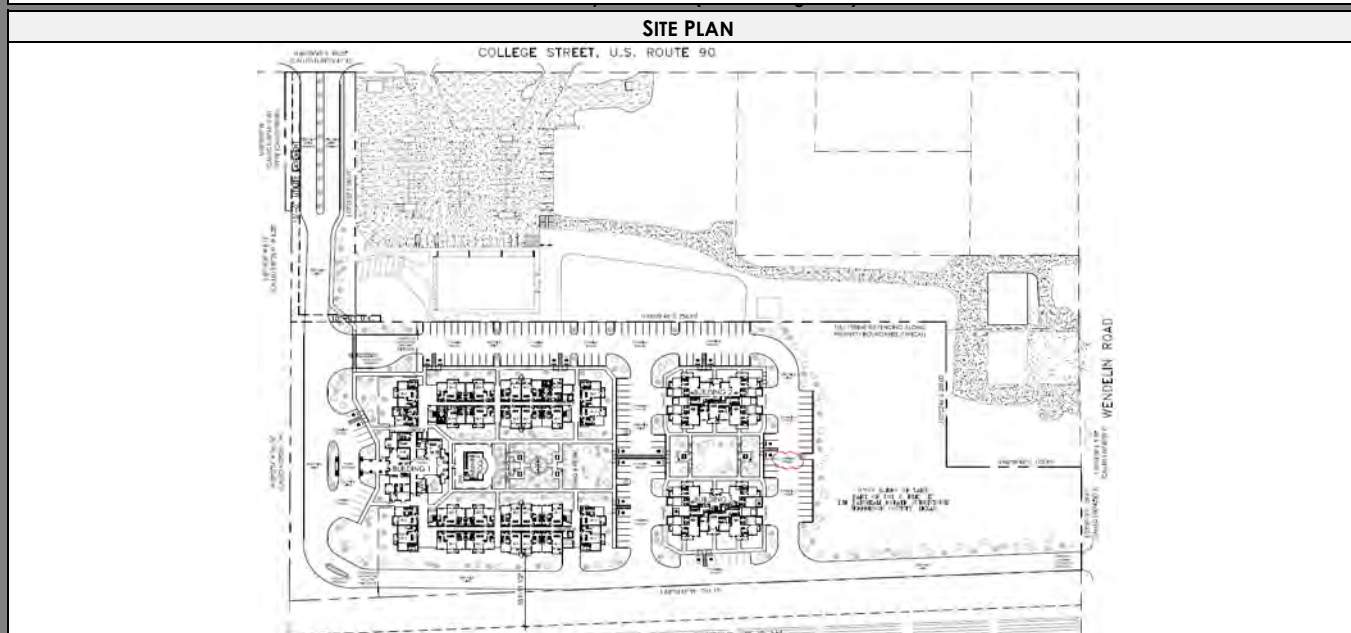
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,070,525	\$1,070,525	\$10,924/Unit	\$0.92

KEY PRINCIPAL / SPONSOR			
<ul style="list-style-type: none"> • Christopher A. Akbari / The ITEX Group, LLC • Clark Colvin / The ITEX Group, LLC 			
Related Parties	Contractor -	Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	8%
1	58	59%	40%	-	0%
2	40	41%	50%	15	15%
3	-	0%	60%	51	52%
4	-	0%	MR	24	24%
TOTAL	98	100%	TOTAL	98	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	61.2%
Breakeven Occ.	87.3%	Breakeven Rent	\$609
Average Rent	\$647	B/E Rent Margin	\$37
Property Taxes	\$707/unit	Exemption/PILOT	0%
Total Expense	\$4,517/unit	Controllable	\$2,527/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			4.8%
Highest Unit Capture Rate	12%	2 BR/60%	16
Dominant Unit Cap. Rate	12%	1 BR/60%	35
Premiums (↑60% Rents)	Yes		\$295/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	806 SF	Density	11.2/acre
Acquisition		\$08K/unit	\$760K
Building Cost	\$81.35/SF	\$66K/unit	\$6,428K
Hard Cost		\$83K/unit	\$8,136K
Total Cost		\$143K/unit	\$13,973K
Developer Fee	\$1,619K	(38% Deferred)	Paid Year: 14
Contractor Fee	\$1,139K	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	6.00%	\$3,505,000	1.17	City of Beaumont Fee Waivers	0/0	0.00%	\$500	1.17	RBC Capital Markets	\$9,847,845
										ITEX Development, Ltd.	\$619,461
										Additional (Excess) Funds Req'd	\$0
TOTAL DEBT (Must Pay)			\$3,505,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$10,467,306
										TOTAL DEBT SOURCES	\$3,505,500
										TOTAL CAPITALIZATION	\$13,972,806

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
 - b 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:
 - a For portion of the site determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
 - b Architect certification 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		AERIAL PHOTOGRAPH(s)
Issuer		
Expiration Date		
Bond Amount		
BRB Priority		
Close Date		
Bond Structure		
% Financed with Tax-Exempt Bonds		
RISK PROFILE		
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ 2018 Program Rents 11% higher than underwritten 2017 ▫ Market Analyst reports rents \$300-\$500 above HTC 60% ▫ Experienced TX Property Manager ▫ Well established community support ▫ High Opportunity area 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Rising interest rates could drive debt coverage below ▫ Market risk on 25% of units 		
AREA MAP		

18096 Patriot Park Family - Application Summary

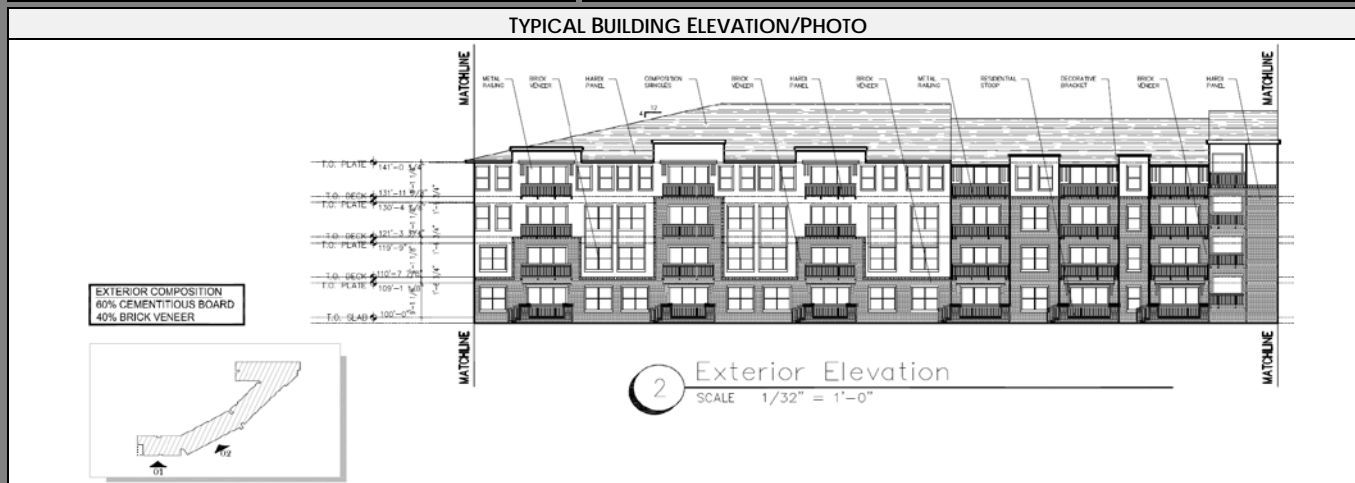
REAL ESTATE ANALYSIS DIVISION

July 19, 2018

PROPERTY IDENTIFICATION	
Application #	18096
Development	Patriot Park Family
City / County	Plano / Collin
Region/Area	3 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

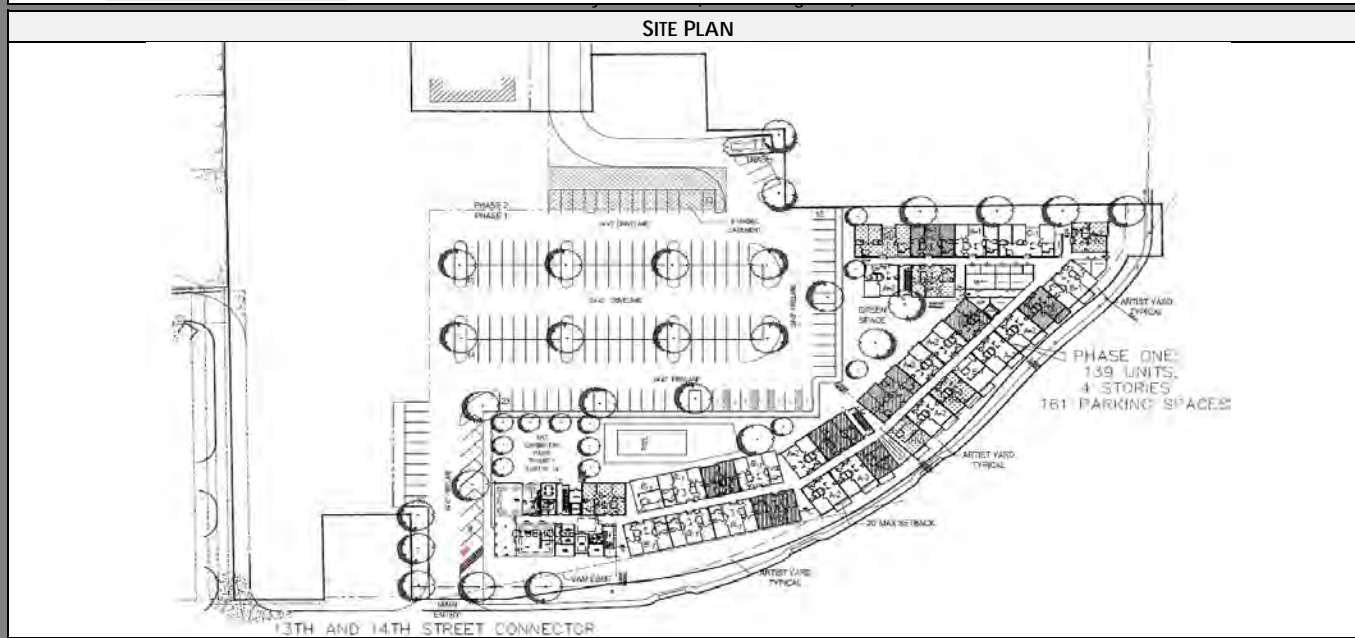
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,791/Unit	\$0.90

KEY PRINCIPAL / SPONSOR		
Jean Brown / Plano Housing Corporation & Dan Allgeier / Lakewood Property Management		
Related Parties	Contractor - No	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	17	12%	30%	12	9%
1	59	42%	40%	-	0%
2	49	35%	50%	45	32%
3	14	10%	60%	54	39%
4	-	0%	MR	28	20%
TOTAL	139	100%	TOTAL	139	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	59.1%
Breakeven Occ.	82.7%	Breakeven Rent	\$714
Average Rent	\$801	B/E Rent Margin	\$86
Property Taxes	\$828/unit	Exemption/PILOT	0%
Total Expense	\$5,351/unit	Controllable	\$3,209/unit



MARKET FEASIBILITY INDICATORS		
Gross Capture Rate (10% Maximum)		2.2%
Highest Unit Capture Rate	16%	0 BR/60% 6
Dominant Unit Cap. Rate	10%	1 BR/60% 24
Premiums (↑60% Rents)	Yes	\$262/Avg.
Rent Assisted Units	N/A	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	817 SF	Density	40.0/acre
Acquisition		\$16K/unit	\$2,189K
Building Cost	\$81.06/SF	\$66K/unit	\$9,210K
Hard Cost		\$83K/unit	\$11,541K
Total Cost		\$147K/unit	\$20,455K
Developer Fee	\$2,130K	(21% Deferred)	Paid Year: 4
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
Doughtery Mortgage	40/40	4.65%	\$6,480,000	1.36						Boston Capital	\$13,490,000
										Plano Family 001 LP	\$454,454
TOTAL DEBT (Must Pay)			\$6,511,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$13,944,454
										TOTAL DEBT SOURCES	\$6,511,000
										TOTAL CAPITALIZATION	\$20,455,454

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Verified site control of the portion of the site expected to be vacated by the City - Property ID: 116225 J F Kendricks 1st (CPL), Lot 12B that is included on the southeastern edge of the applicants site plan.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were 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.

RISK PROFILE

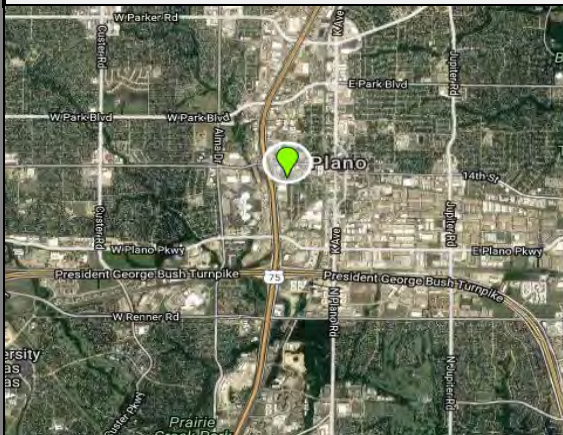
STRENGTHS/MITIGATING FACTORS

- City support resulting from this project's role in the 2016 Plano Concerted Revitalization Plan (CRP)
- Belongs to Neighborhood Empowerment Zone #1 where all city development fees are waived
- Market Rate units as much as 33% below Market Analyst's concluded rents.

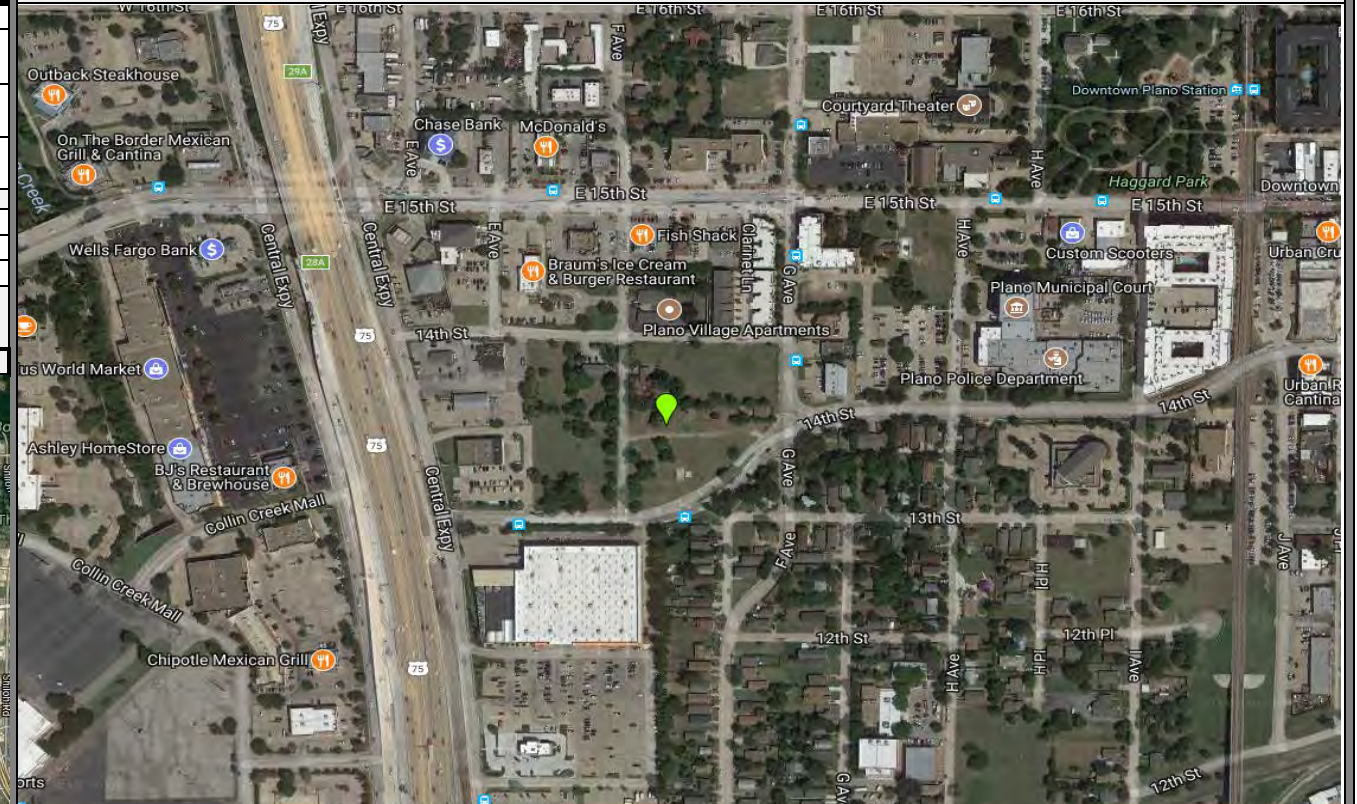
WEAKNESSES/RISKS

- Inefficient parking
- Relatively small units could limit demand

AREA MAP



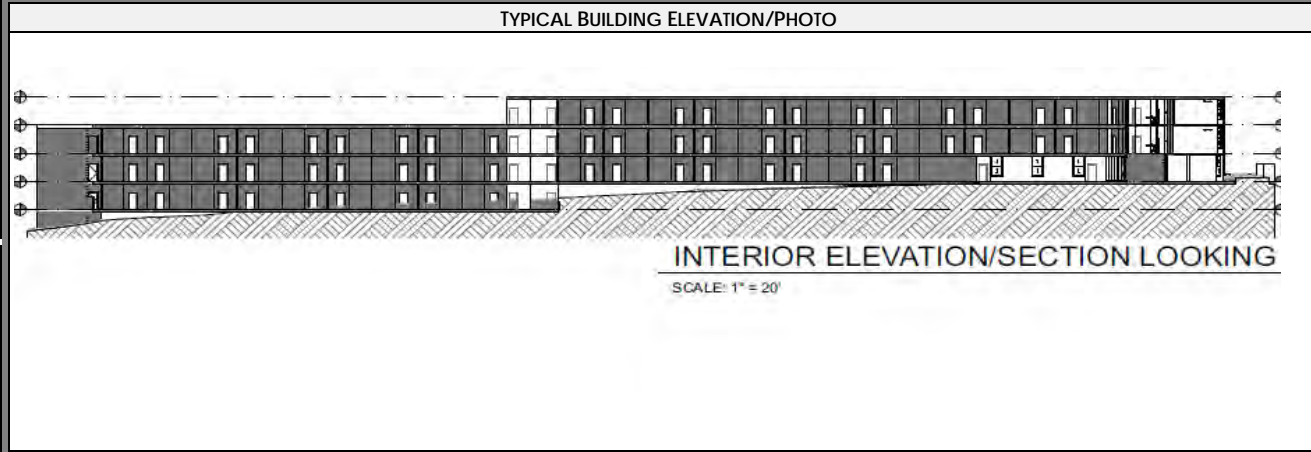
AERIAL PHOTOGRAPH(S)



18099 Waters Park Studios - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18099	TDHCA Program		Request		Recommended	
Development	Waters Park Studios	LIHTC (9% Credit)		\$1,500,000	\$1,500,000	\$11,364/Unit	\$0.96
City / County	Austin / Travis			Amount	Rate	Amort	Term
Region/Area	7 / Urban	Multifamily Direct Loan Soft Repayable		\$1,000,000			40
Population	Supportive Housing						1
Set-Aside	Non-Profit						
Activity	New Construction						

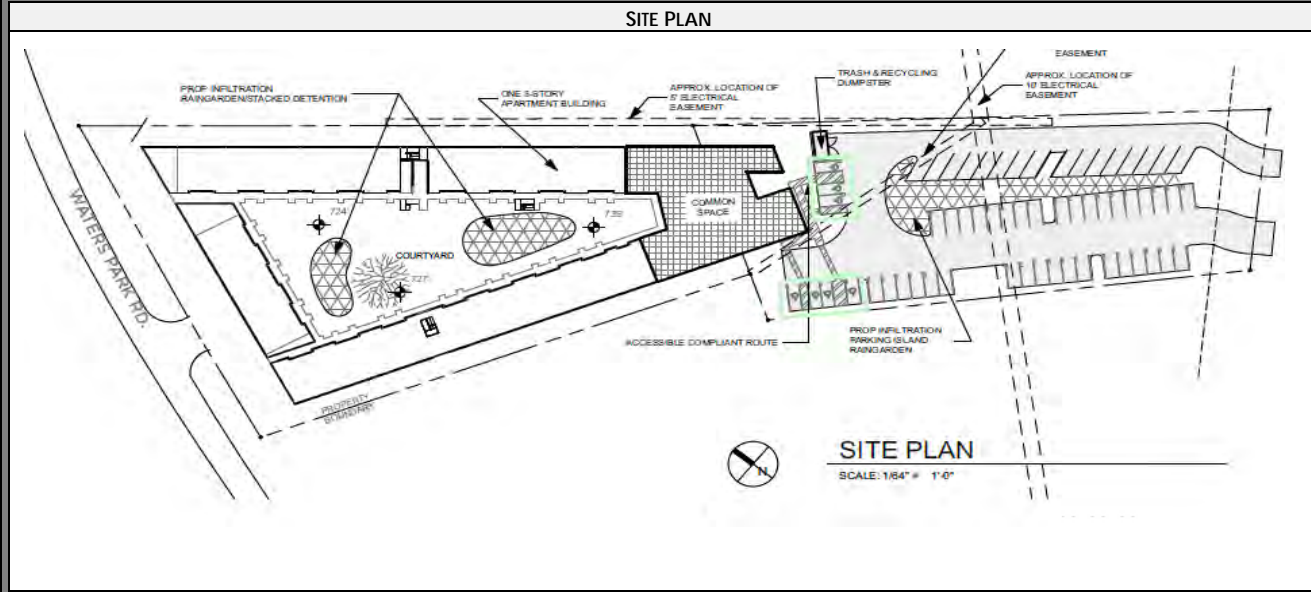
KEY PRINCIPAL / SPONSOR		
Walter Moreau/Foundation Communities Jennifer Hicks		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	132	100%	30%	27	20%
1	-	0%	40%	27	20%
2	-	0%	50%	78	59%
3	-	0%	60%	-	0%
4	-	0%	MR	-	0%
TOTAL	132	100%	TOTAL	132	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten	Applicant's Pro Forma	
Debt Coverage	N/A	Expense Ratio 82.7%
Breakeven Occ.	76.5%	Breakeven Rent \$515
Average Rent	\$625	B/E Rent Margin \$110
Property Taxes	\$352/unit	Exemption/PILOT 0%
Total Expense	\$5,838/unit	Controllable \$4,541/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	3.1%	
Highest Unit Capture Rate	6%	0 BR/50% 78
Dominant Unit Cap. Rate	6%	0 BR/50% 78
Premiums (↑60% Rents)	#DIV/0! # 35;"No")	
Rent Assisted Units	N/A	

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	518 SF	Density 53.9/acre
Acquisition	\$32K/unit	\$4,261K
Building Cost	\$166.73/SF	\$86K/unit \$11,400K
Hard Cost	\$108K/unit	\$14,291K
Total Cost	\$189K/unit	\$24,993K
Developer Fee	\$1,772K (46% Deferred)	Paid Year: 6
Contractor Fee	\$1,996K	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	
City of Austin	40/0	0.00%	\$4,000,000		City of Austin Fee Waivers	0/0	0.00%	\$363,827		Bank of America	\$14,400,000	
					TDHCA (MDL) Soft Repayable	0/0		\$1,000,000		Foundation Communities, Inc.	\$4,410,658	
										Foundation Communities, Inc.	\$818,069	
										Additional (Excess) Funds Req'd	(\$0)	
										TOTAL EQUITY SOURCES	\$19,628,727	
										TOTAL DEBT SOURCES	\$5,363,827	
TOTAL DEBT (Must Pay)			\$4,000,000		CASH FLOW DEBT / GRANTS			\$1,363,827		TOTAL CAPITALIZATION		\$24,992,554

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.
- e: 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 Commitment:

- a: Firm commitment for \$4M loan from AHFC clearly stating all terms and conditions.
- b: Any outstanding URA documentation.

3 Receipt and acceptance by Cost Certification:

- a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented by a qualified abatement company.
- c: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
- d: Certification that septic field remediation was performed by a qualified company.
- e: Certification of proper reporting and closure of non operational domestic water well by a licensed well driller.

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	
▫	Applicant's experience with developing and operating
▫	No foreclosable debt
▫	Sponsor's history of fundraising
▫	High SRO occupancy
WEAKNESSES/RISKS	
▫	Dependent on sponsor's financial capacity and fund
▫	Several environmental remediations
AREA MAP	



18118 Sandstone Foothills Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	18118
Development	Sandstone Foothills Apartments
City / County	Mineral Wells / Palo Pinto
Region/Area	3 / Rural
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1990)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$471,893	\$458,783	\$11,470/Unit	\$0.90

KEY PRINCIPAL / SPONSOR		
National Church Residences Tracey Fine		
Related Parties	Contractor - TBD	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	9	23%	30%	3	8%
1	30	75%	40%	-	0%
2	1	3%	50%	8	21%
3	-	0%	60%	28	72%
4	-	0%	MR	-	0%
TOTAL	40	100%	TOTAL	39	98%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	63.8%
Breakeven Occ.	89.0%	Breakeven Rent	\$740
Average Rent	\$790	B/E Rent Margin	\$50
Property Taxes	\$929/unit	Exemption/PILOT	0%
Total Expense	\$5,747/unit	Controllable	\$3,598/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	4.6%		
Highest Unit Capture Rate	25%	1 BR/50%	29
Dominant Unit Cap. Rate	25%	1 BR/50%	29
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	40	100% Total Units	


DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	540 SF	Density	23.8/acre
Acquisition	\$33K/unit	\$1,326K	
Building Cost	\$90.55/SF	\$49K/unit	\$1,956K
Hard Cost	\$64K/unit		\$2,551K
Total Cost	\$163K/unit		\$6,529K
Developer Fee	\$780K	(41% Deferred)	Paid Year: 13
Contractor Fee	\$357K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$5K	8%	Finishes/Fixtures \$27K 42%
Building Shell	\$16K	25%	Amenities \$5K 8%
HVAC	\$3K	5%	Total Exterior \$26K 45%
Appliances	\$1K	2%	Total Interior \$32K 55%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Chase/JP Morgan	18/30	6.00%	\$1,495,000	1.21	City Contribution	0/0	0.00%	\$250	1.21	NEF	\$4,127,852
					Acquired Rep Reserves	0/0	0.00%	\$388,996	1.21		
					National Church Residences	0/0	0.00%	\$200,000	1.21	Deferred Developer Fee	\$317,202
TOTAL DEBT (Must Pay)			\$1,495,000		CASH FLOW DEBT / GRANTS			\$589,246		TOTAL EQUITY SOURCES	\$4,445,054
										TOTAL DEBT SOURCES	\$2,084,246
										TOTAL CAPITALIZATION	\$6,529,300

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.

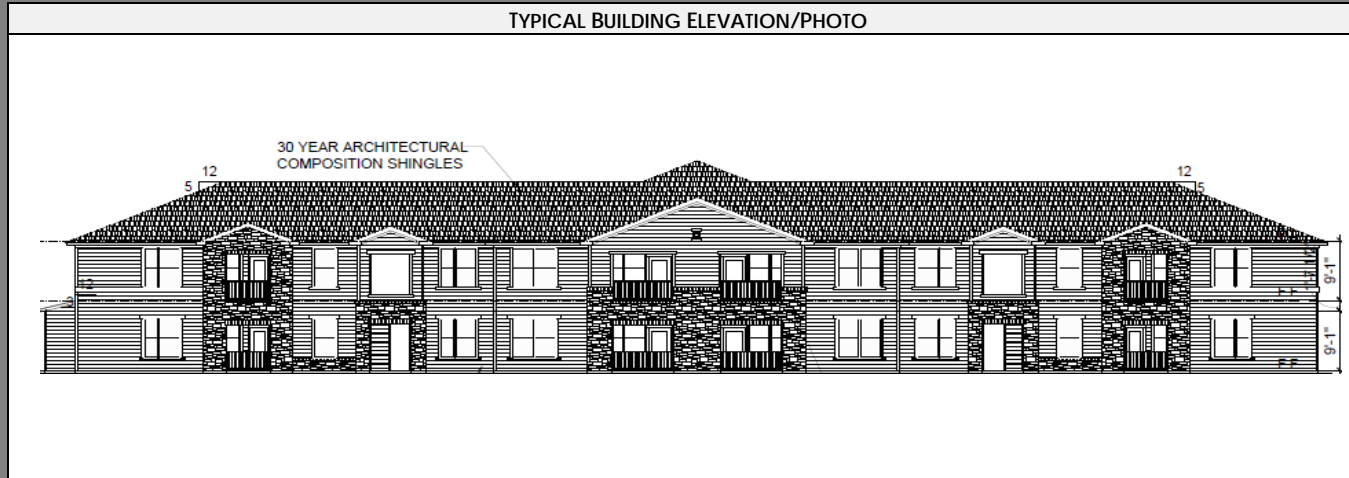
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	100% HAP Contract
o	Experienced Developer
WEAKNESSES/RISKS	
o	Expense to Income ratio
AREA MAP	
	



18126 Caldwell Heights - Application Summary

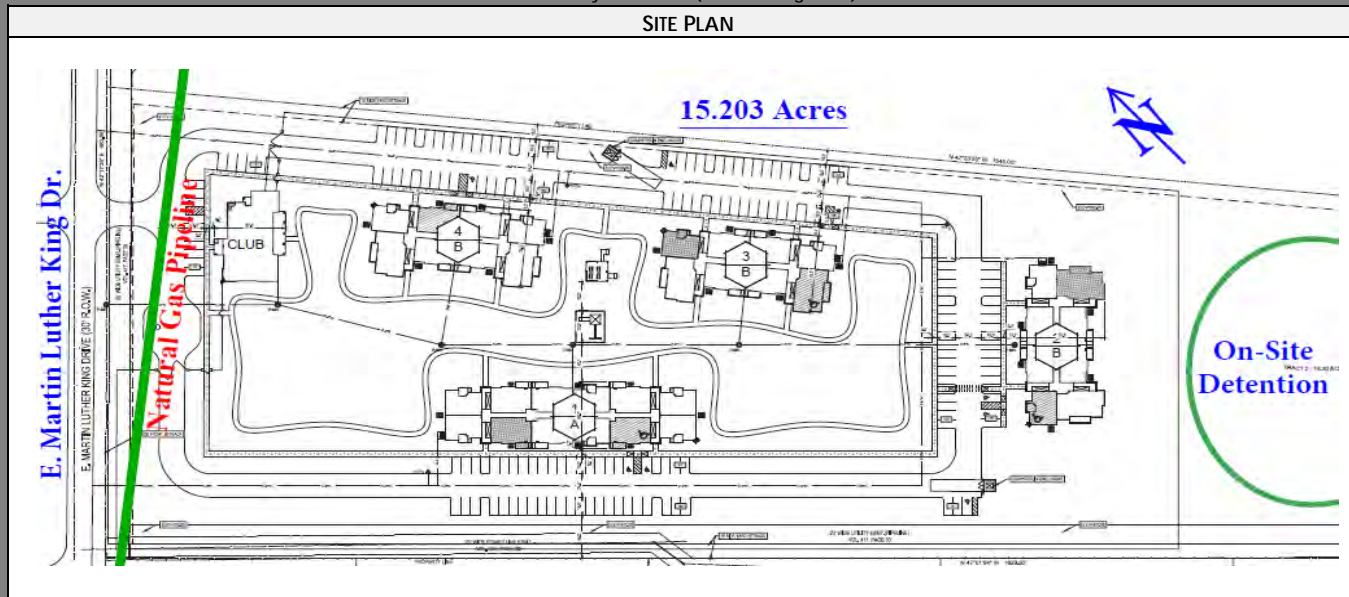
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	18126	TDHCA Program	Request	Recommended	
Development	Caldwell Heights	LIHTC (9% Credit)	\$818,762	\$818,762	\$11,372/Unit \$0.91
City / County	Caldwell / Burleson				
Region/Area	8 / Rural				
Population	General				
Set-Aside	Rural				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
<ul style="list-style-type: none"> • Jeff Beaver & Ralph Fullerton / Olympia Construction, Inc. (70%) • Robbye Meyer / Arx Housing Initiatives, LLC (30%) 		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	12	17%	40%	-	0%
2	44	61%	50%	22	31%
3	16	22%	60%	44	61%
4	-	0%	MR	-	0%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.26	Expense Ratio	60.7%
Breakeven Occ.	84.9%	Breakeven Rent	\$600
Average Rent	\$655	B/E Rent Margin	\$54
Property Taxes	\$700/unit	Exemption/PILOT	0%
Total Expense	\$4,478/unit	Controllable	\$2,631/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			11.7%
Highest Unit Capture Rate	59%	2 BR/60%	28
Dominant Unit Cap. Rate	59%	2 BR/60%	28
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		N/A

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,076 SF	Density	4.7/acre
Acquisition		\$03K/unit	\$200K
Building Cost	\$68.77/SF	\$74K/unit	\$5,325K
Hard Cost		\$94K/unit	\$6,756K
Total Cost		\$147K/unit	\$10,612K
Developer Fee	\$1,300K	(28% Deferred)	Paid Year: 8
Contractor Fee	\$908K	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
Bonneville USDA 538	30/40	4.50%	\$2,800,000	1.26						Raymond James	\$7,449,989
										Olympia Construction, Inc	\$362,447
TOTAL DEBT (Must Pay)			\$2,800,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$7,812,436
										TOTAL DEBT SOURCES	\$2,800,000
										TOTAL CAPITALIZATION	\$10,612,436

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

- HTC properties in PMA/county all report 100% occupancy
- 1.26 DCR
- Developer experience
- Attractive design should enhance leasing

WEAKNESSES/RISKS

- High unit capture rates
- Expense ratio of 61%
- Single entrance

AREA MAP



AERIAL PHOTOGRAPH(S)



18127 Metro 31 Senior Community - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 23, 2018

PROPERTY IDENTIFICATION	
Application #	18127
Development	Metro 31 Senior Community
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,149,600	\$1,149,600	\$12,101/Unit	\$0.87	

KEY PRINCIPAL / SPONSOR		
Ike Monty / Investment Builders, Inc.		
Related Parties	Contractor - Yes	Seller - No

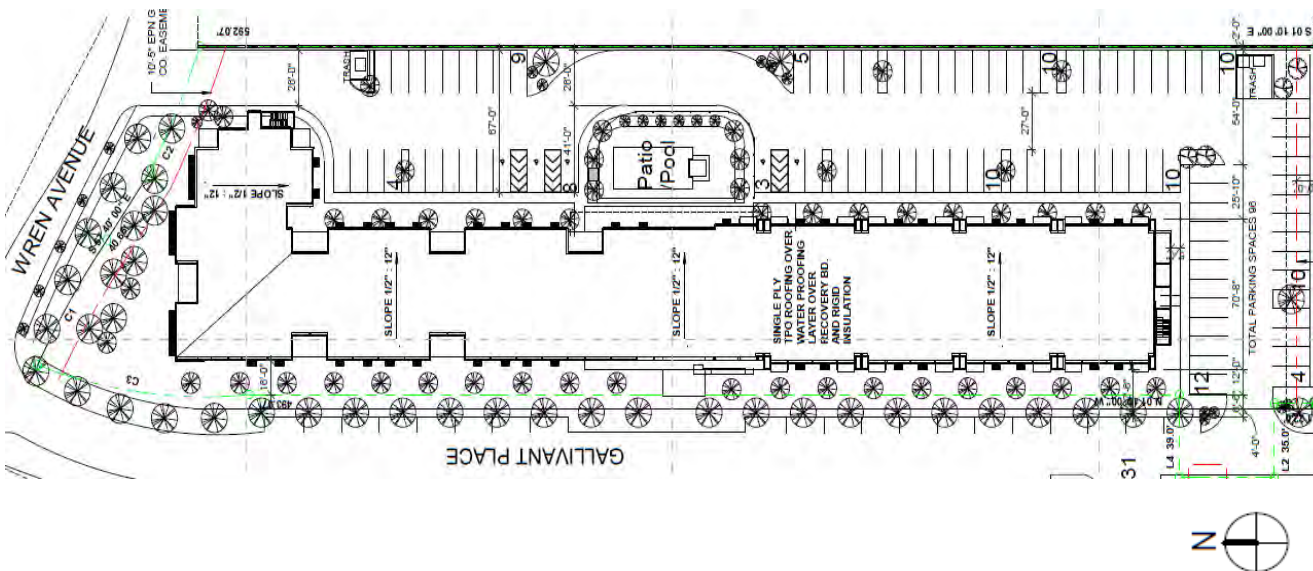
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	52	55%	40%	-	0%
2	43	45%	50%	18	19%
3	-	0%	60%	60	63%
4	-	0%	MR	8	8%
TOTAL	95	100%	TOTAL	95	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	63.6%
Breakeven Occ.	86.9%	Breakeven Rent	\$514
Average Rent	\$548	B/E Rent Margin	\$34
Property Taxes	\$575/unit	Exemption/PILOT	0%
Total Expense	\$3,974/unit	Controllable	\$2,430/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.7%	
Highest Unit Capture Rate	4%	2 BR/60%	27
Dominant Unit Cap. Rate	4%	1 BR/60%	33
Premiums (↑60% Rents)	Yes	\$73/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	785 SF	Density	38.9/acre
Acquisition		\$05K/unit	\$489K
Building Cost	\$77.99/SF	\$61K/unit	\$5,816K
Hard Cost		\$80K/unit	\$7,642K
Total Cost		\$135K/unit	\$12,781K
Developer Fee	\$1,492K	(20% Deferred)	Paid Year: 8
Contractor Fee	\$1,070K	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	
Hunt Capital Partners, LLC	15/35	6.50%	\$2,486,000	1.20	City of El Paso	0/0	0.00%	\$500	1.20	Hunt Capital Partners, LLC	\$10,000,520	
										Investment Builders, Inc	\$293,596	
										Additional (Excess) Funds Req'd	(\$0)	
										TOTAL EQUITY SOURCES	\$10,294,116	
										TOTAL DEBT SOURCES	\$2,486,500	
TOTAL DEBT (Must Pay)			\$2,486,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL CAPITALIZATION		\$12,780,616

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
 - b: 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:
 - 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 or engineer certification (including a Letter of Map Amendment "LOMA" or Letter of Map Revision "LOMR-F") indicating that the development is not within the 100 year floodplain; or 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.

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

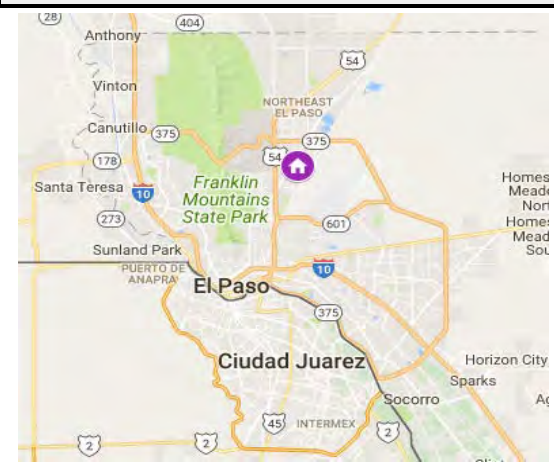
STRENGTHS/MITIGATING FACTORS

- Experienced developer - over 8,000 units built
- Positive financial indicators
- Low gross capture rate

WEAKNESSES/RISKS

- High expense ratio
- Small break-even rent margin

AREA MAP



18130 Skyway Gardens - Application Summary

PROPERTY IDENTIFICATION	
Application #	18130
Development	Skyway Gardens
City / County	Alpine / Brewster
Region/Area	13 / Rural
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$701,300	\$701,300	\$14,312/Unit	\$0.87

KEY PRINCIPAL / SPONSOR		
Ike Monty / Investment Builders, Inc.		
Related Parties	Contractor - Yes	Seller - No

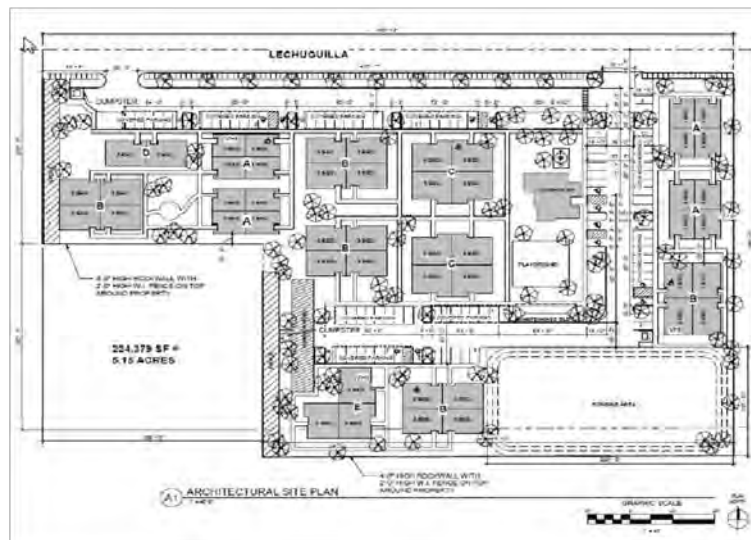
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	16	33%	40%	-	0%
2	22	45%	50%	10	20%
3	11	22%	60%	35	71%
4	-	0%	MR	-	-
TOTAL	49	100%	TOTAL	49	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage ✔	1.25	Expense Ratio ✔	60.0%
Breakeven Occ. ✔	85.1%	Breakeven Rent	\$576
Average Rent	\$628	B/E Rent Margin ⚠	\$51
Property Taxes	\$515/unit	Exemption/PILOT	0%
Total Expense	\$4,278/unit	Controllable	\$2,716/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	✔	4.9%	
Highest Unit Capture Rate ⚠	32%	3 BR/50%	3
Dominant Unit Cap. Rate ✔	15%	2 BR/60%	16
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	879 SF	Density	8.9/acre
Acquisition		\$06K/unit	\$300K
Building Cost	\$73.34/SF	\$64K/unit	\$3,158K
Hard Cost		\$88K/unit	\$4,329K
Total Cost		\$156K/unit	\$7,653K
Developer Fee	\$1,123K	(1% Deferred)	Paid Year: 1
Contractor Fee	\$606K	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
Hunt Capital Patners, LLC	15/35	6.50%	\$1,545,000	1.25						Hunt Capital Partners, LLC	\$6,100,700
										Investment Builders, Inc.	\$7,372
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$1,545,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$6,108,072
										TOTAL DEBT SOURCES	\$1,545,000
										TOTAL CAPITALIZATION	\$7,653,072

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Annexation by City of Alpine and approval
- 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:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

RISK PROFILE

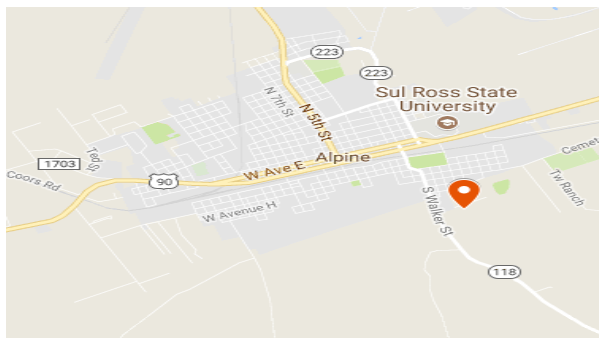
STRENGTHS/MITIGATING FACTORS

- Experienced developer - over 8,000 units built
- Fourplex design should compete well in the market
- Simple design has proven successful in other cities.

WEAKNESSES/RISKS

- High expense ratio
- Three bedroom units have a high capture rates.

AREA MAP



18137 New Hope Housing Dale Carnegie - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 5, 2018

PROPERTY IDENTIFICATION	
Application #	18137
Development	New Hope Housing Dale Carnegie
City / County	Houston / Harris
Region/Area	6 / Urban
Population	Supportive Housing
Set-Aside	Non-Profit
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$8,824/Unit	\$0.94	

KEY PRINCIPAL / SPONSOR		
New Hope Housing		
Joy Harak-Brown		
Emily Abeln		
Related Parties	Contractor - No	Seller - No

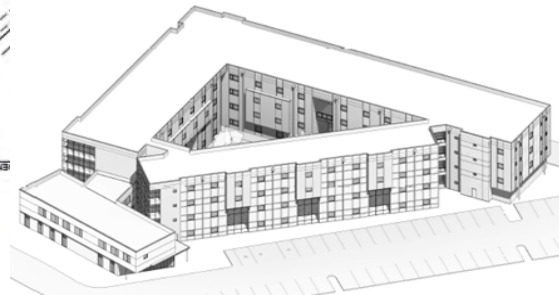
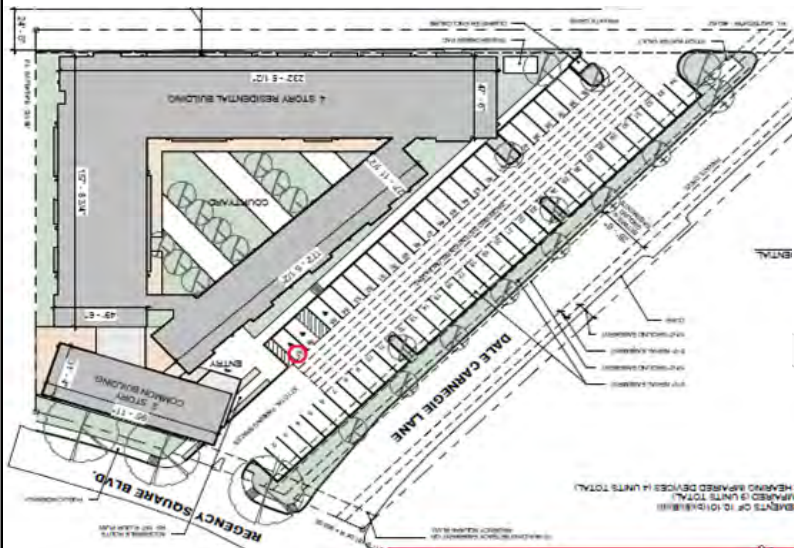
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	170	100%	30%	34	20%
1	-	0%	40%	-	0%
2	-	0%	50%	68	40%
3	-	0%	60%	68	40%
4	-	0%	MR	-	
TOTAL	170	100%	TOTAL	170	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	#DIV/0!	Expense Ratio	83.3%
Breakeven Occ.	77.1%	Breakeven Rent	\$431
Average Rent	\$519	B/E Rent Margin	\$88
Property Taxes	\$324/unit	Exemption/PILOT	0%
Total Expense	\$4,892/unit	Controllable	\$3,343/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			3.4%
Highest Unit Capture Rate	4%	0 BR/50%	68
Dominant Unit Cap. Rate	4%	0 BR/50%	68
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	120		71% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	290 SF	Density	85.9/acre
Acquisition		\$08K/unit	\$1,300K
Building Cost	\$252.65/SF	\$73K/unit	\$12,453K
Hard Cost		\$90K/unit	\$15,281K
Total Cost		\$153K/unit	\$26,056K
Developer Fee	\$3,011K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$2,139K	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
					City of Houston	/	0.00%	\$500		National Equity Fund	\$14,100,000
					City of Houston via Sponsor Loan	40/40	0.00%	\$8,500,000		NHH Sponsor Loan - Charitable Funds	\$3,455,704
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$0		CASH FLOW DEBT / GRANTS			\$8,500,500		TOTAL EQUITY SOURCES	\$17,555,704
										TOTAL DEBT SOURCES	\$8,500,500
										TOTAL CAPITALIZATION	\$26,056,204

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Firm commitment for \$8.5M loan from the City of Houston clearly stating all terms and conditions.
- 2 Receipt and acceptance by Cost Certification:
 - If the \$8.5M loan is not removed from basis, an attorney or CPA opinion clearly establishing that the proposed loan from the HACDC can be considered a valid debt with the reasonable expectation that it will be repaid in full. Opinion must include calculations and assumptions used.

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)					
<table border="1"> <thead> <tr> <th>RISK PROFILE</th> </tr> </thead> <tbody> <tr> <td>STRENGTHS/MITIGATING FACTORS</td> </tr> <tr> <td> <ul style="list-style-type: none"> ▫ Sponsor operating subsidy for all units ▫ Developer SRO experience </td> </tr> <tr> <td>WEAKNESSES/RISKS</td> </tr> <tr> <td> <ul style="list-style-type: none"> ▫ 83% underwritten expense-to-income ratio ▫ Relies upon fundraising and subsidies from New Hope </td> </tr> </tbody> </table>	RISK PROFILE	STRENGTHS/MITIGATING FACTORS	<ul style="list-style-type: none"> ▫ Sponsor operating subsidy for all units ▫ Developer SRO experience 	WEAKNESSES/RISKS	<ul style="list-style-type: none"> ▫ 83% underwritten expense-to-income ratio ▫ Relies upon fundraising and subsidies from New Hope 	
RISK PROFILE						
STRENGTHS/MITIGATING FACTORS						
<ul style="list-style-type: none"> ▫ Sponsor operating subsidy for all units ▫ Developer SRO experience 						
WEAKNESSES/RISKS						
<ul style="list-style-type: none"> ▫ 83% underwritten expense-to-income ratio ▫ Relies upon fundraising and subsidies from New Hope 						
<table border="1"> <thead> <tr> <th>AREA MAP</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	AREA MAP					
AREA MAP						

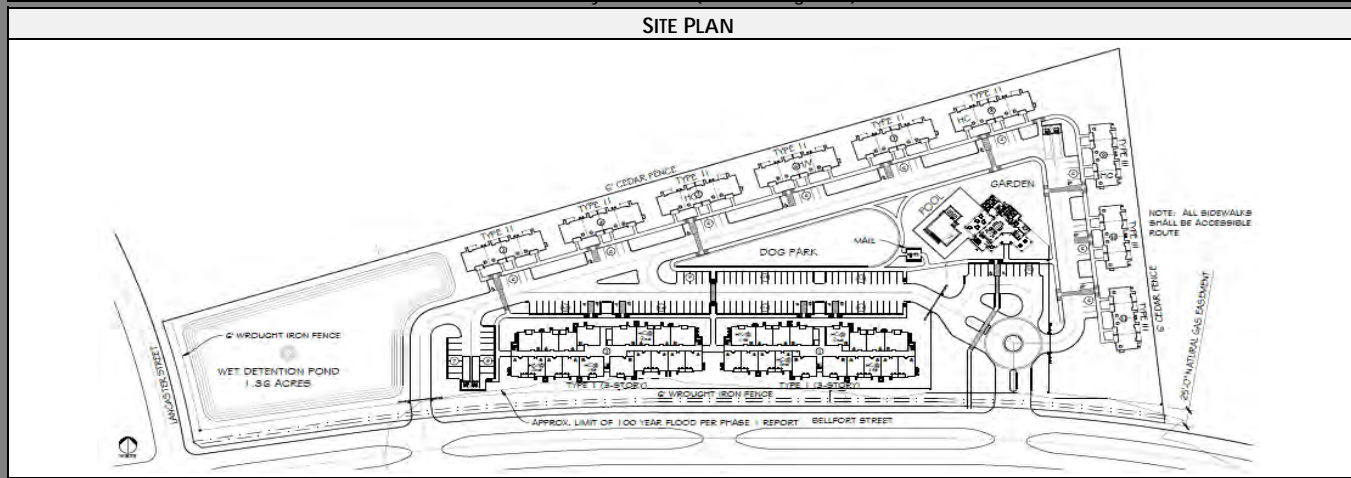
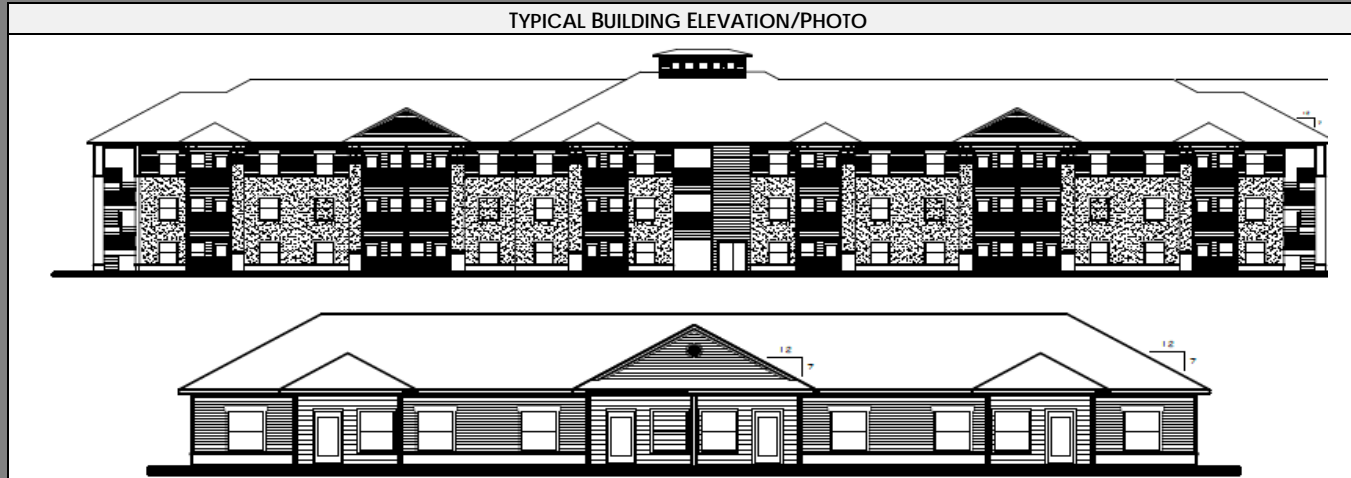
18138 Lancaster Senior - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 13, 2018

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	18138	TDHCA Program	Request	Recommended	
Development	Lancaster Senior	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,417/Unit \$0.95
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Brownstone Affordable Housing (Doak Brown) Evolie Housing Partners (Leslie Holleman)		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	8%
1	96	67%	40%	-	0%
2	48	33%	50%	46	32%
3	-	0%	60%	57	40%
4	-	0%	MR	29	20%
TOTAL	144	100%	TOTAL	144	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.28	Expense Ratio	61.9%
Breakeven Occ.	84.8%	Breakeven Rent	\$655
Average Rent	\$714	B/E Rent Margin	\$60
Property Taxes	\$792/unit	Exemption/PILOT	0%
Total Expense	\$4,947/unit	Controllable	\$3,166/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.8%
Highest Unit Capture Rate	5% 1 BR/60% 41
Dominant Unit Cap. Rate	5% 1 BR/60% 41
Premiums (↑60% Rents)	Yes \$52/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

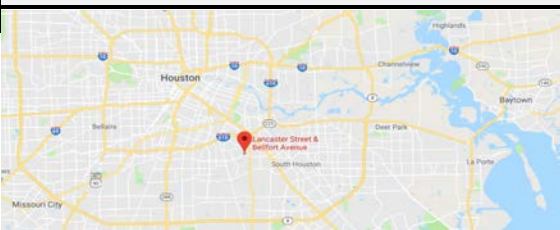
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	765 SF	Density	12.7/acre
Acquisition		\$09K/unit	\$1,254K
Building Cost	\$79.93/SF	\$61K/unit	\$8,809K
Hard Cost		\$84K/unit	\$12,145K
Total Cost		\$140K/unit	\$20,197K
Developer Fee	\$2,303K	(37% Deferred)	Paid Year: 9
Contractor Fee	\$1,666K	30% Boost	Yes

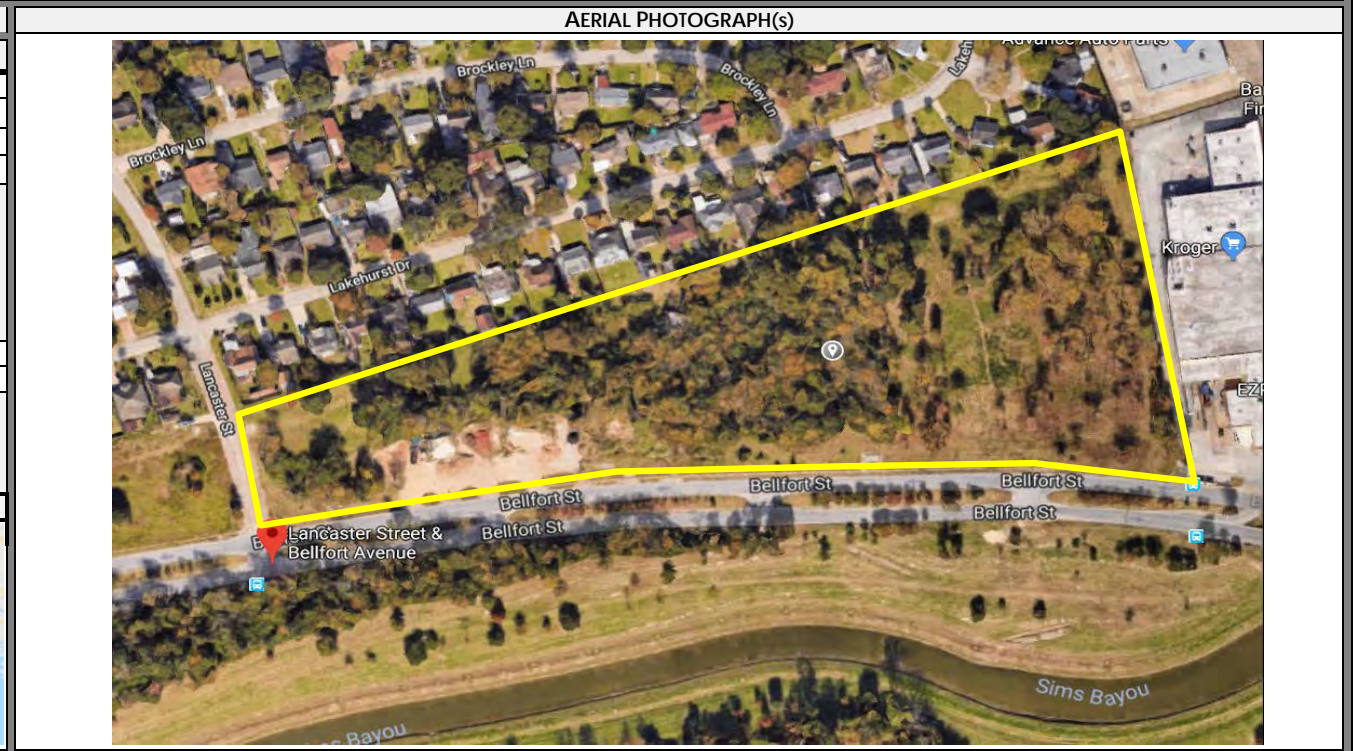
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions Bank	15/35	5.85%	\$5,100,000	1.28	City of Houston	0/0	0.00%	\$500	1.28	Regions Bank	\$14,248,575
										Brownstone Affordable Hsg	\$847,632
TOTAL DEBT (Must Pay)			\$5,100,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$15,096,207
										TOTAL DEBT SOURCES	\$5,100,500
										TOTAL CAPITALIZATION	\$20,196,707

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
 - b: 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.
- 2 Receipt and acceptance by Cost Certification:
 - If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

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	
▫	Market rents less than gross 60% HTC rents
▫	Strong feasibility indicators (85% break-even)
▫	Experienced Developer
WEAKNESSES/RISKS	
▫	market rate risk on 20% of the units
AREA MAP	
	



18162 Guadalupe Villas - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2018

PROPERTY IDENTIFICATION	
Application #	18162
Development	Guadalupe Villas
City / County	Lubbock / Lubbock
Region/Area	1 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program		Request	Recommended		
LIHTC (9% Credit)		\$1,417,843	\$1,417,843	\$11,077/Unit	\$0.92

KEY PRINCIPAL / SPONSOR		
<ul style="list-style-type: none"> Kent R. Hance, Sr. / KRS Housing, LLC (Co-Developer) Deborah Welchel / DJWelchel Consulting (Co-Developer) 		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	90	70%	40%	-	0%
2	38	30%	50%	22	17%
3	-	0%	60%	75	59%
4	-	0%	MR	20	16%
TOTAL	128	100%	TOTAL	128	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	62.7%
Breakeven Occ.	86.0%	Breakeven Rent	\$546
Average Rent	\$588	B/E Rent Margin	\$42
Property Taxes	\$557/unit	Exemption/PILOT	0%
Total Expense	\$4,196/unit	Controllable	\$2,716/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.9%		
Highest Unit Capture Rate	6%	1 BR/60%	54
Dominant Unit Cap. Rate	6%	1 BR/60%	54
Premiums (↑60% Rents)	Yes	71/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	814 SF	Density	13.4/acre
Acquisition	\$03K/unit		\$440K
Building Cost	\$78.00/SF	\$63K/unit	\$8,123K
Hard Cost		\$86K/unit	\$11,010K
Total Cost		\$139K/unit	\$17,745K
Developer Fee	\$2,131K	(42% Deferred)	Paid Year: 14
Contractor Fee	\$1,541K	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	15/35	6.00%	\$3,800,000	1.23	Local Government Funding	0/0	0.00%	\$500	1.23	RBC Capital	\$13,042,851	
										KRS	\$901,869	
TOTAL DEBT (Must Pay)			\$3,800,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES		\$13,944,720
										TOTAL DEBT SOURCES		\$3,800,500
										TOTAL CAPITALIZATION		\$17,745,220

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 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

RISK PROFILE

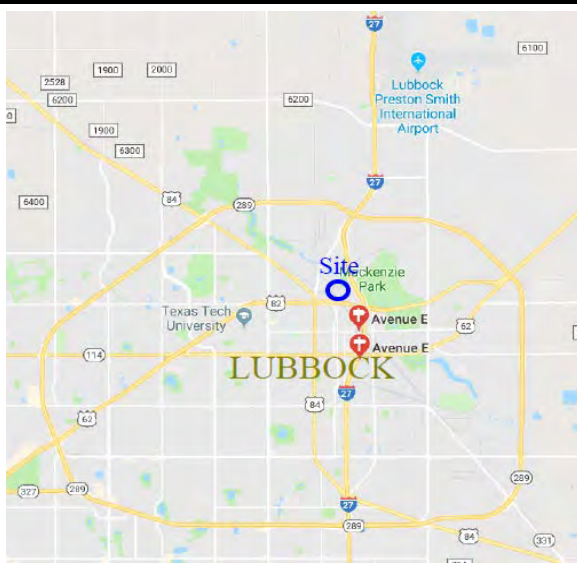
STRENGTHS/MITIGATING FACTORS

- 1.9% gross capture rate with unit capture rates ranging from 1% to 6%
- HTC 60% rents on market units
- Attractive design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- High expense ratio exceeds 65% in year 6
- Any drop in equity price could negate feasibility
- Proximity to railroad tracks

AREA MAP



AERIAL PHOTOGRAPH(S)



18171 Poinsettia Gardens at Boca Chica - Application Summary

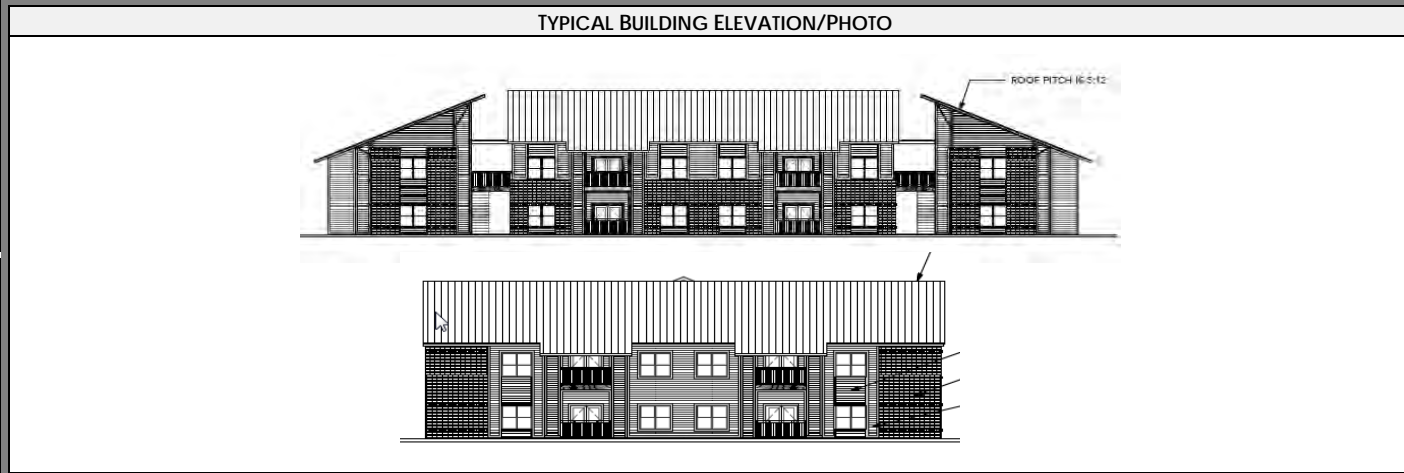
REAL ESTATE ANALYSIS DIVISION

July 12, 2018

PROPERTY IDENTIFICATION	
Application #	18171
Development	Poinsettia Gardens at Boca Chica
City / County	Brownsville / Cameron
Region/Area	11 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

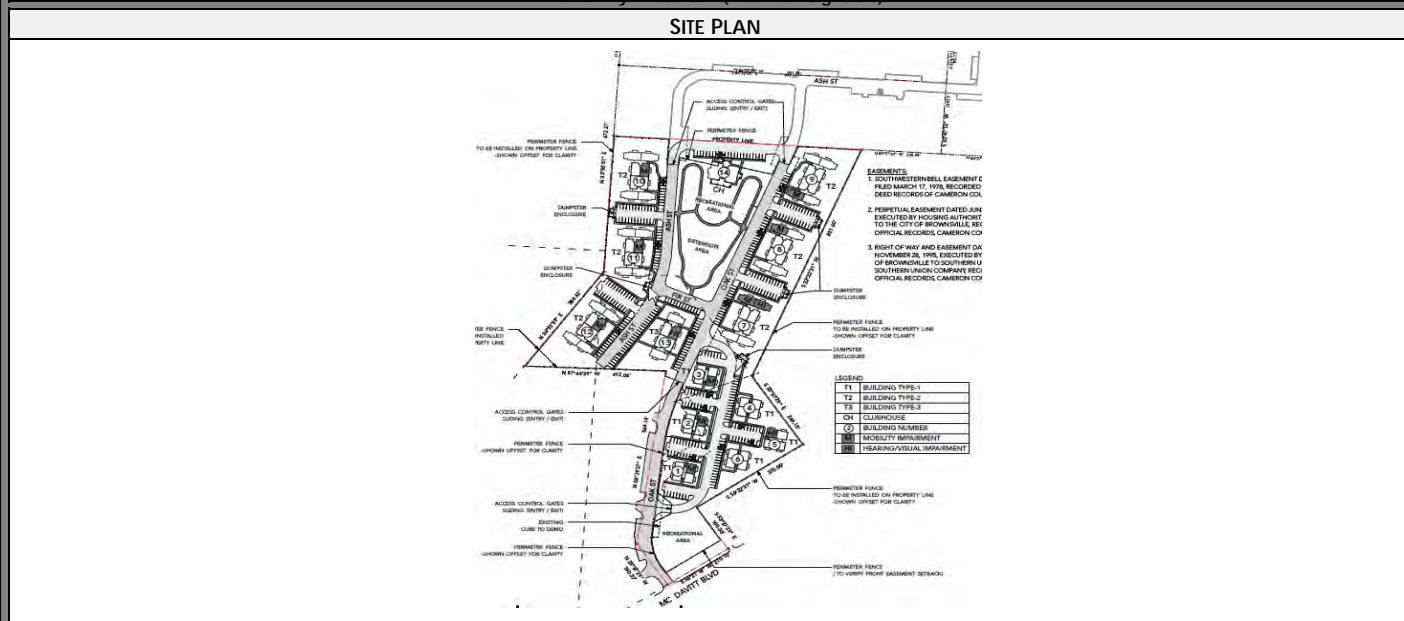
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$13,333/Unit	\$0.90

KEY PRINCIPAL / SPONSOR		
Brownsville Housing Authority		
Related Parties	Contractor - No	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	15	10%
1	48	32%	40%	-	0%
2	52	35%	50%	30	20%
3	50	33%	60%	105	70%
4	-	0%	MR	-	0%
TOTAL	150	100%	TOTAL	150	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.28	Expense Ratio	60.0%
Breakeven Occ.	86.7%	Breakeven Rent	\$540
Average Rent	\$592	B/E Rent Margin	\$52
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,069/unit	Controllable	\$2,876/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.4%		
Highest Unit Capture Rate	3%	1 BR/50%	43
Dominant Unit Cap. Rate	3%	2 BR/50%	47
Premiums (↑60% Rents)			
Rent Assisted Units	150	100% Total Units	

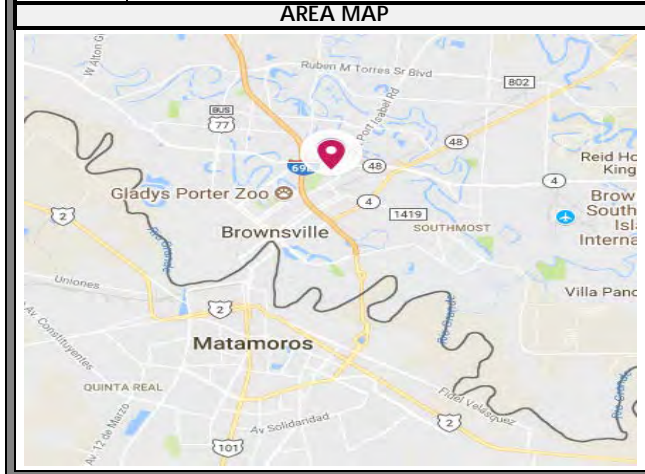
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,005 SF	Density	9.9/acre
Acquisition		\$00K/unit	\$K
Building Cost	\$72.79/SF	\$73K/unit	\$10,968K
Hard Cost		\$98K/unit	\$14,747K
Total Cost		\$157K/unit	\$23,484K
Developer Fee	\$2,853K	(24% Deferred)	Paid Year: 8
Contractor Fee	\$2,059K	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
International Bank of Commerce	18/35	5.75%	\$4,800,000	1.28	City of Brownsville	0/0	0.00%	\$1,000	1.28	42 Equity Partners	\$17,998,200
										Poinsettia Gardens BHOC Dev, LLC	\$685,277
TOTAL DEBT (Must Pay)			\$4,800,000		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$18,683,477
										TOTAL DEBT SOURCES	\$4,801,000
										TOTAL CAPITALIZATION	\$23,484,477

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	
o	Ground lease provides property tax exemption
o	Brownsville Housing Corporation has over 1,000 affordable units.
o	City of Brownsville support: approved concerted revitalization area.
WEAKNESSES/RISKS	
o	Feasibility dependent on tax exemption



18208 Midway Villas - Application Summary

PROPERTY IDENTIFICATION	
Application #	18208
Development	Midway Villas
City / County	Midway North / Hidalgo
Region/Area	11 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,315,170	\$1,315,170	\$10,960/Unit	\$0.90	

KEY PRINCIPAL / SPONSOR		
Texas Grey Oaks, LLC		
Steve Lollis		
Donna Rickenbacker (Consultant)		
Jamie Rickenbacker (Consultant)		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	84	70%	40%	-	0%
2	36	30%	50%	21	18%
3	-	0%	60%	70	58%
4	-	0%	MR	18	15%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	59.9%
Breakeven Occ.	86.1%	Breakeven Rent	\$546
Average Rent	\$588	B/E Rent Margin	\$42
Property Taxes	\$590/unit	Exemption/PILOT	0%
Total Expense	\$4,004/unit	Controllable	\$2,434/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.9%		
Highest Unit Capture Rate	12%	1 BR/60%	50
Dominant Unit Cap. Rate	12%	1 BR/60%	50
Premiums (160% Rents)	Yes	\$271/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	811 SF	Density	27.1/acre
Acquisition		\$06K/unit	\$710K
Building Cost	\$77.77/SF	\$63K/unit	\$7,564K
Hard Cost		\$82K/unit	\$9,856K
Total Cost		\$137K/unit	\$16,460K
Developer Fee	\$1,941K	(37% Deferred)	Paid Year: 12
Contractor Fee	\$1,380K	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	20/35	6.00%	\$3,900,000	1.21	City of Weslaco	0/0	0.00%	\$500	1.21	RBC Capital Markets, LLC	\$11,835,346	
										Texas Grey Oaks, LLC	\$724,358	
TOTAL DEBT (Must Pay)			\$3,900,000		CASH FLOW DEBT / GRANTS				\$500		TOTAL EQUITY SOURCES	\$12,559,704
											TOTAL DEBT SOURCES	\$3,900,500
											TOTAL CAPITALIZATION	\$16,460,204

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

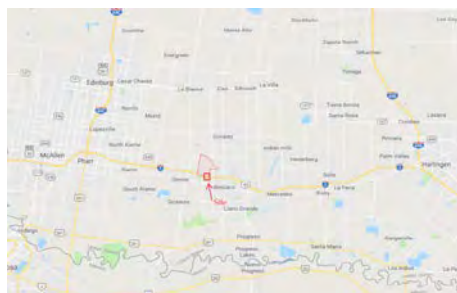
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Product design should compete well in market
- High visibility from Highway 2
- Low capture rates and high occupancy in PMA

WEAKNESSES/RISKS

- Market Risks for the 18 market units

AREA MAP



18214 Mariposa Apartment Homes at Westchester - Application Summary

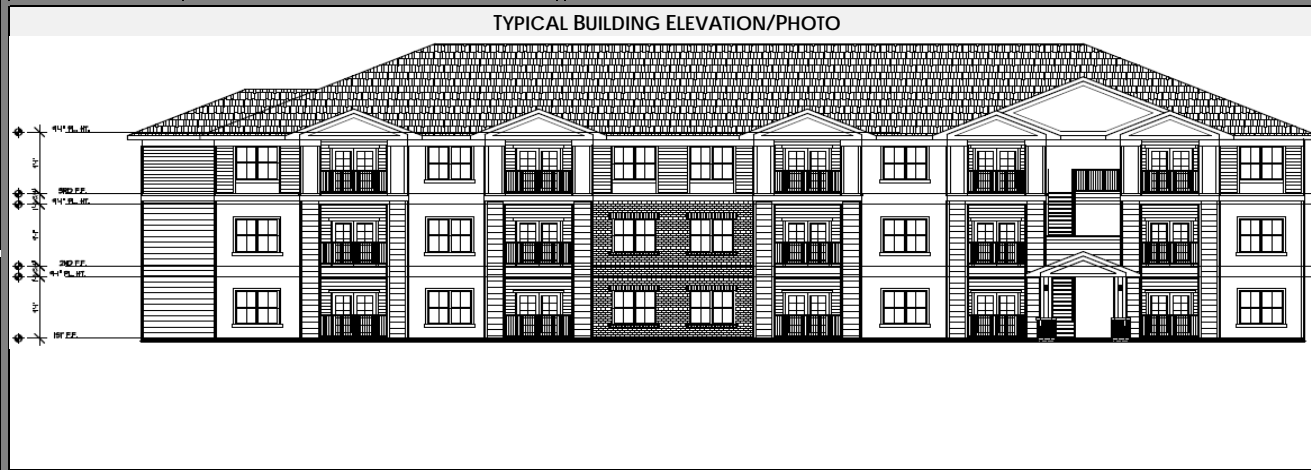
REAL ESTATE ANALYSIS DIVISION

June 28, 2018

PROPERTY IDENTIFICATION	
Application #	18214
Development	Mariposa Apartment Homes at Westchester
City / County	Grand Prairie / Dallas
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

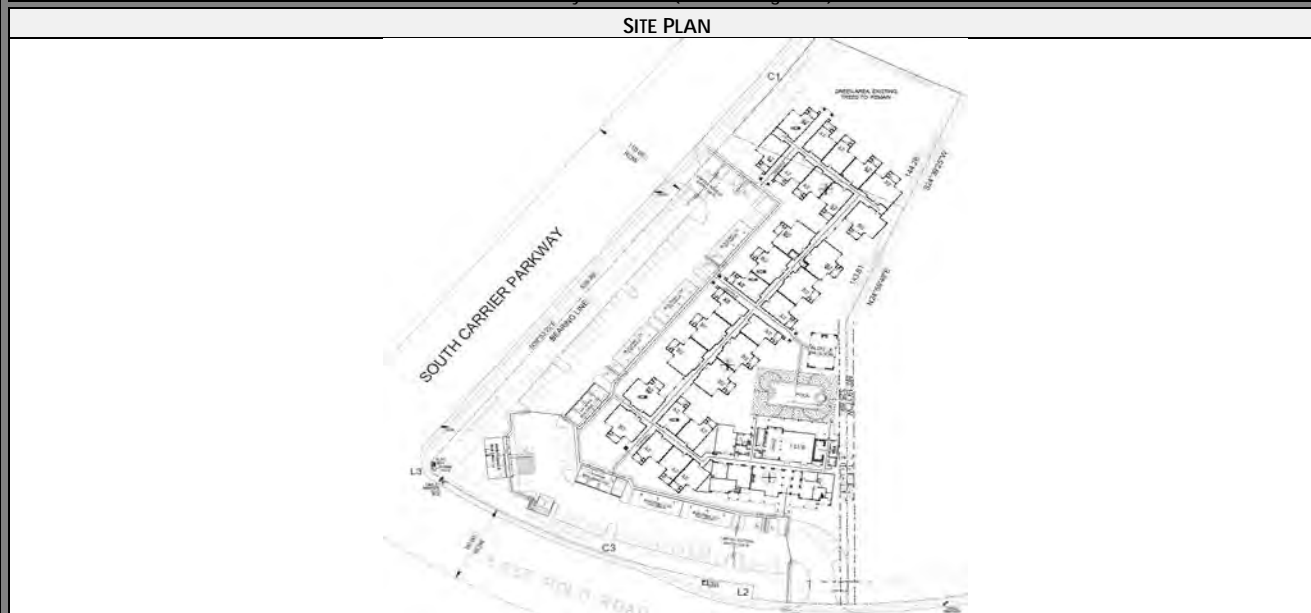
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,009,000	\$1,001,246	\$10,766/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Stuart Shaw - CEO - Bonner Carrington & Casey Bump - President - Bonner Carrington		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	7	8%
1	51	55%	40%	-	0%
2	42	45%	50%	25	27%
3	-	0%	60%	29	31%
4	-	0%	MR	32	34%
TOTAL	93	100%	TOTAL	93	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.27	Expense Ratio	46.1%
Breakeven Occ.	82.0%	Breakeven Rent	\$862
Average Rent	\$975	B/E Rent Margin	\$113
Property Taxes	\$804/unit	Exemption/PILOT	0%
Total Expense	\$5,086/unit	Controllable	\$3,267/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.4%		
Highest Unit Capture Rate	3%	1 BR/50%	17
Dominant Unit Cap. Rate	3%	1 BR/50%	17
Premiums (↑60% Rents)	Yes		\$684/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	912 SF	Density	22.5/acre
Acquisition		\$14K/unit	\$1,266K
Building Cost	\$88.98/SF	\$81K/unit	\$7,551K
Hard Cost		\$100K/unit	\$9,344K
Total Cost		\$182K/unit	\$16,920K
Developer Fee	\$1,901K	(47% Deferred)	Paid Year: 7
Contractor Fee	\$1,246K	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
Bellwether Enterprise	18/35	5.35%	\$6,910,000	1.27						RBC Capital Markets	\$9,110,431
					City Reduction in Fees	0/0	0.00%	\$500	1.27	Developer Fee	\$898,603
TOTAL DEBT (Must Pay)			\$6,910,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$10,009,034
										TOTAL DEBT SOURCES	\$6,910,500
										TOTAL CAPITALIZATION	\$16,919,534

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Evidence of appropriate zoning for the proposed development, including a decision by the City of Grand Prairie noting a calculation for number of free parking spaces that meets Building Plans.
 - 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.
 - 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification 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.

RISK PROFILE

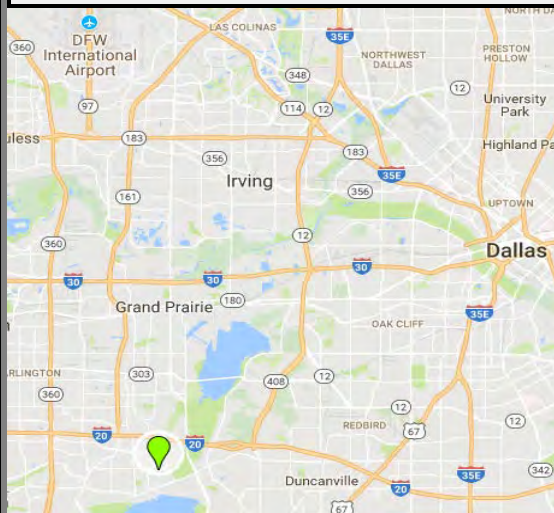
STRENGTHS/MITIGATING FACTORS

- High market rent premiums supported by market study
- Experienced Developer
- The only affordable property in the PMA is a family project rehabed in 2008; it is 96% occupied.

WEAKNESSES/RISKS

- High market rents required to offset Applicant's projected operating expenses
- Substantial market risk on 34% of units
- Specific Use Permit required in PD-136C zoning.

AREA MAP



AERIAL PHOTOGRAPH(S)



18222 Glenn Park Apartments - Application Summary

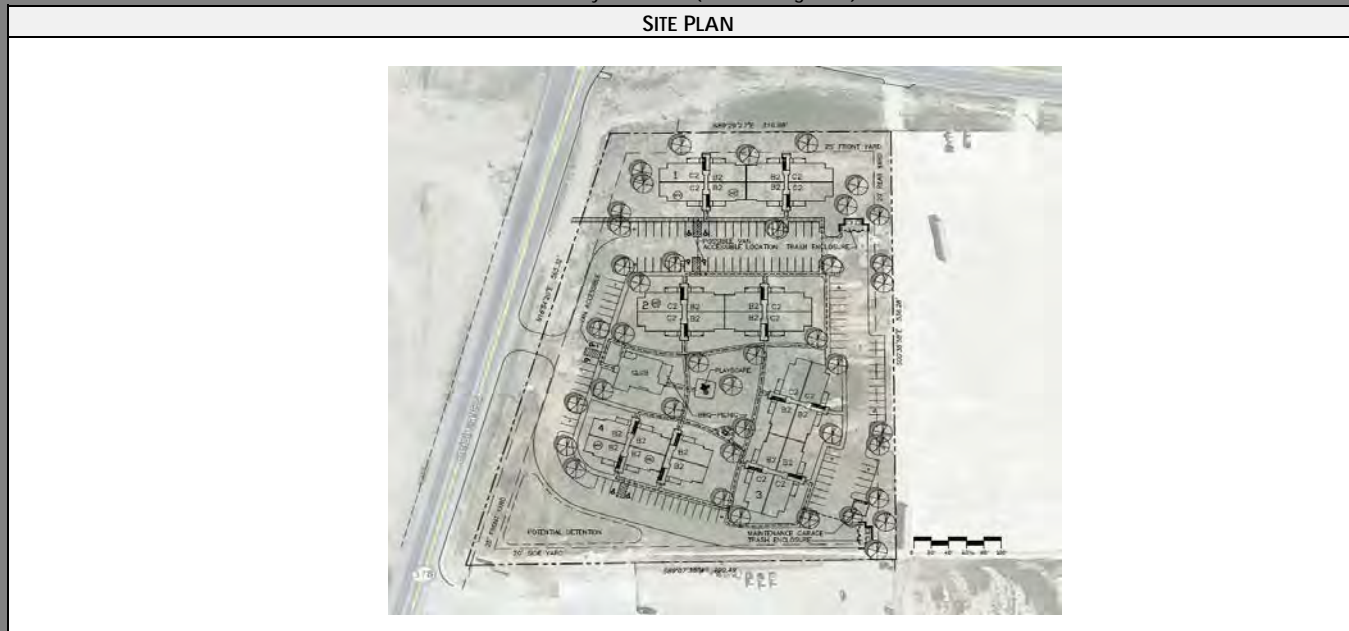
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18222	TDHCA Program	Request	Recommended			
Development	Glenn Park Apartments	LIHTC (9% Credit)	\$778,700	\$778,700	\$12,978/Unit	\$0.90	
City / County	San Angelo / Tom Green		Amount	Rate	Amort	Term	Lien
Region/Area	12 / Urban	MF Direct Loan Const. to Perm. (Reg)					
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Vaughn Zimmerman		
Wilhoit Properties		
Ben Mitchell		
Zimmerman Properties, LLC		
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	36	60%	50%	10	17%
3	24	40%	60%	33	55%
4	-	0%	MR	12	20%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.15	Expense Ratio	56.0%
Breakeven Occ.	87.2%	Breakeven Rent	\$687
Average Rent	\$730	B/E Rent Margin	\$42
Property Taxes	\$580/unit	Exemption/PILOT	0%
Total Expense	\$4,589/unit	Controllable	\$2,942/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		0.7%	
Highest Unit Capture Rate	6%	3 BR/60%	14
Dominant Unit Cap. Rate	4%	2 BR/60%	19
Premiums (↑60% Rents)	Yes		\$54/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,062 SF	Density	12.0/acre
Acquisition		\$06K/unit	\$385K
Building Cost	\$77.13/SF	\$82K/unit	\$4,915K
Hard Cost		\$103K/unit	\$6,190K
Total Cost		\$162K/unit	\$9,735K
Developer Fee	\$1,155K	(10% Deferred)	Paid Year: 4
Contractor Fee	\$810K	30% Boost	Yes

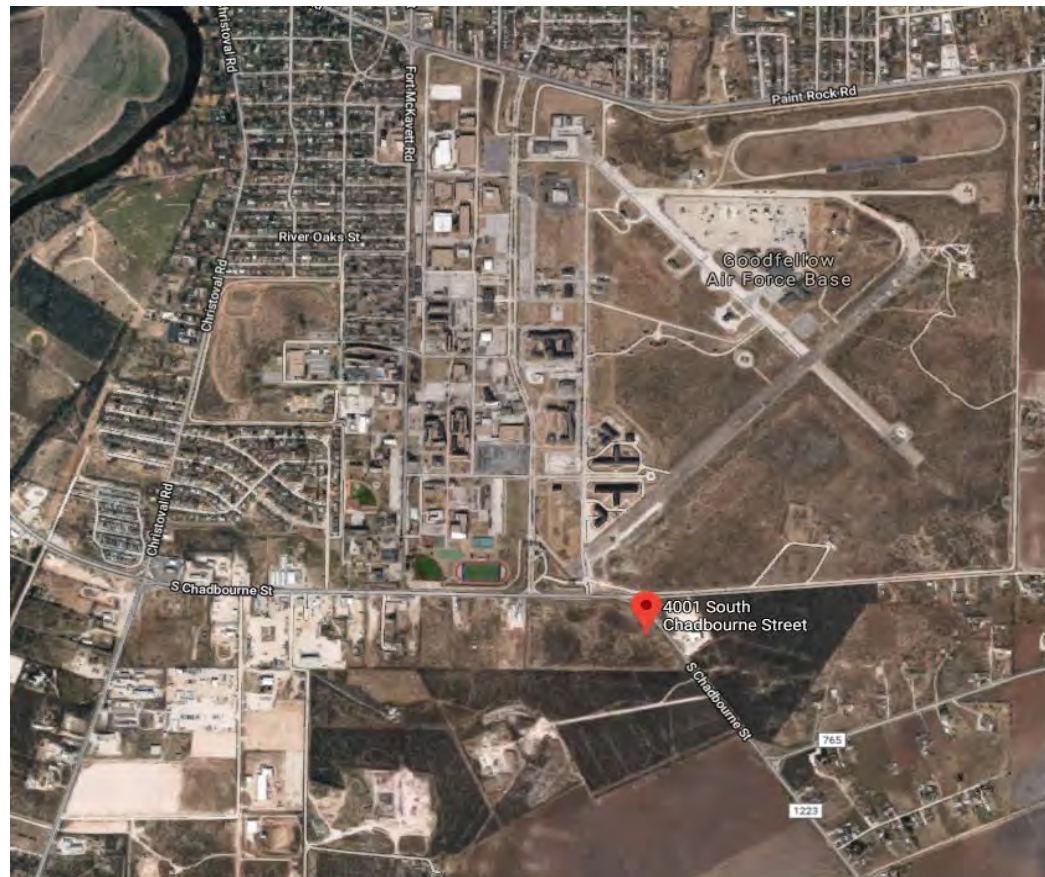
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of Oklahoma	17/30	6.00%	\$2,640,000	1.14	City of San Angelo	0/0	0.00%	\$500	1.15	Alliant Capital Equity	\$7,007,599
										VCZ Albatross Development, LLC	\$116,901
TOTAL DEBT (Must Pay)			\$2,610,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$7,124,500
										TOTAL DEBT SOURCES	\$2,610,500
										TOTAL CAPITALIZATION	\$9,735,000

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
 - b: Architect certification 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

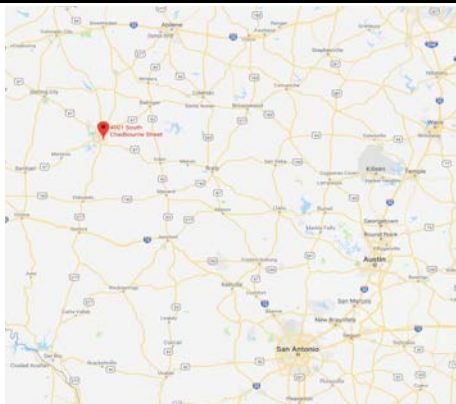
STRENGTHS/MITIGATING FACTORS

- Developer experience
- Proforma market rents are lower than market analysts

WEAKNESSES/RISKS

- Underwritten at 1.15
- Located on outer edge of small town could affect the

AREA MAP

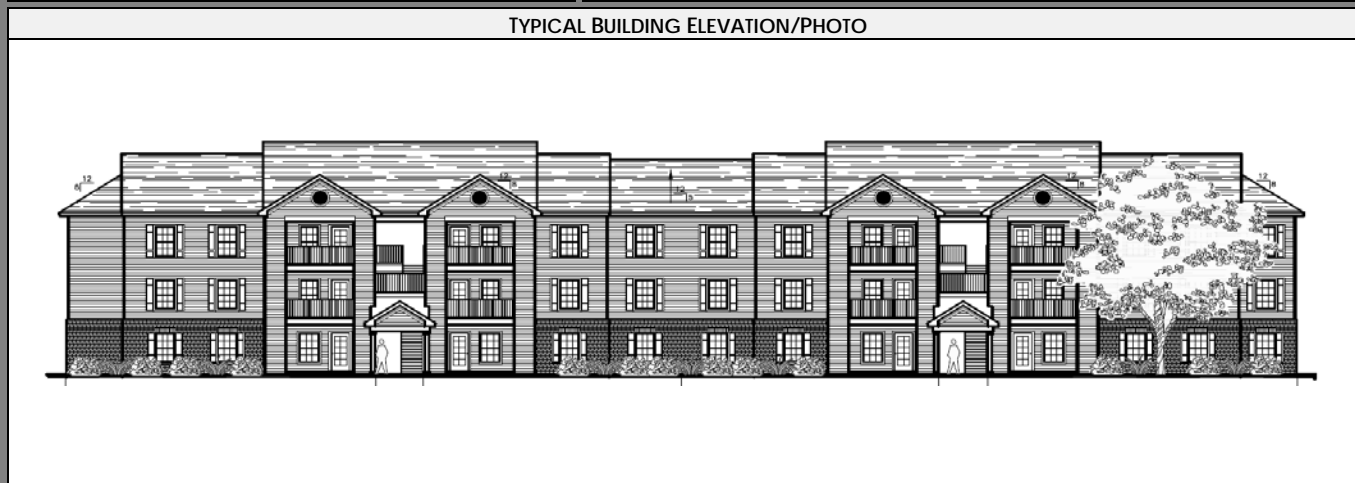


18223 Harvest Park - Application Summary

PROPERTY IDENTIFICATION	
Application #	18223
Development	Harvest Park
City / County	Pampa / Gray
Region/Area	1 / Rural
Population	General
Set-Aside	General
Activity	New Construction

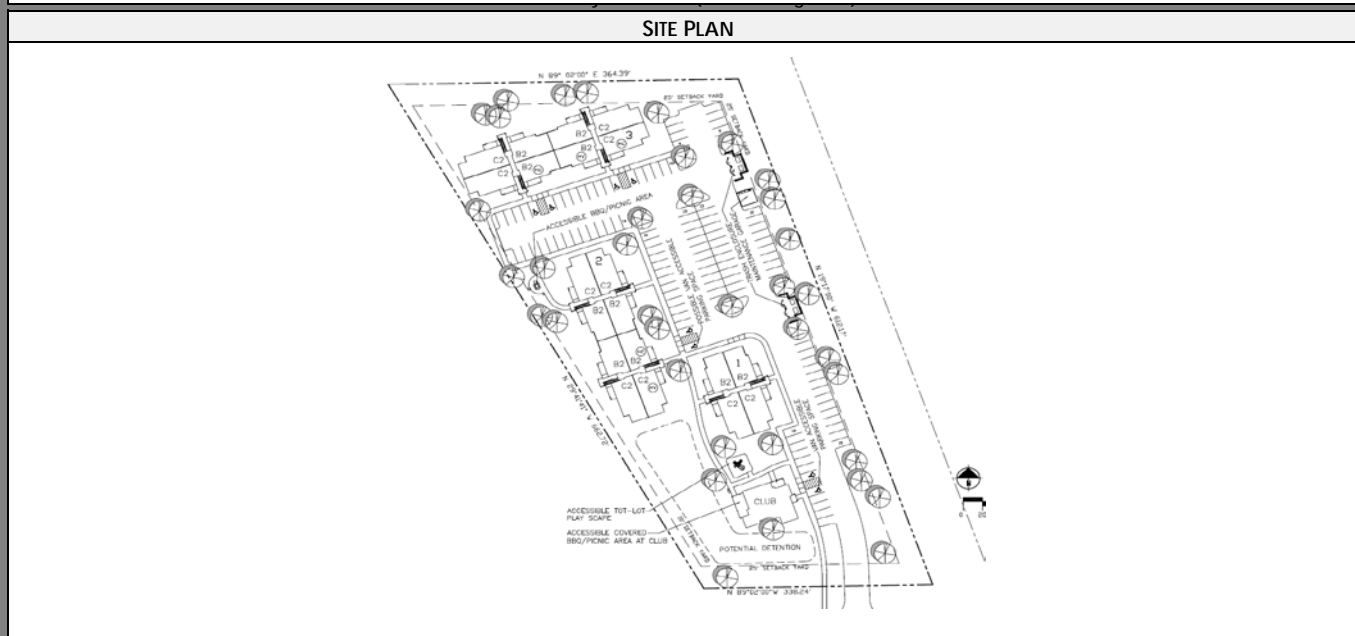
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$777,900	\$777,900	\$12,965/Unit	\$0.90	

KEY PRINCIPAL / SPONSOR		
Vaughn Zimmerman Wilhoit Properties Ben Mitchell Zimmerman Properties, LLC		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	7%
1	-	0%	40%	-	0%
2	30	50%	50%	10	17%
3	30	50%	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	1.15	Expense Ratio	59.4%
Breakeven Occ.	87.6%	Breakeven Rent	\$669
Average Rent	\$707	B/E Rent Margin	\$38
Property Taxes	\$580/unit	Exemption/PILOT	0%
Total Expense	\$4,715/unit	Controllable	\$3,081/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			4.0%
Highest Unit Capture Rate	13%	2 BR/60%	17
Dominant Unit Cap. Rate	13%	2 BR/60%	17
Premiums (↑60% Rents)	Yes		\$102/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,080 SF	Density	14.9/acre
Acquisition		\$06K/unit	\$375K
Building Cost	\$75.84/SF	\$82K/unit	\$4,915K
Hard Cost		\$103K/unit	\$6,190K
Total Cost		\$162K/unit	\$9,725K
Developer Fee	\$1,155K	(34% Deferred)	Paid Year: 13
Contractor Fee	\$810K	30% Boost	Yes

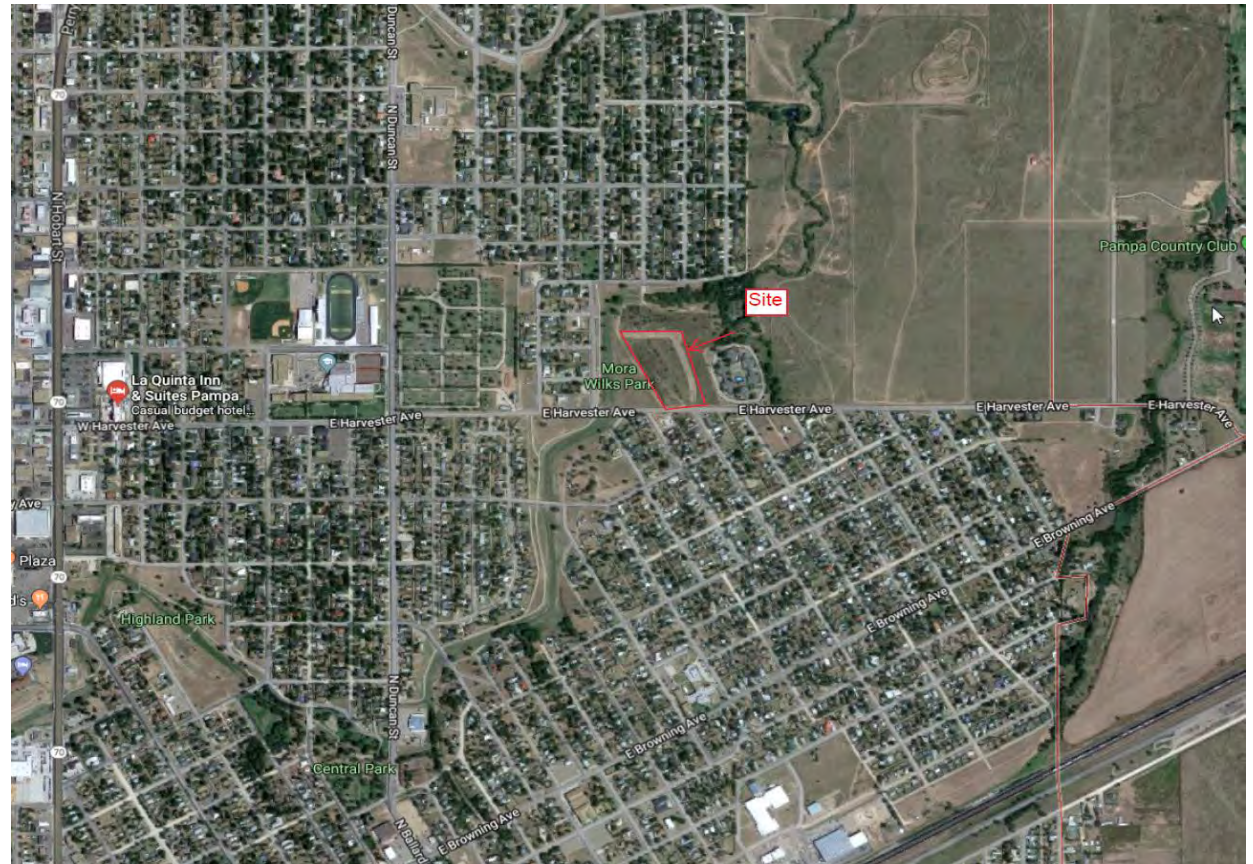
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of Oklahoma	17/30	6.00%	\$2,600,000	1.03	City of Pampa	0/0	0.00%	\$250	1.15	Alliant Capital	\$7,001,102
										VCZ Albatross Development, LLC	\$388,648
TOTAL DEBT (Must Pay)			\$2,335,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$7,389,751
										TOTAL DEBT SOURCES	\$2,335,250
										TOTAL CAPITALIZATION	\$9,725,000

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

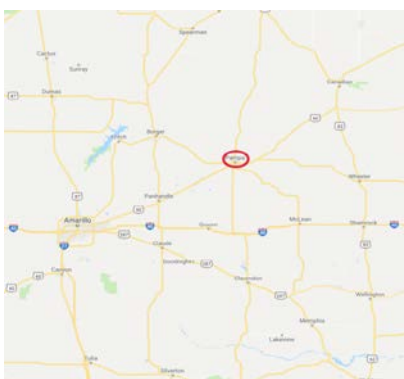
STRENGTHS/MITIGATING FACTORS

- Developer experience
- Currently building similar project in another city

WEAKNESSES/RISKS

- Underwritten first year DCR at 1.15

AREA MAP



18230 Las Villas del Rio Hondo - Application Summary

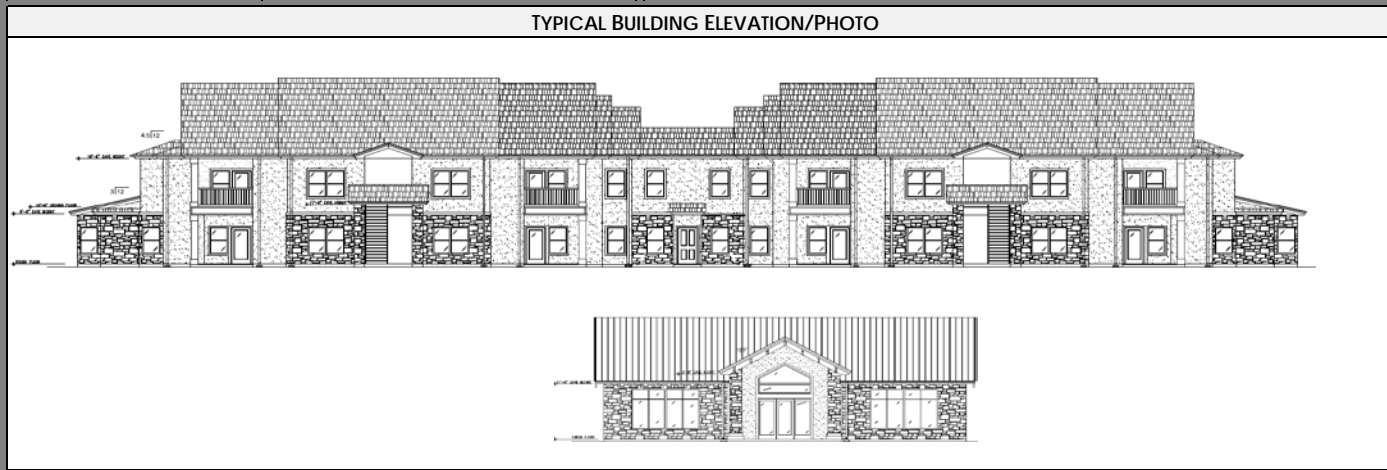
REAL ESTATE ANALYSIS DIVISION

July 19, 2018

PROPERTY IDENTIFICATION	
Application #	18230
Development	Las Villas del Rio Hondo
City / County	Rio Hondo / Cameron
Region/Area	11 / Rural
Population	General
Set-Aside	General
Activity	New Construction N / A

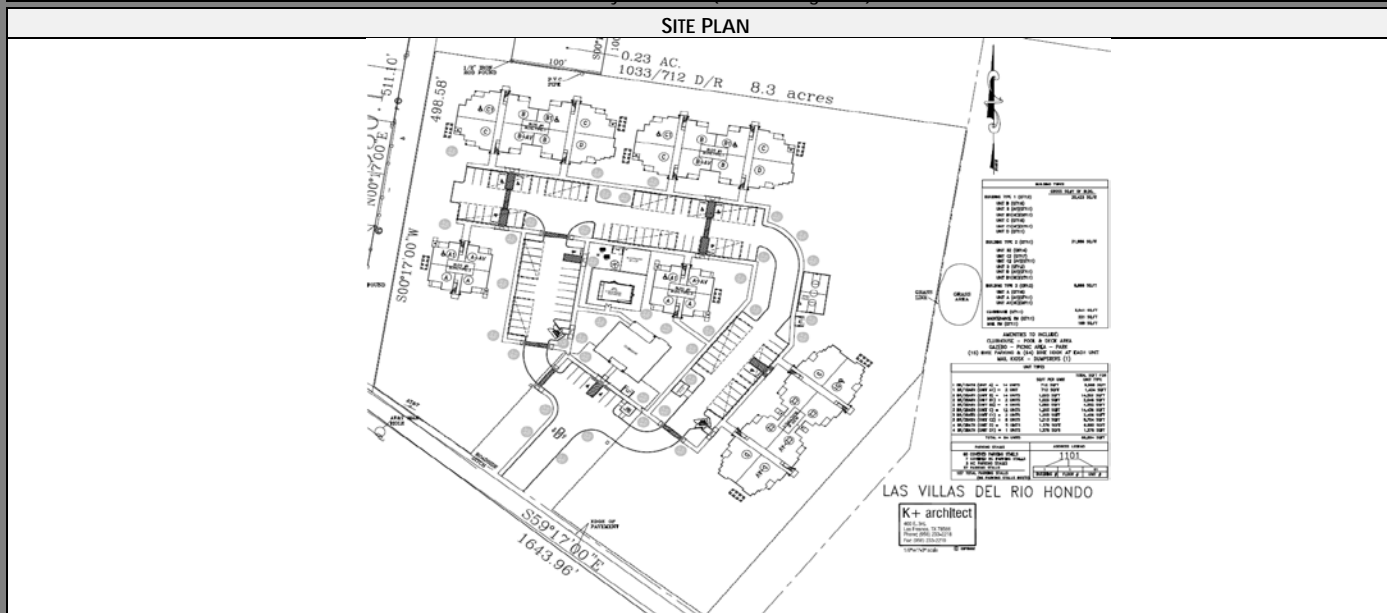
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$770,000	\$770,000	\$12,031/Unit \$0.86

KEY PRINCIPAL / SPONSOR		
Sonoma Housing Advisors – Bill Fisher & Rise Residential - Melissa Fisher		
Related Parties	Contractor - Yes	Seller - no



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	8%
1	16	25%	40%	-	0%
2	20	31%	50%	13	20%
3	22	34%	60%	34	53%
4	6	9%	MR	12	19%
TOTAL	64	100%	TOTAL	64	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	64.9%
Breakeven Occ.	88.2%	Breakeven Rent	\$731
Average Rent	\$768	B/E Rent Margin	\$37
Property Taxes	\$542/unit	Exemption/PILOT	0%
Total Expense	\$5,676/unit	Controllable	\$3,996/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			2.4%
Highest Unit Capture Rate	13%	2 BR/60%	11
Dominant Unit Cap. Rate	9%	3 BR/60%	12
Premiums (↑60% Rents)	Yes		\$287/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,045 SF	Density	7.7/acre
Acquisition		\$02K/unit	\$125K
Building Cost	\$66.78/SF	\$70K/unit	\$4,468K
Hard Cost		\$92K/unit	\$5,910K
Total Cost		\$151K/unit	\$9,632K
Developer Fee	\$1,165K	(7% Deferred)	Paid Year: 4
Contractor Fee	\$827K	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 Bank - USDA 538	40/40	4.50%	\$3,000,000	1.11	Fee waiver from Rio Hondo	0/0	0.00%	\$2,500	1.15	42 Equity or other HTC Investor	\$6,660,000
										RRC Development Rio Hondo LLC	\$79,947
TOTAL DEBT (Must Pay)			\$2,890,000		CASH FLOW DEBT / GRANTS			\$2,500		TOTAL EQUITY SOURCES	\$6,739,947
										TOTAL DEBT SOURCES	\$2,892,500
										TOTAL CAPITALIZATION	\$9,632,447

CONDITIONS

- Receipt and acceptance by Commitment:
 - Evidence of appropriate zoning for the proposed 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

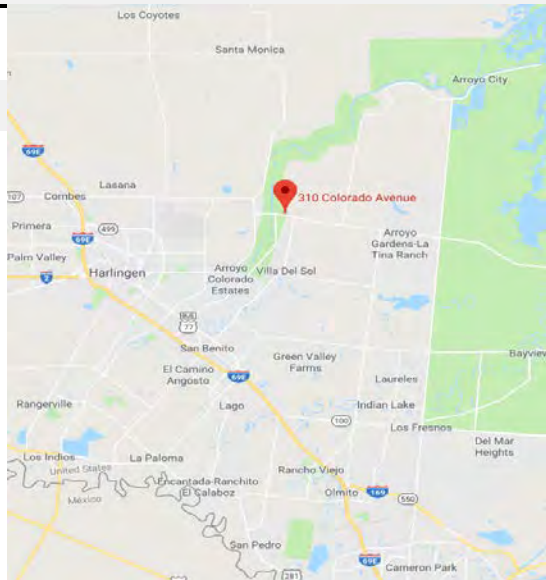
STRENGTHS/MITIGATING FACTORS

- Experienced applicant has completed 13 HTC developments since 2010.
- Potential for compatible uses by applicant on remainder of the 30 acre parcel.

WEAKNESSES/RISKS

- Market risk on 18% of the units
- High expense ratio due to proposed all bills paid utility structure
- Underwritten at minimum 1.15 debt coverage

AREA MAP



AERIAL PHOTOGRAPH(S)



18235 McAllen Memorial Apartments II - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 23, 2018

PROPERTY IDENTIFICATION	
Application #	18235
Development	McAllen Memorial Apartments II
City / County	McAllen / Hidalgo
Region/Area	11 / Urban
Population	General
Set-Aside	USDA/At-Risk
Activity	Acquisition/Rehab (Built in 1975)

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LHTC (9% Credit)	\$1,915,000	\$1,883,683	\$7,657/Unit \$0.86

KEY PRINCIPAL / SPONSOR		
Sonoma Housing Advisors – Bill Fisher & Rise Residential - Melissa Fisher		
Related Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	53	22%
1	-	0%	40%	-	0%
2	82	33%	50%	107	43%
3	164	67%	60%	86	35%
4	-	0%	MR	-	0%
TOTAL	246	100%	TOTAL	246	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.02	Expense Ratio	78.5%
Breakeven Occ.	92.1%	Breakeven Rent	\$443
Average Rent	\$445	B/E Rent Margin	\$2
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,046/unit	Controllable	\$3,135/unit

SITE PLAN

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.5%		
Highest Unit Capture Rate	17%	3 BR/50%	131
Dominant Unit Cap. Rate	17%	3 BR/50%	131
Premiums (≥60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	206	84% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	815 SF	Density	5.2/acre
Acquisition		\$12K/unit	\$3,000K
Building Cost	\$44.31/SF	\$36K/unit	\$8,881K
Hard Cost		\$50K/unit	\$12,277K
Total Cost		\$96K/unit	\$23,717K
Developer Fee	\$2,394K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,719K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$9K	19%	Finishes/Fixtures \$2K 3%
Building Shell	\$27K	55%	Amenities \$2K 4%
HVAC	\$4K	8%	Total Exterior \$39K 85%
Appliances	\$1K	2%	Total Interior \$7K 15%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
IBC-USDA 538 Perm Loan	10/40	4.50%	\$4,540,000	1.02				\$3,000,000		42 Equity or other investor	\$16,174,340
					City of McAllen	0/0	0.00%	\$2,500	1.02	TOTAL EQUITY SOURCES	\$16,174,340
TOTAL DEBT (Must Pay)			\$4,540,000		CASH FLOW DEBT / GRANTS			\$3,002,500		TOTAL DEBT SOURCES	\$7,542,500
										TOTAL CAPITALIZATION	\$23,716,840

CONDITIONS

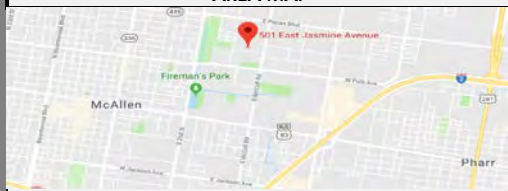
- 1 Receipt and acceptance by Commitment
 - a: Term sheet for permanent debt with updated amount, rate, terms and conditions, and specifying a minimum 15-year maturity
 - b: Confirmation from USDA that the existing USDA 514 debt can be retired; or, confirmation from USDA that the existing USDA 514 debt can be cash-collateralized in the way indicated by the Applicant; or, revised application exhibits that present a feasible project including debt service on the existing USDA 514 debt.
 - c: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the [property tax] exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review" and USDA's preliminary review.
 - d: Commitment for Seller Note clearly stating amount and all terms and conditions.
 - e: Revised site plan that clearly delineates the size & location of pool, playgrounds, and sports courts.
- 2 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i. USDA approval of ground lease ownership structure, and
 - ii. Approved rents sufficient to produce 1.00x first-year debt coverage, and
 - iii. USDA reserve requirements, and
 - iv. Confirmation that all existing debt against the property will be retired, or
 - v. Rates and terms of the proposed transfer of existing debt, and
 - vi. Loan Agreement that documents assumed debt balance
 - b: Settlement Statement that documents actual transfer price
 - c: Substantially final draft of limited partnership agreement.
 - d: Substantially final construction contract with Schedule of Values.
 - e: Most current annual operating statement
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos; that any appropriate abatement procedures were implemented by a qualified abatement company; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Certification from Appraisal District that the property qualifies for property tax exemption.

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
▫ Rental Assistance covers 206 out of 246 units
▫ All HTC projects within the PMA reported waiting lists, including subject property.
▫ HAP Contract valid until at least May, 2033
▫ Adjacent to 9 acre public park on same block
WEAKNESSES/RISKS
▫ Feasibility indicators (Debt Coverage Ratio < 1.15, Expense Ratio > 65%, negative cash-flow)
▫ Feasibility is dependent on property tax exemption which depends on a ground lease ownership structure that, historically, USDA has not approved.
▫ Permanent Loan is callable starting Year 10.

AREA MAP



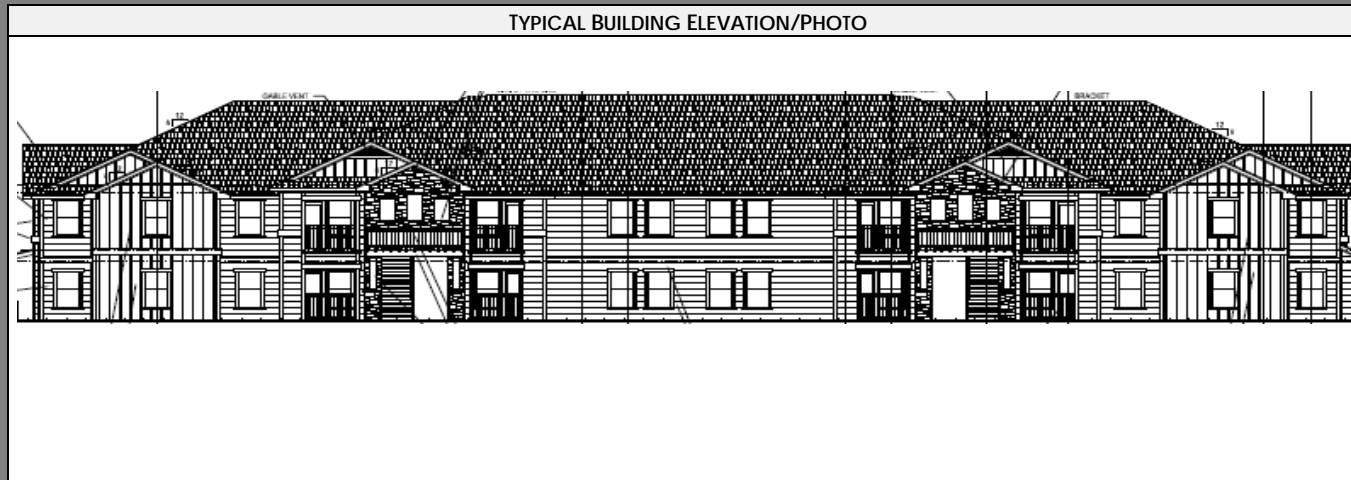
AERIAL PHOTOGRAPH(S)



18245 Lockhart Springs - Application Summary

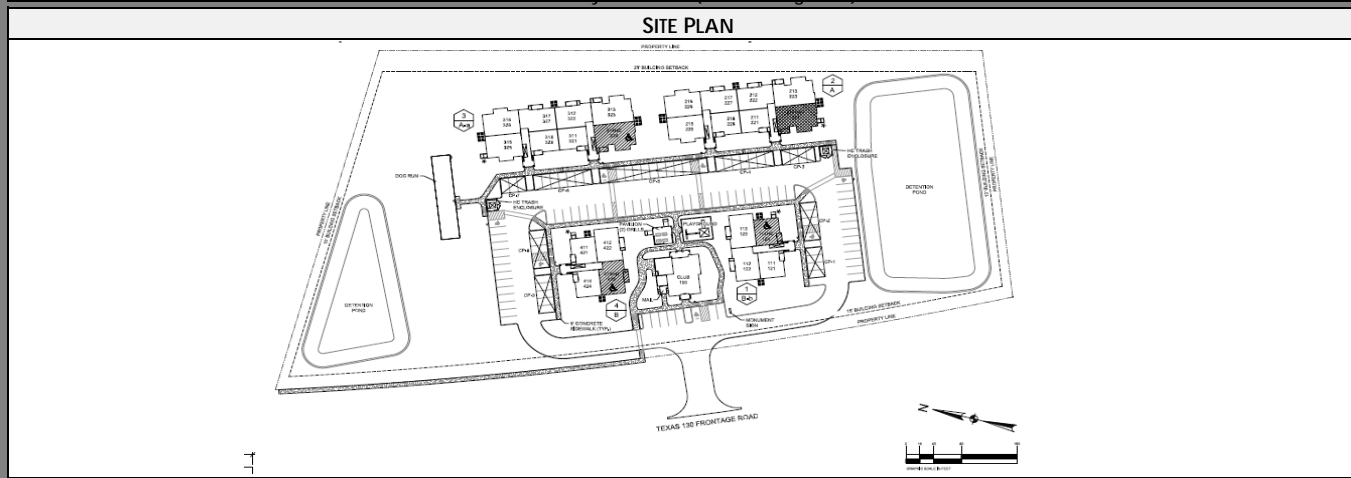
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18245	TDHCA Program	Request	Recommended			
Development	Lockhart Springs		LIHTC (9% Credit)	\$500,000	\$500,000	\$10,417/Unit	\$0.85
City / County	Lockhart / Caldwell		Amount	Rate	Amort	Term	Lien
Region/Area	7 / Rural						
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
ARX Housing Initiatives (Robbye Meyer) Bouldin Capital (Todd Erickson)		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	6%
1	16	33%	40%	-	0%
2	24	50%	50%	9	19%
3	8	17%	60%	28	58%
4	-	0%	MR	8	17%
TOTAL	48	100%	TOTAL	48	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	\$869
Average Rent	\$929	B/E Rent Margin	\$60
Property Taxes	\$836/unit	Exemption/PILOT	0%
Total Expense	\$5,332/unit	Controllable	\$3,340/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			1.9%
Highest Unit Capture Rate	10%	2 BR/60%	16
Dominant Unit Cap. Rate	10%	2 BR/60%	16
Premiums (↑60% Rents)	Yes		\$95/Avg.
Rent Assisted Units	N/A		


DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	982 SF	Density	8.0/acre
Acquisition		\$17K/unit	\$800K
Building Cost	\$72.76/SF	\$71K/unit	\$3,429K
Hard Cost		\$97K/unit	\$4,635K
Total Cost		\$177K/unit	\$8,480K
Developer Fee	\$1,174K	(46% Deferred)	Paid Year: 13
Contractor Fee	\$649K	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	
Mason Joseph	40/40	4.50%	\$3,804,800	1.12						PNC	\$4,250,000	
										BC 2018 Lockhart, LP	\$542,338	
TOTAL DEBT (Must Pay)			\$3,687,800		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$4,792,338
											TOTAL DEBT SOURCES	\$3,687,800
											TOTAL CAPITALIZATION	\$8,480,138

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: Architect certification that the development plans incorporate mitigation measures sufficient to satisfy HUD Acceptable Separation Distance ("ASD") guidelines related to residential propane tanks on adjacent properties.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
 - c: Architect certification that mitigation measures for HUD ASD 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.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ MR rents equal to 60% Gross rents	
▫ low gross capture rate (1.9%)	
▫ unit capture rates less than 4%	
WEAKNESSES/RISKS	
▫ market rent exposure on 16.7% of the units	
AREA MAP	
	



18250 Sweetbriar Hills Apartments - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	18250	TDHCA Program	Request	Recommended	
Development	Sweetbriar Hills Apartments	LIHTC (9% Credit)	\$590,473	\$550,735	\$9,179/Unit \$0.86
City / County	Jasper / Jasper				
Region/Area	5 / Rural				
Population	General				
Set-Aside	USDA				
Activity	Acquisition/Rehab 1979 / 1981				

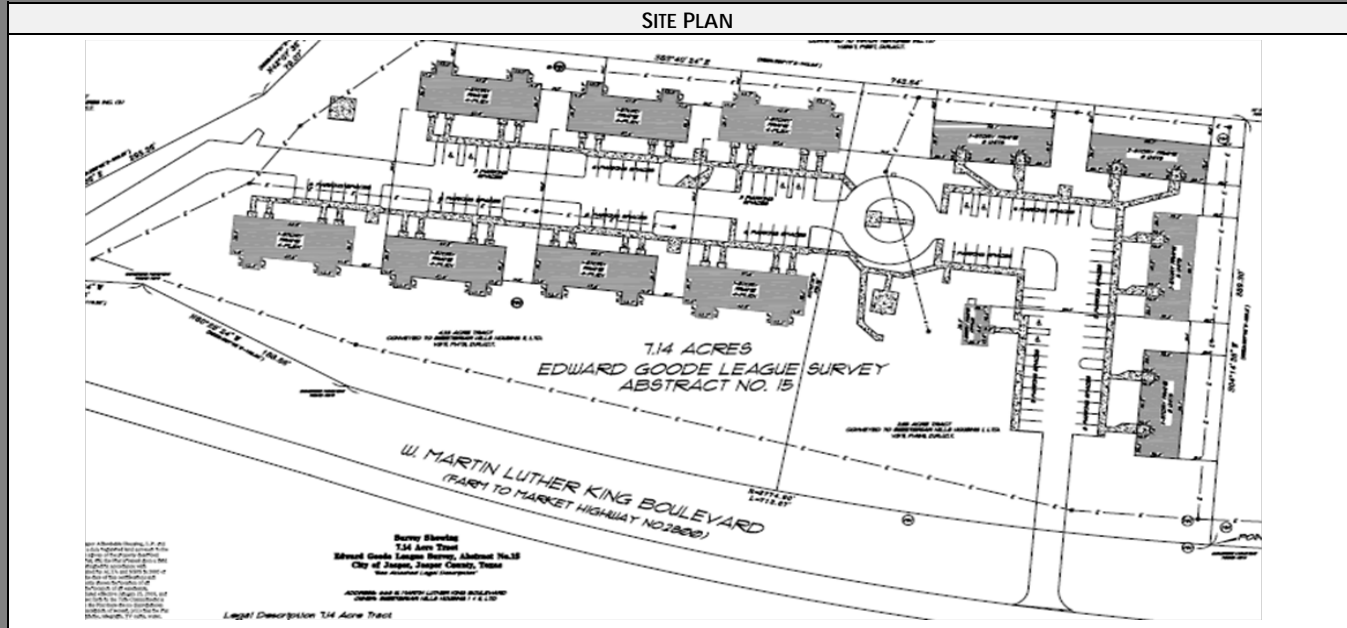
KEY PRINCIPAL / SPONSOR		
Murray Calhoun / Lymac, LLC		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	10%
1	-	0%	40%	-	0%
2	46	77%	50%	13	22%
3	14	23%	60%	40	68%
4	-	0%	MR	-	0%
TOTAL	60	100%	TOTAL	59	98%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	74.6%
Breakeven Occ.	86.4%	Breakeven Rent	\$415
Average Rent	\$445	B/E Rent Margin	\$30
Property Taxes	\$289/unit	Exemption/PILOT	0%
Total Expense	\$3,768/unit	Controllable	\$1,915/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	N/A		
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	2 BR/60%	27
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	29	48% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	881 SF	Density	8.4/acre
Acquisition		\$18K/unit	\$1,061K
Building Cost	\$53.74/SF	\$47K/unit	\$2,840K
Hard Cost		\$59K/unit	\$3,531K
Total Cost		\$105K/unit	\$6,290K
Developer Fee	\$649K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$494K	30% Boost	Yes

REHABILITATION COSTS / UNIT

Site Work	\$5K	9%	Finishes/Fixtures	\$24K	41%
Building Shell	\$13K	22%	Amenities	\$2K	3%
HVAC	\$7K	11%	Total Exterior	\$20K	37%
Appliances	\$3K	5%	Total Interior	\$34K	63%

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%	\$1,060,540	2.86	Existing Reserve Balance			\$109,243		WNC	\$4,722,083
TOTAL DEBT (Must Pay)			\$1,458,540		CASH FLOW DEBT / GRANTS			\$109,243		Lymac, LLC	\$0
										TOTAL EQUITY SOURCES	\$4,722,083
										TOTAL DEBT SOURCES	\$1,567,783
										TOTAL CAPITALIZATION	\$6,289,865

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal approval of 1 additional RA unit bringing the total number of RA units to 50%.
 - b: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement

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

- USDA financial stability
- 100 % occupied with a waiting list

WEAKNESSES/RISKS

- Financial feasibility dependent on additional USDA
- Underwritten expense ratio at 75%

AREA MAP

Jasper, TX



18251 Groveton Seniors Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	18251
Development	Groveton Seniors Apartments
City / County	Groveton / Trinity
Region/Area	5 / Rural
Population	Elderly Preference
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1991)

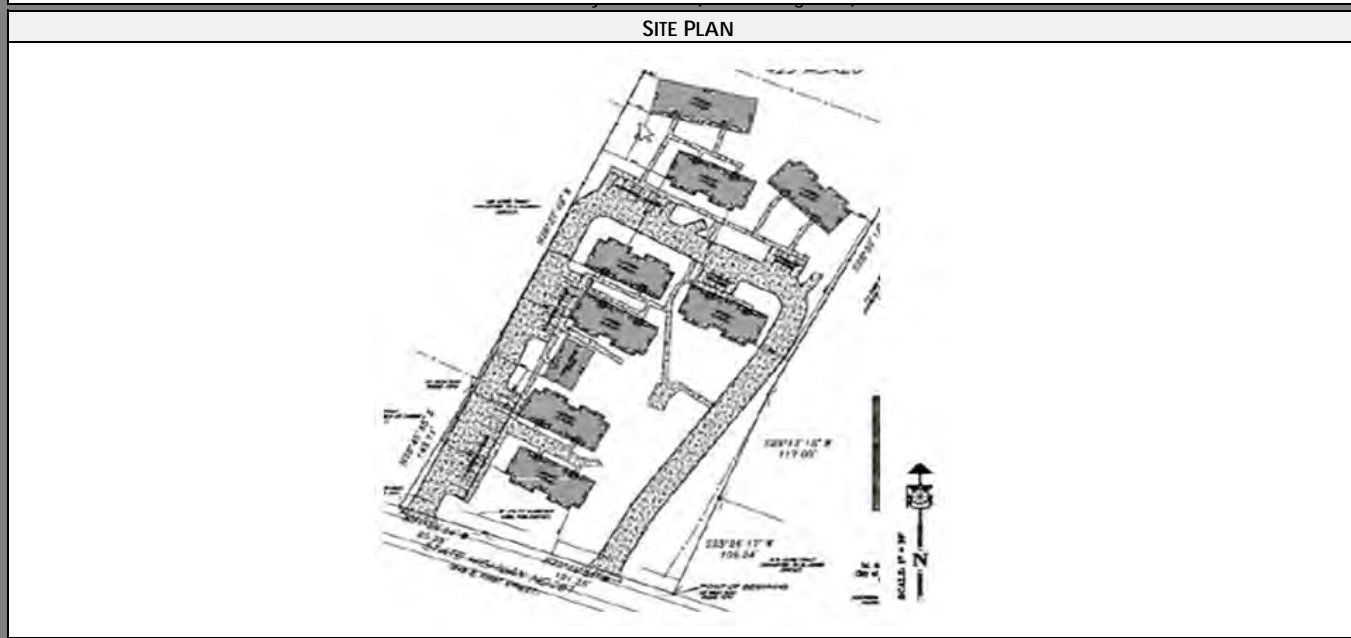
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$304,668	\$298,953	\$9,342/Unit	\$0.83

KEY PRINCIPAL / SPONSOR		
Murray Calhoun / Lymac, LLC		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	9%
1	28	88%	40%	-	0%
2	4	13%	50%	7	22%
3	-	0%	60%	22	69%
4	-	0%	MR	-	0%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	81.7%
Breakeven Occ.	88.1%	Breakeven Rent	\$473
Average Rent	\$497	B/E Rent Margin	\$24
Property Taxes	\$400/unit	Exemption/PILOT	0%
Total Expense	\$4,568/unit	Controllable	\$2,617/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			N/A
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	1 BR/60%	18
Premiums (↑60% Rents)	N/A	#DIV/0!	
Rent Assisted Units	29	91% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	652 SF	Density	7.6/acre
Acquisition		\$24K/unit	\$764K
Building Cost	\$65.09/SF	\$42K/unit	\$1,359K
Hard Cost		\$50K/unit	\$1,615K
Total Cost		\$105K/unit	\$3,365K
Developer Fee	\$410K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$226K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	7%	Finishes/Fixtures \$21K 42%
Building Shell	\$14K	28%	Amenities \$1K 2%
HVAC	\$4K	7%	Total Exterior \$18K 40%
Appliances	\$3K	6%	Total Interior \$27K 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-RD	30/50	1.00%	\$764,492	1.69	Existing Reserve Balance	0/0	0.00%	\$38,422	1.35	WNC	\$2,496,004	
Adjustment to Debt Per § 10.302(c)	30/30	6.50%	\$65,000	1.35						Lymac, LLC	\$702	
										Additional (Excess) Funds Req'd	\$0	
										TOTAL EQUITY SOURCES	\$2,496,706	
										TOTAL DEBT SOURCES	\$867,914	
TOTAL DEBT (Must Pay)			\$829,492		CASH FLOW DEBT / GRANTS			\$38,422		TOTAL CAPITALIZATION		\$3,364,620

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement

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

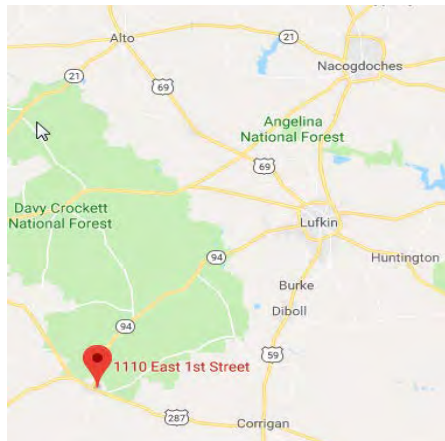
- 29 out of 32 units covered by USDA RA
- 100 % occupied and a waiting list

WEAKNESSES/RISKS

- Expense ratio at 81%

AREA MAP

Groveton, TX



18254 Somerset Lofts - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18254	TDHCA Program	Request	Recommended			Lien
Development	Somerset Lofts		\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.91	
City / County	Houston / Harris	LIHTC (9% Credit)	Amount	Rate	Amort	Term	
Region/Area	6 / Urban						
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Donna Rickenbacker		
Kent Hance Co-developer		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	12	10%
1	48	40%	40%	-	0%
2	60	50%	50%	48	40%
3	12	10%	60%	60	50%
4	-	0%	MR	-	0%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	62.6%
Breakeven Occ.	86.9%	Breakeven Rent	\$683
Average Rent	\$728	B/E Rent Margin	\$45
Property Taxes	\$782/unit	Exemption/PILOT	0%
Total Expense	\$5,165/unit	Controllable	\$3,095/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.6%	
Highest Unit Capture Rate	7%	2 BR/60%	29
Dominant Unit Cap. Rate	7%	2 BR/60%	29
Premiums (↑60% Rents)			
Rent Assisted Units	79	66% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	916 SF	Density	45.6/acre
Acquisition		\$34K/unit	\$4,135K
Building Cost	\$87.37/SF	\$80K/unit	\$9,607K
Hard Cost		\$102K/unit	\$12,296K
Total Cost		\$195K/unit	\$23,367K
Developer Fee	\$2,341K	(18% Deferred)	Paid Year: 7
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
Amegy Construction to Perm	20/30	6.50%	\$3,300,000	1.48	City of Houston Grant	0/0	0.00%	\$500	1.19	Hudson Housing Capital, LLC	\$13,648,635
City of Houston (TBD)	20/0	1.00%	\$6,000,000	1.19						DWR Development Group, LLC	\$418,148
TOTAL DEBT (Must Pay)			\$9,300,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,066,783
										TOTAL DEBT SOURCES	\$9,300,500
										TOTAL CAPITALIZATION	\$23,367,283

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Firm commitment for \$6M loan from City of Houston clearly stating all terms and conditions, source of funds, and rent restrictions.
- 2 Receipt and acceptance by 10% test:
 - a: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
 - b: 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:
 - a: If the \$6M loan is sourced from federal funds and is not removed from basis, an attorney or CPA opinion clearly establishing that the proposed loan from the City of Houston can be considered a valid debt with the reasonable expectation that it will be repaid in full. Opinion must include calculations and assumptions used.
 - b: Certification that any recommended mitigation measures from Phase II ESA were fully implemented.
 - c: Architect certification 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.

RISK PROFILE

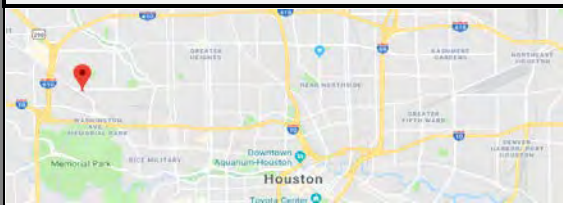
STRENGTHS/MITIGATING FACTORS

- Rapid growth area along Metro Rail Line
- Developer experience
- No multifamily nearby

WEAKNESSES/RISKS

- Industrial area with railways
- Multiple Phase II ESA requirements

AREA MAP



18260 Fish Pond at Cuero - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 1, 2018

PROPERTY IDENTIFICATION	
Application #	18260
Development	Fish Pond at Cuero
City / County	Cuero / DeWitt
Region/Area	10 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$584,842	\$584,842	\$12,184/Unit	\$0.87

KEY PRINCIPAL / SPONSOR		
Fish Pond Development David Fournier and Derek DeHay BETCO Consulting-Lora Myrick-40% GP Lora Myrick and Lisa Vecchietti		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

Fish Pond at Cuero
Building Type I and II

Duplex Building Type II Duplex Building Type I

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	24	50%	40%	-	0%
2	24	50%	50%	9	19%
3	-	0%	60%	31	65%
4	-	0%	MR	4	8%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.24	Expense Ratio	59.7%
Breakeven Occ.	85.4%	Breakeven Rent	\$576
Average Rent	\$625	B/E Rent Margin	\$50
Property Taxes	\$595/unit	Exemption/PILOT	0%
Total Expense	\$4,279/unit	Controllable	\$2,775/unit

SITE PLAN

6.594 Acres

Tulley Road

Highway 72

Detention 0.37 Acres

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	9%	2 BR/60%	15
Highest Unit Capture Rate	5%	1 BR/60%	16
Dominant Unit Cap. Rate	Yes	\$80/Avg.	
Premiums (↑60% Rents)	N/A		
Rent Assisted Units			

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	895 SF	Density	7.3/acre
Acquisition		\$05K/unit	\$225K
Building Cost	\$72.61/SF	\$65K/unit	\$3,119K
Hard Cost		\$89K/unit	\$4,272K
Total Cost		\$155K/unit	\$7,452K
Developer Fee	\$1,151K	(40% Deferred)	Paid Year: 15
Contractor Fee	\$598K	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
Bonneville Mortgage Company	40/40	4.50%	\$1,900,000	1.24	City of Cuero Contribution	0/0	0.00%	\$250	1.24	CREA	\$5,087,617
					County of DeWitt Contribution	0/0	0.00%	\$250	1.24		
										Deferred Developer Fee	\$464,156
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$5,551,773
										TOTAL DEBT SOURCES	\$1,900,500
TOTAL DEBT (Must Pay)			\$1,900,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL CAPITALIZATION	\$7,452,273

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

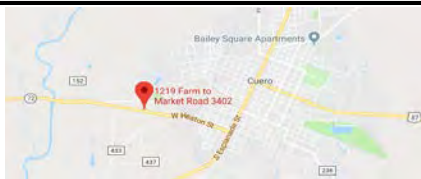
STRENGTHS/MITIGATING FACTORS

- 2018 Program rents are 11% higher than 2017
- Full HTC rents being achieved; market premiums
- High occupancy in market
- Low capture rates

WEAKNESSES/RISKS

- Increased interest rates could result in debt coverage below 1.15
- Market risk on 8% of units
- Small 15 year cash flow after deferred fee

AREA MAP



AERIAL PHOTOGRAPH(s)



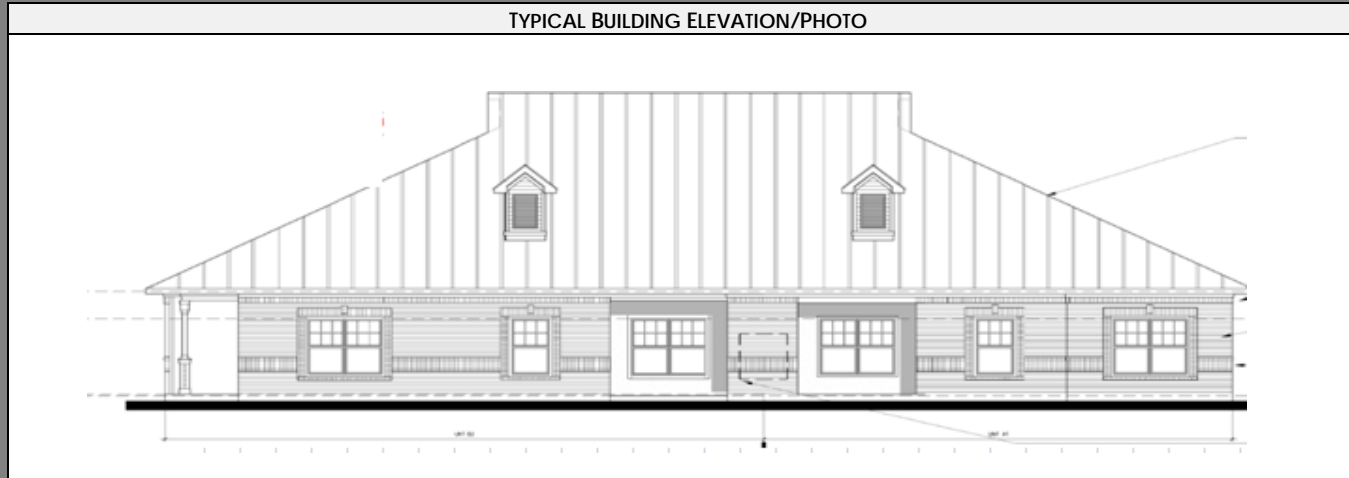
18261 Fish Pond at Portland - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 21, 2018

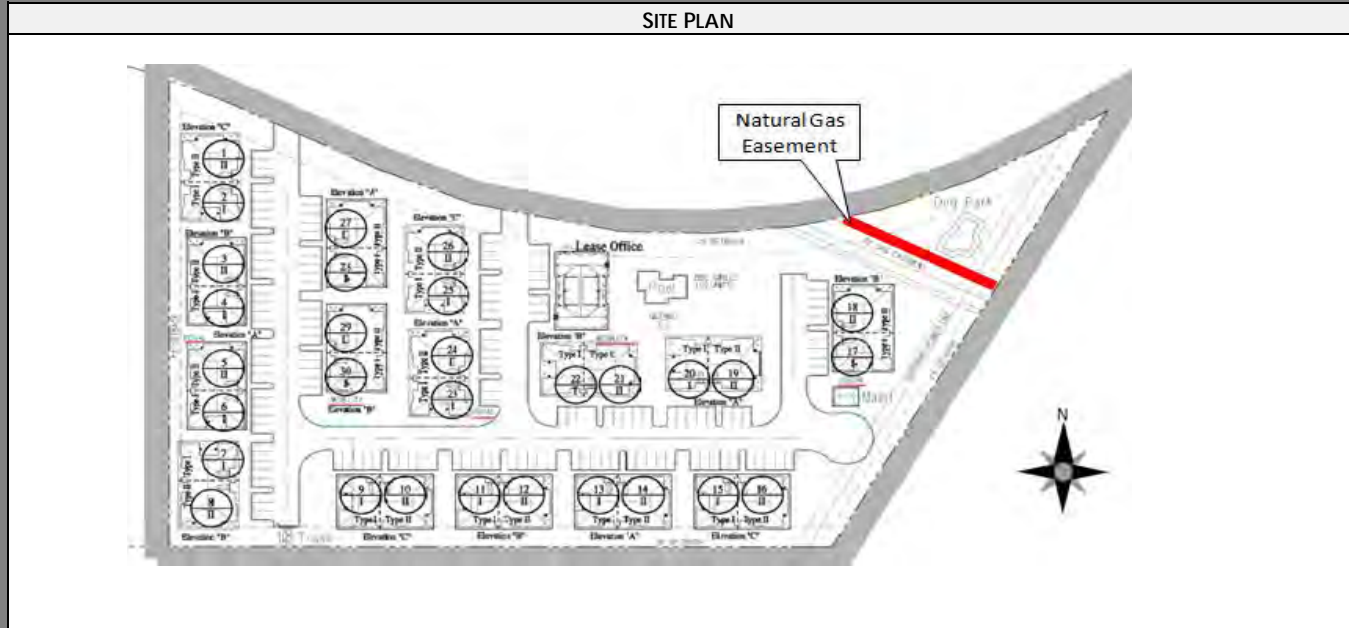
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	18261	TDHCA Program LIHTC (9% Credit)	Request	Recommended		
Development	Fish Pond at Portland		\$762,700	\$762,700	\$12,712/Unit	\$0.90
City / County	Portland / San Patricio					
Region/Area	10 / Urban					
Population	Elderly Limitation					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPAL / SPONSOR		
Fish Pond Development David Fournier and Derek DeHay BETCO Consulting-Lora Myrick-40% GP Lora Myrick and Lisa Vecchietti		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	10%
1	30	50%	40%	-	0%
2	30	50%	50%	11	18%
3	-	0%	60%	37	62%
4	-	0%	MR	6	10%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.19	Expense Ratio	60.0%
Breakeven Occ.	86.6%	Breakeven Rent	\$604
Average Rent	\$647	B/E Rent Margin	\$42
Property Taxes	\$587/unit	Exemption/PILOT	0%
Total Expense	\$4,440/unit	Controllable	\$2,722/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.2%
Highest Unit Capture Rate	6%	2 BR/60%	19
Dominant Unit Cap. Rate	6%	2 BR/60%	19
Premiums (↑60% Rents)	Yes		\$67/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	895 SF	Density	10.0/acre
Acquisition		\$05K/unit	\$300K
Building Cost	\$75.98/SF	\$68K/unit	\$4,080K
Hard Cost		\$96K/unit	\$5,762K
Total Cost		\$159K/unit	\$9,546K
Developer Fee	\$1,157K	(37% Deferred)	Paid Year: 13
Contractor Fee	\$807K	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	15/35	5.75%	\$2,250,000	1.19	City of Portland	0/0	0.00%	\$500	1.19	CREA	\$6,863,614
										Deferred Fee	\$431,616
										Additional (Excess) Funds Req'd	\$0
TOTAL DEBT (Must Pay)			\$2,250,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$7,295,230
										TOTAL DEBT SOURCES	\$2,250,500
										TOTAL CAPITALIZATION	\$9,545,730

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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

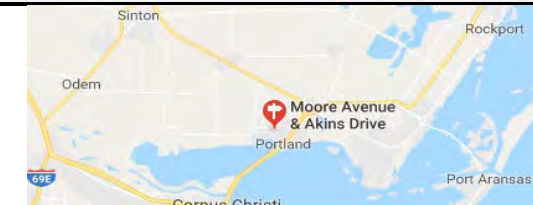
STRENGTHS/MITIGATING FACTORS

- Full HTC rents and market premiums being achieved in PMA
- Market premiums likely, but not assumed in underwriting
- High occupancy in market
- Low capture rates; no comps in PMA

WEAKNESSES/RISKS

- Increased interest rates could result in debt coverage below 1.15
- Small 15 year cash flow after deferred fee
- Increased operating expenses result in debt coverage below 1.15

AREA MAP



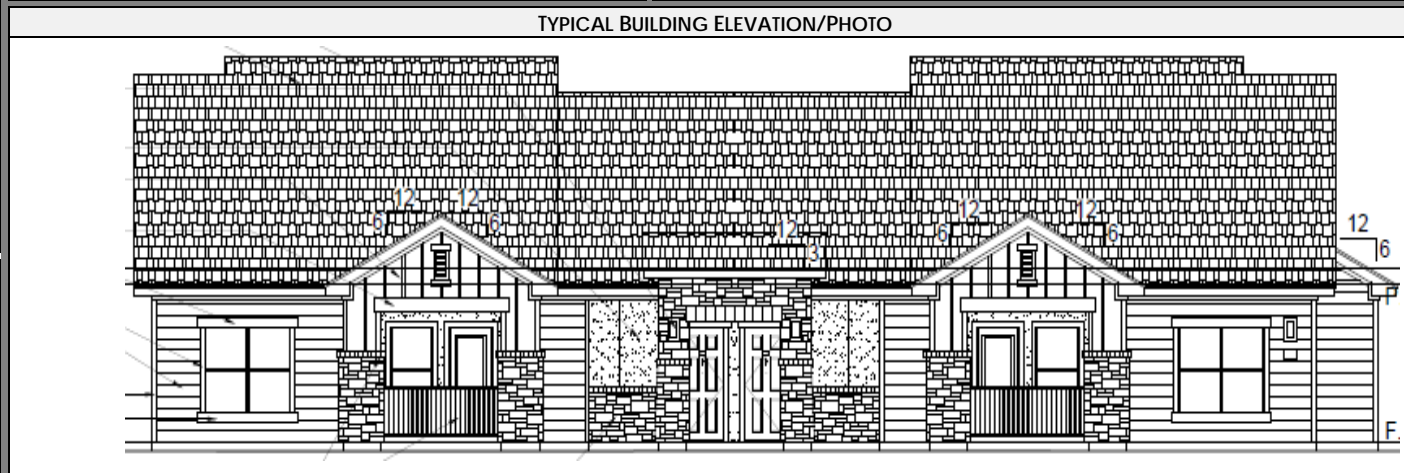
18268 Saline Creek Senior Village - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 23, 2018

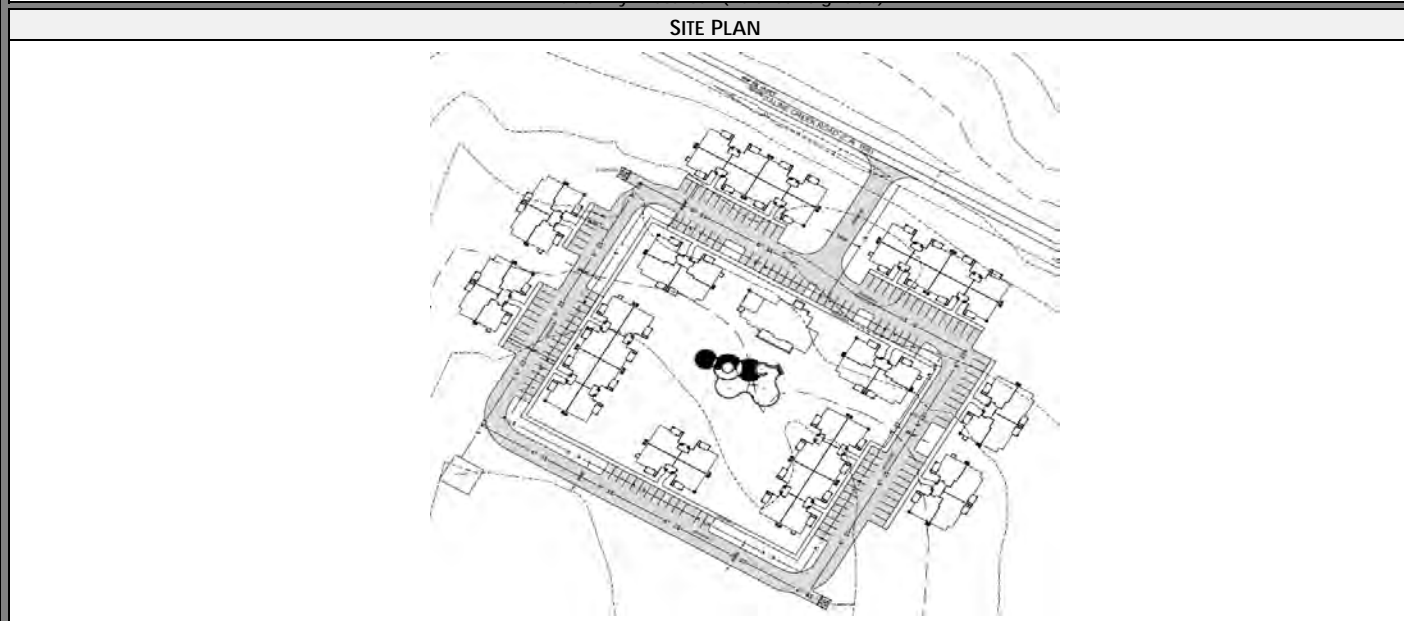
PROPERTY IDENTIFICATION	
Application #	18268
Development	Saline Creek Senior Village
City / County	Noonday / Smith
Region/Area	4 / Rural
Population	Elderly Preference
Set-Aside	Non-Profit
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$680,462	\$662,332	\$11,039/Unit	\$0.88	

KEY PRINCIPAL / SPONSOR		
Brompton Community Housing Development Corporation JOT Couch		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	7%
1	48	80%	40%	-	0%
2	12	20%	50%	10	17%
3	-	0%	60%	36	60%
4	-	0%	MR	10	17%
TOTAL	60	100%	TOTAL	60	100%



PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	59.2%
Breakeven Occ.	87.5%	Breakeven Rent	\$571
Average Rent	\$605	B/E Rent Margin	\$34
Property Taxes	\$500/unit	Exemption/PILOT	0%
Total Expense	\$4,107/unit	Controllable	\$2,597/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.1%
Highest Unit Capture Rate	4% 1 BR/60% 31
Dominant Unit Cap. Rate	4% 1 BR/60% 31
Premiums (↑60% Rents)	Yes \$171/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	800 SF	Density	3.1/acre
Acquisition		\$09K/unit	\$545K
Building Cost	\$65.70/SF	\$53K/unit	\$3,153K
Hard Cost		\$76K/unit	\$4,548K
Total Cost		\$146K/unit	\$8,763K
Developer Fee	\$910K	(47% Deferred)	Paid Year: 15
Contractor Fee	\$637K	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
Bonneville Mortgage 221 (d)(4)	40/40	4.65%	\$2,550,000	1.14	City of Noonday	0/0	0.00%	\$250	1.15	Boston Capital	\$5,827,942
										Saline Creek Senior Village, Ltd.	\$424,322
TOTAL DEBT (Must Pay)			\$2,510,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$6,252,264
										TOTAL DEBT SOURCES	\$2,510,250
										TOTAL CAPITALIZATION	\$8,762,514

CONDITIONS

- 1 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 submitting the application to HUD.
- 2 Receipt and acceptance by Carryover:
 - Evidence of approval from TCEQ for private wastewater treatment facility.
- 3 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.

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

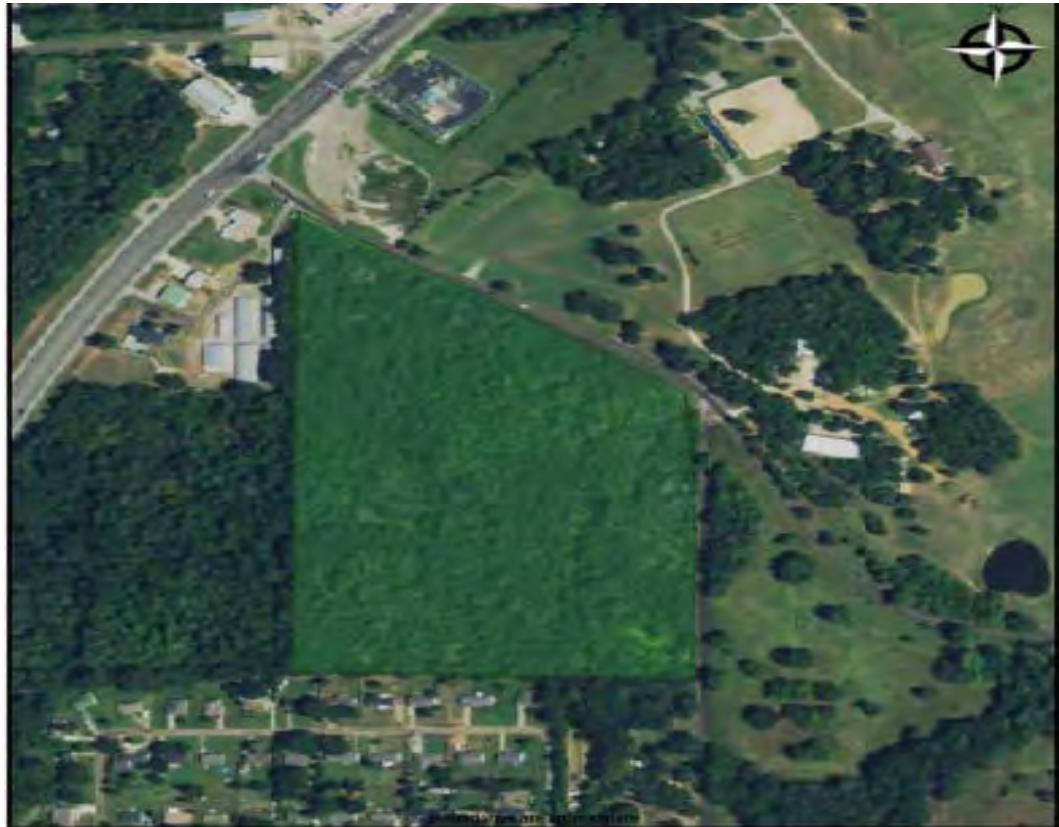
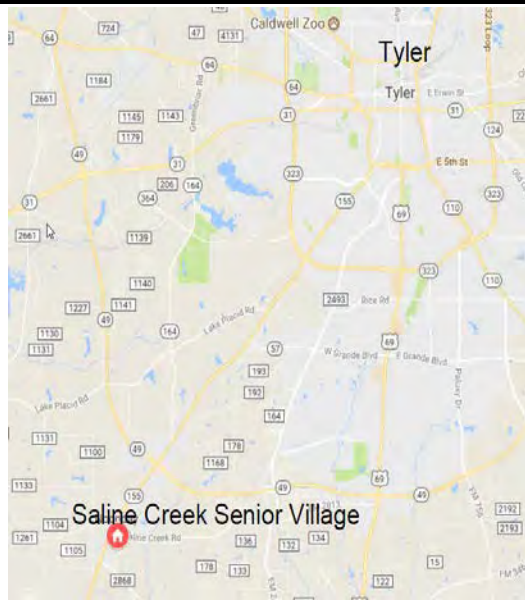
STRENGTHS/MITIGATING FACTORS

- Only new elderly affordable units in PMA
- Occupancy rates in PMA are above 96%
- Low capture rates in PMA

WEAKNESSES/RISKS

- Deferred Developer Fee is not repaid until year 15

AREA MAP



18273 Museum Reach Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 11, 2018

PROPERTY IDENTIFICATION	
Application #	18273
Development	Museum Reach Lofts
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,182,642	\$1,161,298	\$12,354/Unit	\$0.90	
	Amount	Rate	Amort	Term	Lien

KEY PRINCIPAL / SPONSOR		
Alamo Area Mutual Housing Association Lisa Vechetti-Consultant		
Related Parties	Contractor - No	Seller - No

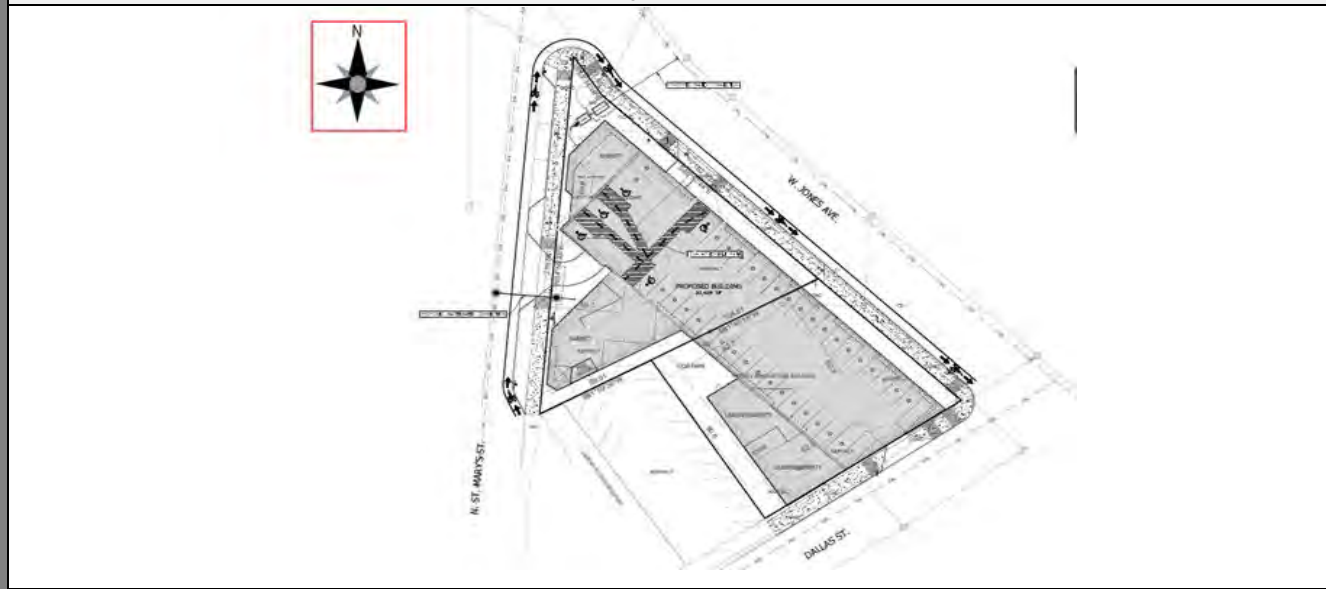
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	38	40%	30%	9	10%
1	44	47%	40%	-	0%
2	12	13%	50%	35	37%
3	-	0%	60%	42	45%
4	-	0%	MR	8	9%
TOTAL	94	100%	TOTAL	94	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	⚠ 61.9%
Breakeven Occ.	✓ 83.4%	Breakeven Rent	\$532
Average Rent	\$591	B/E Rent Margin	✓ \$60
Property Taxes	\$415/unit	Exemption/PILOT	50%
Total Expense	\$4,162/unit	Controllable	\$2,817/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	3.7%	
Highest Unit Capture Rate	⚠	29%	0 BR/60% 16
Dominant Unit Cap. Rate	⚠	13%	1 BR/60% 23
Premiums (↑60% Rents)	Yes	✓	\$52/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	635 SF	Density	148.7/acre
Acquisition		\$31K/unit	\$2,875K
Building Cost	\$111.58/SF	\$71K/unit	\$6,661K
Hard Cost		\$83K/unit	\$7,810K
Total Cost		\$187K/unit	\$17,567K
Developer Fee	\$1,794K	(48% Deferred)	Paid Year: 13
Contractor Fee	\$1,093K	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
Mason Joseph Company	40/40	4.50%	\$2,750,000	1.55	City of San Antonio N&HSD	0/0	0.00%	\$500	1.35	National Equity Fund (LISC)	\$10,450,641
Adjustment to Debt Per §10.302(c)	40/40	4.50%	\$60,000	1.52	TIRZ #31 - Midtown	0/0	0.00%	\$2,875,000	1.35	GP Equity	\$100
CoSA CCHIP Incentives	40/40	2.00%	\$564,000	1.35						SLP Equity	\$100
										Alamo Community Group	\$866,862
TOTAL DEBT (Must Pay)			\$3,374,000		CASH FLOW DEBT / GRANTS			\$2,875,500		TOTAL EQUITY SOURCES	\$11,317,702
										TOTAL DEBT SOURCES	\$6,249,500
										TOTAL CAPITALIZATION	\$17,567,202

CONDITIONS

- 1 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 submitting the application to HUD.
 - b: 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:
 - a: Firm commitment for \$2.875M TIRZ grant/cash flow loan clearly stating all terms and conditions.
 - b: Firm commitment for \$564k CCHIP loan clearly stating all terms and conditions.
- 3 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: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation regarding asbestos and ground water/soil sampling at St. Mary's address and lead based paint at both addresses.
- 4 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented by a qualified abatement company.
 - c: Certification that any recommended abatement procedures resulting from soil/ground water testing were fully implemented.
 - d: Certification from Appraisal District that the property qualifies for property tax exemption.

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.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

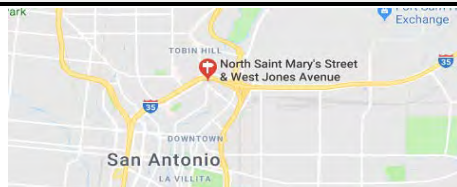
STRENGTHS/MITIGATING FACTORS

- Local support/funds
- 8 market units will likely achieve premium
- High occupancy in PMA

WEAKNESSES/RISKS

- Infeasible if interest rate rises to 5.00%
- 13 years to repay deferred developer fee

AREA MAP



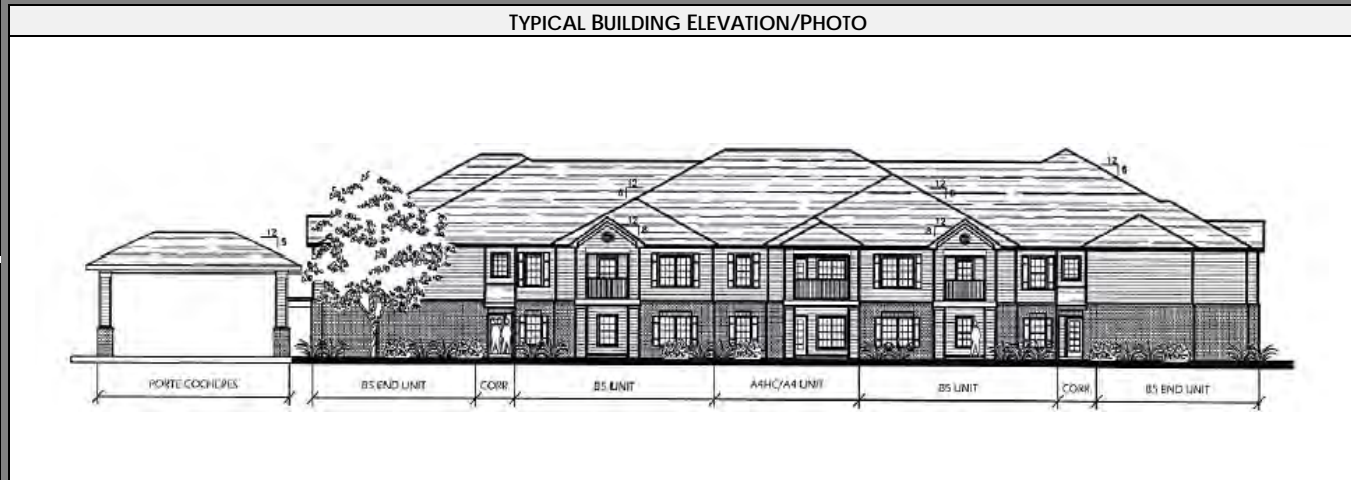
18274 Hill Court Villas - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 20, 2018

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	18274	TDHCA Program	Request	Recommended		
Development	Hill Court Villas			LIHTC (9% Credit)	\$570,000	\$570,000	$11,875/Unit	$0.92
City / County	Granbury / Hood					
Region/Area	3 / Rural					
Population	Elderly Limitation					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPAL / SPONSOR		
Justin Zimmerman		
JMZ Albatross Development, LLC		
Wilhoit Properties		
Ben Mitchell		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	6%
1	16	33%	40%	-	0%
2	32	67%	50%	8	17%
3	-	0%	60%	25	52%
4	-	0%	MR	12	25%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	47.9%
Breakeven Occ.	84.8%	Breakeven Rent	\$681
Average Rent	\$744	B/E Rent Margin	\$63
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$3,999/unit	Controllable	\$2,917/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.1%
Highest Unit Capture Rate	4%	2 BR/60%	17
Dominant Unit Cap. Rate	4%	2 BR/60%	17
Premiums (↑60% Rents)	Yes		\$97/Avg.
Rent Assisted Units	N/A		

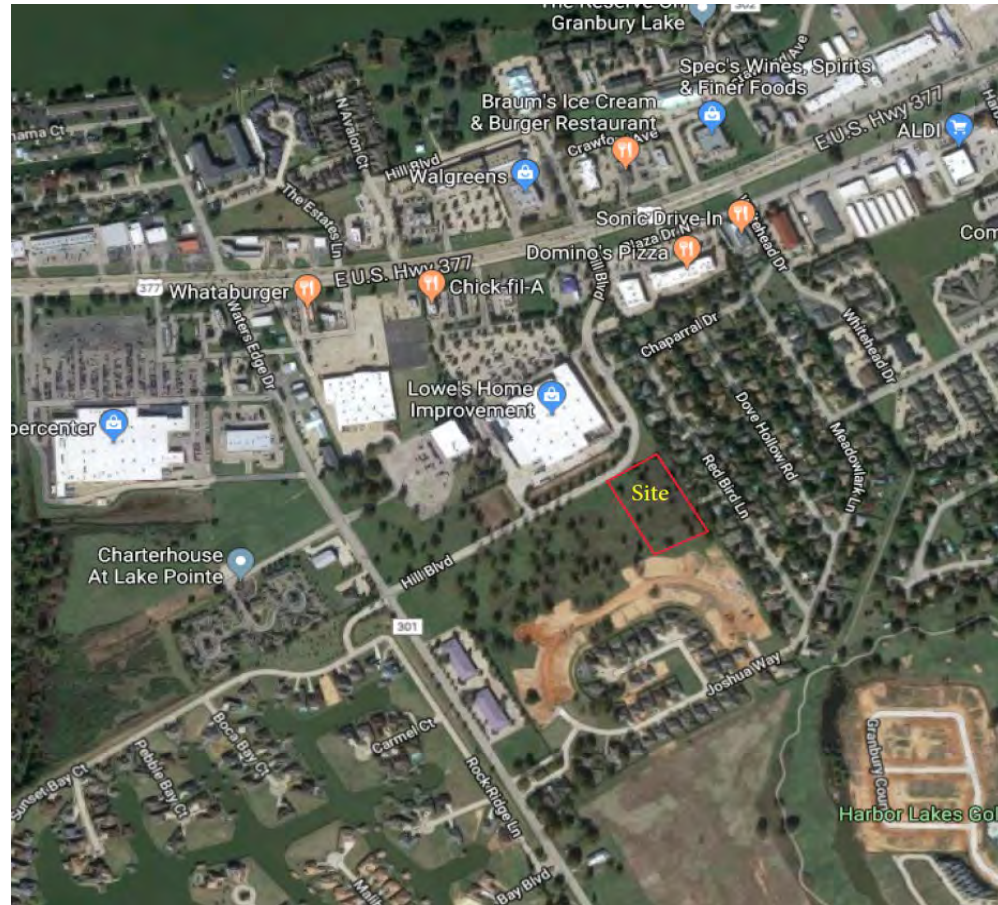
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	901 SF	Density	11.0/acre
Acquisition		\$14K/unit	\$675K
Building Cost	\$84.64/SF	\$76K/unit	\$3,661K
Hard Cost		\$100K/unit	\$4,791K
Total Cost		\$170K/unit	\$8,145K
Developer Fee	\$1,103K	(31% Deferred)	Paid Year: 9
Contractor Fee	\$569K	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	17/35	6.00%	\$2,560,000	1.19	City of Granbury	0/0	0.00%	\$250	1.19	Alliant Capital	\$5,243,476	
TOTAL DEBT (Must Pay)			\$2,560,000		CASH FLOW DEBT / GRANTS			\$250		JMZ Albatross Development	\$341,274	
											TOTAL EQUITY SOURCES	\$5,584,750
											TOTAL DEBT SOURCES	\$2,560,250
											TOTAL CAPITALIZATION	\$8,145,000

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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

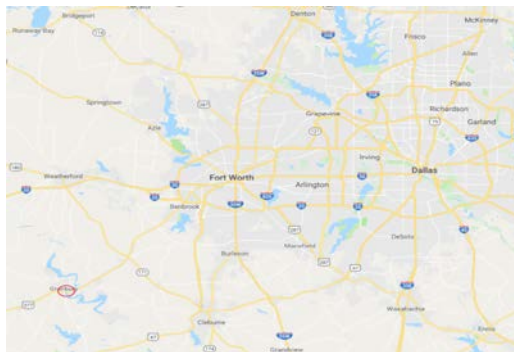
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Feasible Using 60% Gross Rents on Market Units
- No new affordable housing in PMA since 1992

WEAKNESSES/RISKS

- Market Unit Risk
- High capture rates

AREA MAP

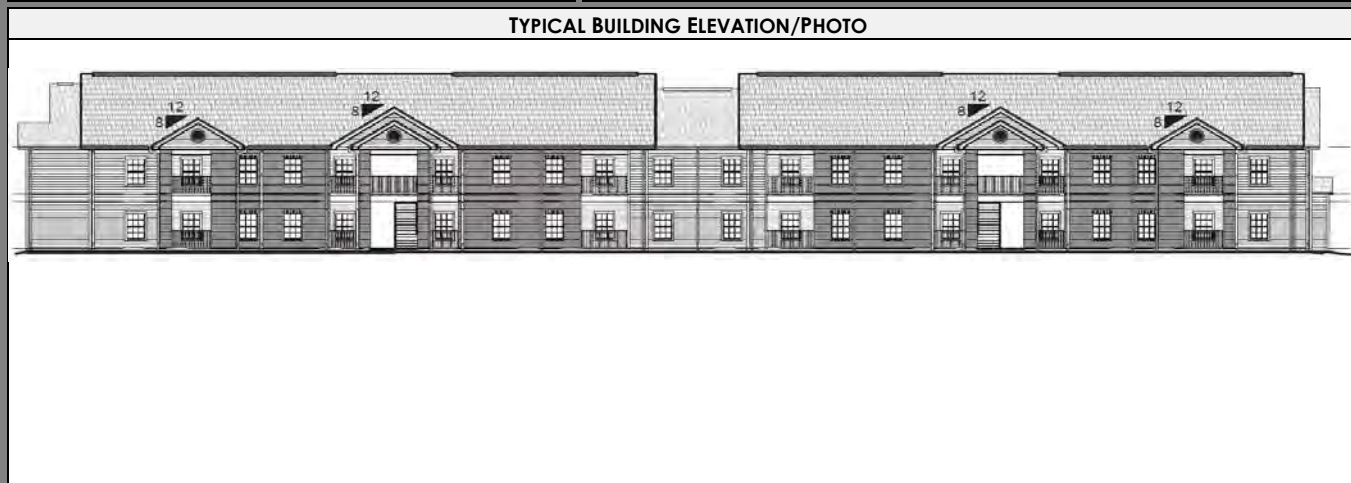


18283 Pines at Allen Street - Application Summary

PROPERTY IDENTIFICATION	
Application #	18283
Development	Pines at Allen Street
City / County	Kountze / Hardin
Region/Area	5 / Rural
Population	General
Set-Aside	General
Activity	New Construction

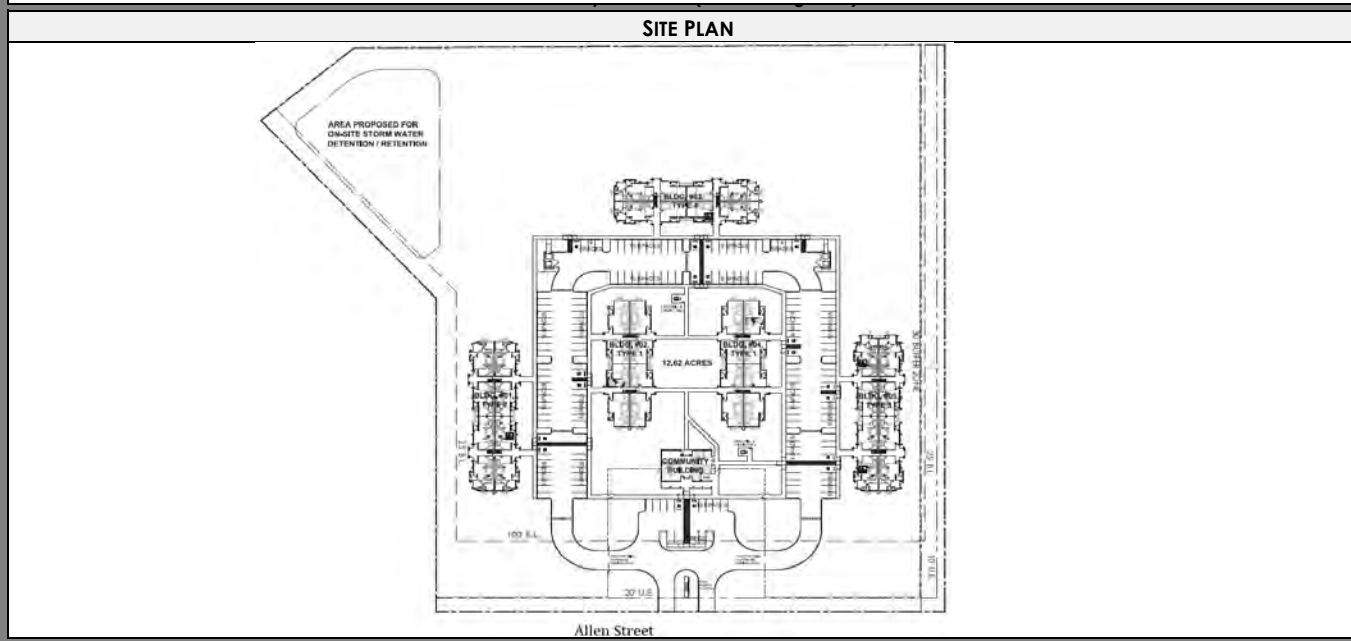
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$979,220	\$979,220	\$12,240/Unit	\$0.89

KEY PRINCIPAL / SPONSOR		
<ul style="list-style-type: none"> • Christopher A. Akbari / The ITEX Group, LLC • Donald R. Ball / Nautical Affordable Housing, Inc. 		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	24	30%	40%	-	0%
2	32	40%	50%	15	19%
3	20	25%	60%	47	59%
4	4	5%	MR	12	15%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	59.1%
Breakeven Occ.	86.2%	Breakeven Rent	\$607
Average Rent	\$653	B/E Rent Margin	\$45
Property Taxes	\$550/unit	Exemption/PILOT	0%
Total Expense	\$4,350/unit	Controllable	\$2,771/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			3.4%
Highest Unit Capture Rate	18%	2 BR/60%	21
Dominant Unit Cap. Rate	18%	2 BR/60%	21
Premiums (↑60% Rents)	Yes		\$203/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	967 SF	Density	6.3/acre
Acquisition		\$01K/unit	\$110K
Building Cost	\$68.82/SF	\$67K/unit	\$5,322K
Hard Cost		\$96K/unit	\$7,680K
Total Cost		\$153K/unit	\$12,249K
Developer Fee	\$1,525K	(40% Deferred)	Paid Year: 13
Contractor Fee	\$1,075K	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	6.00%	\$2,925,000	1.20	City of Kountze - Fee Reduction	0/0	0.00%	\$250	1.20	Hudson Housing Capital	\$8,713,315
										Nautical Affordable Housing, Inc.	\$610,882
TOTAL DEBT (Must Pay)			\$2,925,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$9,324,197
										TOTAL DEBT SOURCES	\$2,925,250
										TOTAL CAPITALIZATION	\$12,249,447

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
- 2 Receipt and acceptance by Cost Certification:
 - Certification that all environmental recommendations were fully 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.

RISK PROFILE

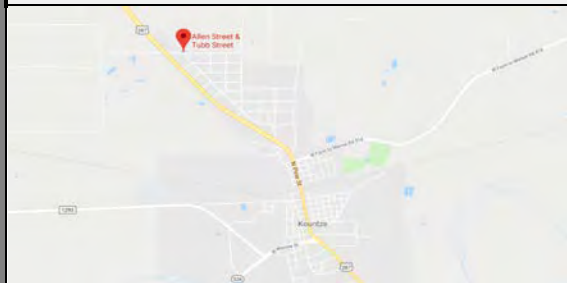
STRENGTHS/MITIGATING FACTORS

- 2018 Program Rents 11% higher than 2017
- Projected market rent premiums \$150 - \$250 vs HTC
- Low Gross Capture Rate
- No other LIHTC properties within 10 miles
- Experienced developer with 37 affordable housing properties in Texas.

WEAKNESSES/RISKS

- Increased interest rates could result in debt coverage below 1.15
- PMA from Market Analysis includes the whole of Hardin County.
- Market risk on 12 out of 80 units
- Rural site is dense foliage requiring clearance.

AREA MAP



AERIAL PHOTOGRAPH(s)



18289 Village at Roosevelt - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 23, 2018

PROPERTY IDENTIFICATION	
Application #	18289
Development	Village at Roosevelt
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$975,000	\$975,000	\$17,105/Unit	\$0.95

KEY PRINCIPAL / SPONSOR		
Prospera Housing Community Services Gilbert Piette		
Related Parties	Contractor - No	Seller - No

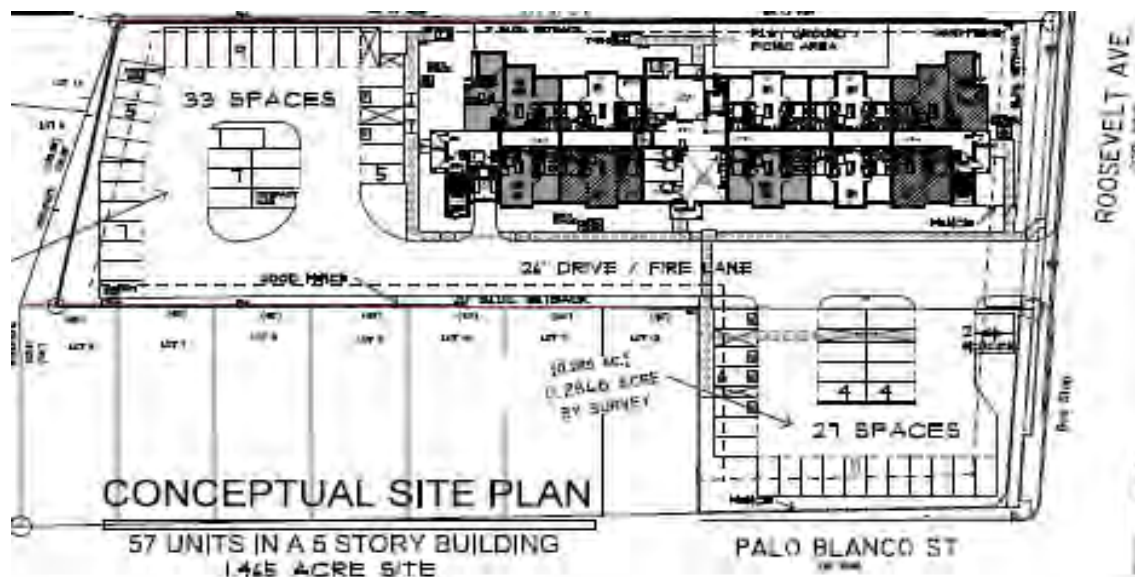
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	9%
1	14	25%	40%	-	0%
2	33	58%	50%	20	35%
3	10	18%	60%	24	42%
4	-	0%	MR	8	14%
TOTAL	57	100%	TOTAL	57	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	61.0%
Breakeven Occ.	87.1%	Breakeven Rent	\$630
Average Rent	\$670	B/E Rent Margin	\$40
Property Taxes	\$447/unit	Exemption/PILOT	50%
Total Expense	\$4,637/unit	Controllable	\$3,031/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	5.4%		
Highest Unit Capture Rate	48%	1 BR/60%	5
Dominant Unit Cap. Rate	19%	2 BR/60%	14
Premiums (↑60% Rents)	Yes	\$94/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	881 SF	Density	38.9/acre
Acquisition		\$16K/unit	\$905K
Building Cost	\$76.57/SF	\$67K/unit	\$3,844K
Hard Cost		\$107K/unit	\$6,087K
Total Cost		\$214K/unit	\$12,191K
Developer Fee	\$1,379K	(31% Deferred)	Paid Year: 15
Contractor Fee	\$838K	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%	\$2,500,000	1.18						Wells Fargo	\$9,261,574	
					City of San Antonio	0/0	0.00%	\$500	1.18	Deferred Developer Fee	\$429,003	
TOTAL DEBT (Must Pay)			\$2,500,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$9,690,577	
											TOTAL DEBT SOURCES	\$2,500,500
											TOTAL CAPITALIZATION	\$12,191,077

CONDITIONS

- 1 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 submitting the application to HUD.
- 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: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification that any recommended mitigation measures from the Phase II ESA were fully implemented.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented by a qualified abatement company.
 - c: Architect certification 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.

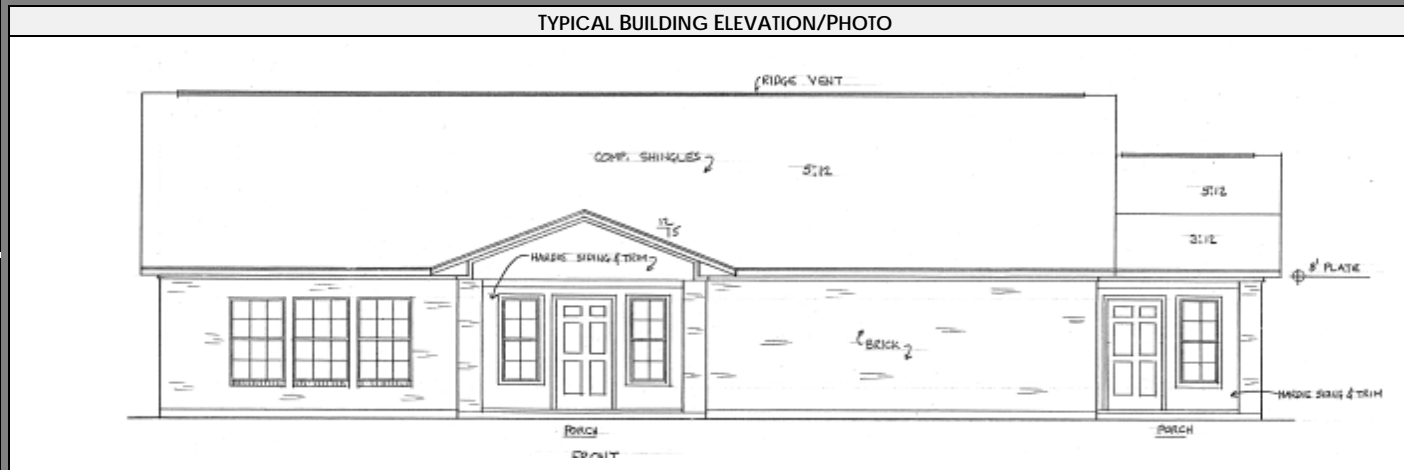
BOND RESERVATION / ISSUER	AERIAL PHOTOGRAPH(S)
<p align="center">RISK PROFILE</p> <p align="center">STRENGTHS/MITIGATING FACTORS</p> <ul style="list-style-type: none"> ▫ Positive financial indicators ▫ High density on small site ▫ Experienced non-profit organization to provide <p align="center">WEAKNESSES/RISKS</p> <ul style="list-style-type: none"> ▫ Financial feasibility dependent on property tax exemption ▫ 15 years to repay deferred developer fee ▫ Low parking ratio of 1 space/unit; site contains one, two, and three bedroom units. 	
<p align="center">AREA MAP</p>	

18305 Star of Texas Seniors - Application Summary

PROPERTY IDENTIFICATION	
Application #	18305
Development	Star of Texas Seniors
City / County	Montgomery / Montgomery
Region/Area	6 / Rural
Population	Elderly Limitation
Set-Aside	Rural
Activity	New Construction

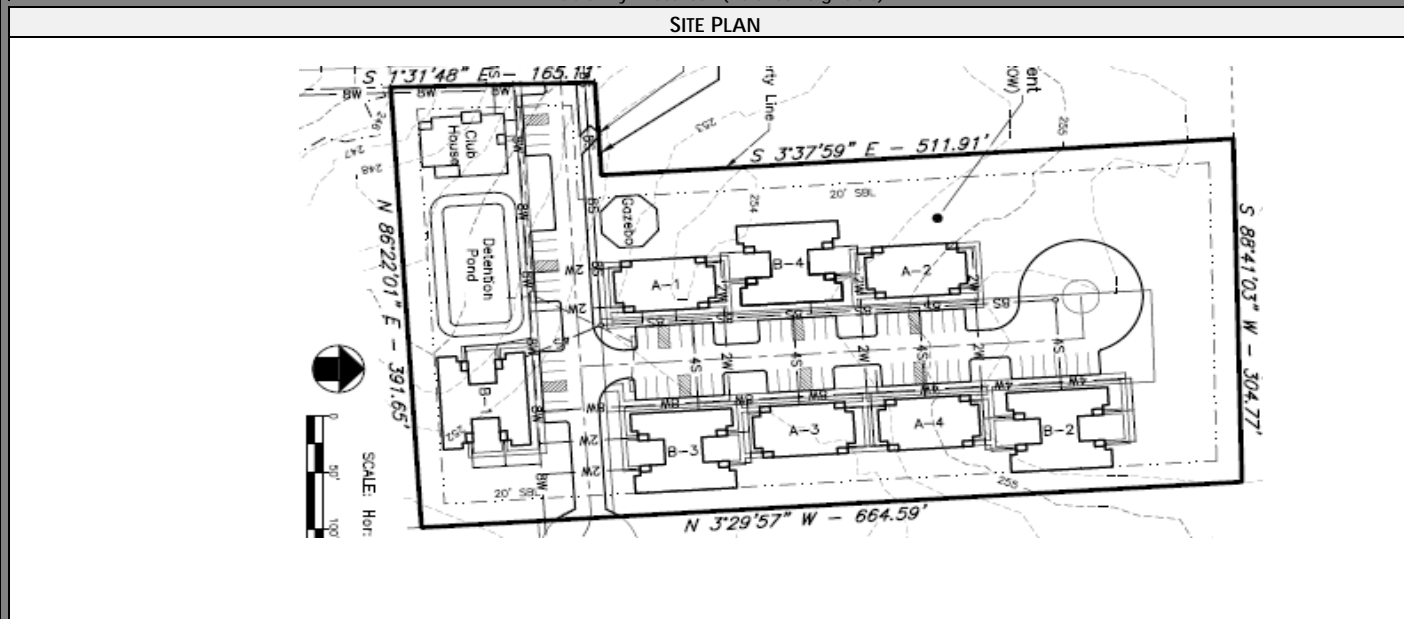
RECOMMENDATION					
TDHC Program	Request	Recommended			
LIHTC (9% Credit)	\$613,529	\$600,327	\$18,760/Unit	\$0.81	

KEY PRINCIPAL / SPONSOR		
Commonwealth Development Emanuel Glockzin		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	19%
1	16	50%	40%	-	0%
2	16	50%	50%	10	31%
3	-	0%	60%	16	50%
4	-	0%	MR	-	0%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.34	Expense Ratio	61.9%
Breakeven Occ.	83.6%	Breakeven Rent	\$625
Average Rent	\$692	B/E Rent Margin	\$68
Property Taxes	\$625/unit	Exemption/PILOT	0%
Total Expense	\$4,829/unit	Controllable	\$3,223/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	5.0%		
Highest Unit Capture Rate	21%	2 BR/50%	5
Dominant Unit Cap. Rate	7%	1 BR/60%	8
Premiums (↑60% Rents)			
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	925 SF	Density	6.4/acre
Acquisition		\$17K/unit	\$545K
Building Cost	\$72.75/SF	\$67K/unit	\$2,153K
Hard Cost		\$102K/unit	\$3,276K
Total Cost		\$196K/unit	\$6,276K
Developer Fee	\$873K	(36% Deferred)	Paid Year: 12
Contractor Fee	\$430K	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
Prosperity Bank	15/30	5.00%	\$1,100,000	1.34	City of Montgomery	0/0	0.00%	\$2,000	1.34	Boston Capital	\$4,862,650
										Commonwealth Development	\$311,735
										Additional (Excess) Funds Req'd	(\$0)
										TOTAL EQUITY SOURCES	\$5,174,384
										TOTAL DEBT SOURCES	\$1,102,000
TOTAL DEBT (Must Pay)			\$1,100,000		CASH FLOW DEBT / GRANTS			\$2,000		TOTAL CAPITALIZATION	\$6,276,384

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

- Lone Star Community Center located next door enhances marketability
- 100% occupancy of elderly units within PMA

WEAKNESSES/RISKS

- High cost per unit due to small unit size and fourplex design.
- High reserves requirement from lender.

AREA MAP



18320 Seaside Lodge at Chesapeake Bay - Application Summary

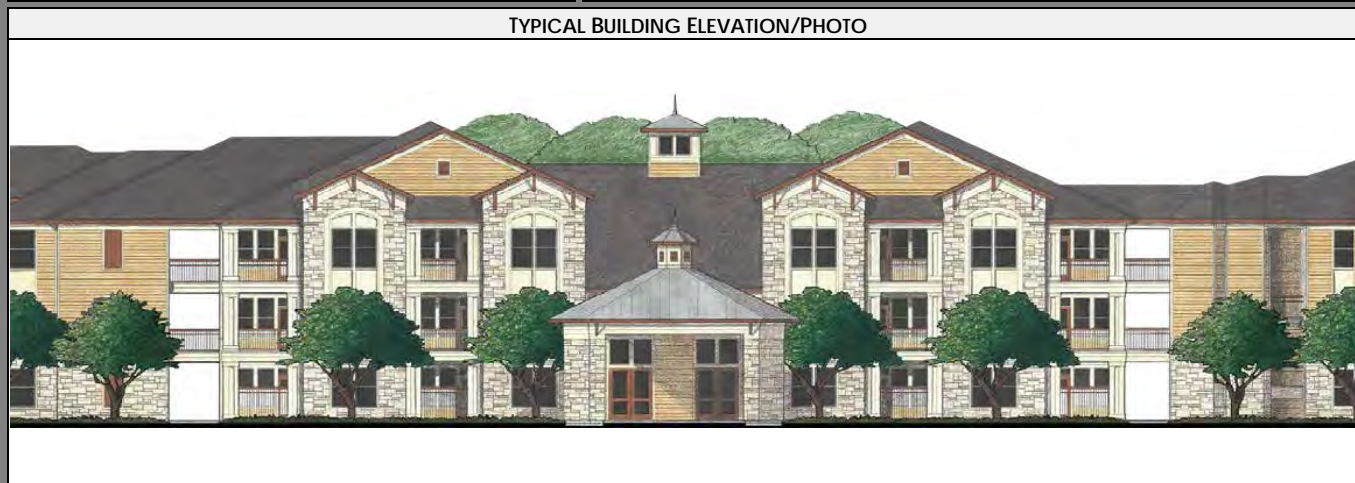
REAL ESTATE ANALYSIS DIVISION

July 6, 2018

PROPERTY IDENTIFICATION	
Application #	18320
Development	Seaside Lodge at Chesapeake Bay
City / County	Seabrook / Harris
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,304/Unit	\$0.95		
	Amount	Rate	Amort	Term	Lien	

KEY PRINCIPAL / SPONSOR		
David Mark Koogler Zach Cavender		
Related Parties	Contractor - Yes	Seller - No



TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	11%
1	47	51%	40%	-	0%
2	45	49%	50%	37	40%
3	-	0%	60%	45	49%
4	-	0%	MR	-	
TOTAL	92	100%	TOTAL	92	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	59.6%
Breakeven Occ.	87.6%	Breakeven Rent	\$617
Average Rent	\$653	B/E Rent Margin	\$36
Property Taxes	\$783/unit	Exemption/PILOT	0%
Total Expense	\$4,437/unit	Controllable	\$2,593/unit



SITE PLAN

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		2.4%	
Highest Unit Capture Rate	12%	2 BR/60%	33
Dominant Unit Cap. Rate	12%	2 BR/60%	33
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	890 SF	Density	22.6/acre
Acquisition		\$34K/unit	\$3,100K
Building Cost	\$85.01/SF	\$76K/unit	\$6,956K
Hard Cost		\$100K/unit	\$9,217K
Total Cost		\$204K/unit	\$18,762K
Developer Fee	\$1,920K	(35% Deferred)	Paid Year: 15
Contractor Fee	\$1,288K	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, N.A.	20/35	5.25%	\$3,850,000	1.15	City of Seabrook	0/0	0.00%	\$500	1.15	Hudson Housing Capital LLC	\$14,248,575
										Mark-Dana Corporation	\$662,900
TOTAL DEBT (Must Pay)			\$3,850,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,911,475
										TOTAL DEBT SOURCES	\$3,850,500
										TOTAL CAPITALIZATION	\$18,761,975

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- 2 Receipt and acceptance by 10% test:
 - Architect certification that the development plans incorporate mitigation measures sufficient to satisfy HUD Acceptable Separation Distance ("ASD") guidelines related to residential propane tanks on adjacent properties.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect or engineer certification (including a Letter of Map Amendment "LOMA" or Letter of Map Revision "LOMR-F") indicating that the development is not within the 100 year floodplain; or 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.
 - b: For any buildings remaining in the floodplain, documentation that flood insurance is in place both for the buildings and for the residents' personal property at the property owner's expense; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force until such time that the buildings are officially designated as no longer in a floodplain.
 - c: Architect certification that mitigation measures for HUD ASD 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.

RISK PROFILE

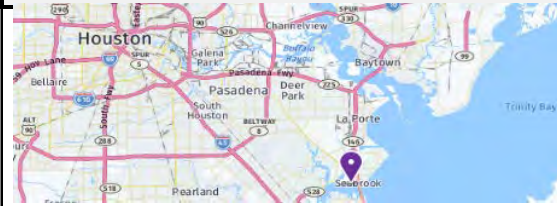
STRENGTHS/MITIGATING FACTORS

- 100% Affordable
- Developer experience
- Elderly master planned community
- High occupancy in PMA
- Only one affordable property in PMA

WEAKNESSES/RISKS

- Marginal debt coverage (1.15 DCR)
- Minimum allowable parking at 120 spaces
- Operating expense risk/insurance expense risk
- Small 15 year cash flow
- Currently in flood zone AE

AREA MAP



AERIAL PHOTOGRAPH(S)



18333 Fulton Lofts - Application Summary

PROPERTY IDENTIFICATION	
Application #	18333
Development	Fulton Lofts
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,459,230	\$1,458,549	\$18,232/Unit	\$0.95	
	Amount	Rate	Amort	Term	Lien

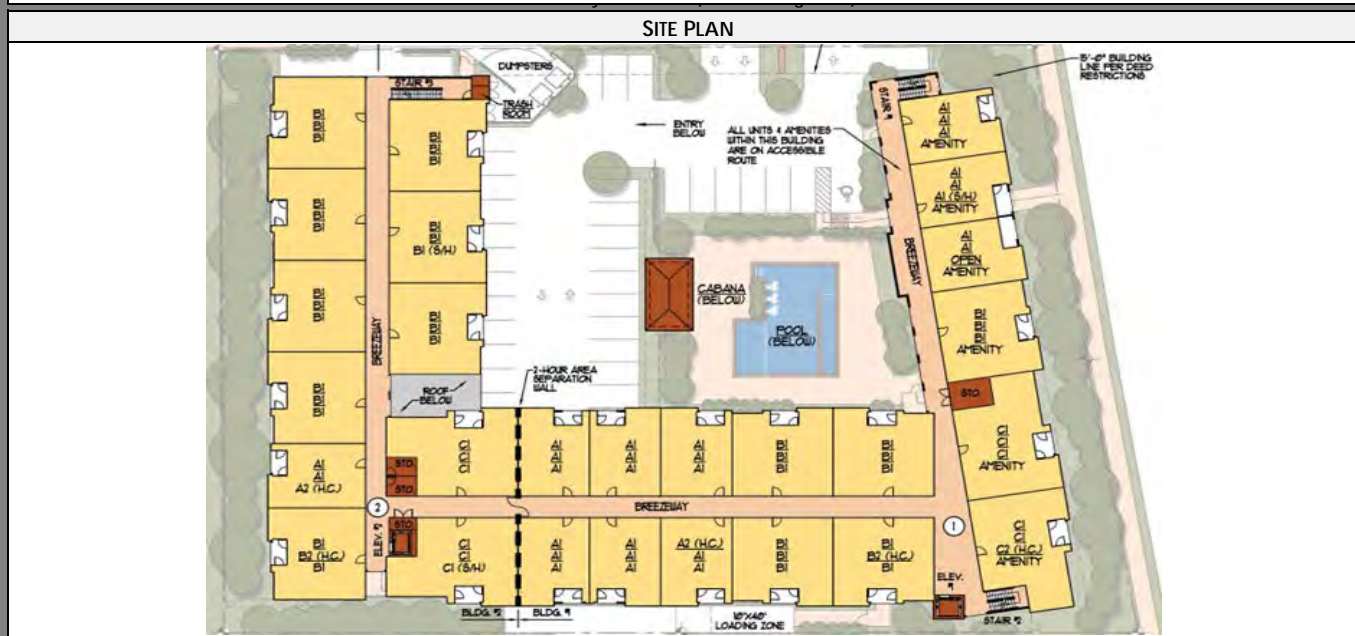
KEY PRINCIPAL / SPONSOR		
David Mark Koogler		
Zach Cavender		
Donna Rickenbacker		
Related Parties	Contractor - Yes	Seller - No



TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	10%
1	29	36%	40%	-	0%
2	39	49%	50%	31	39%
3	12	15%	60%	37	46%
4	-	0%	MR	4	5%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	57.0%
Breakeven Occ.	87.1%	Breakeven Rent	\$652
Average Rent	\$693	B/E Rent Margin	\$42
Property Taxes	\$813/unit	Exemption/PILOT	0%
Total Expense	\$4,503/unit	Controllable	\$2,607/unit



SITE PLAN

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.3%	
Highest Unit Capture Rate	9%	3 BR/60%	11
Dominant Unit Cap. Rate	6%	2 BR/60%	21
Premiums (↑60% Rents)	Yes	\$154/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	930 SF	Density	54.8/acre
Acquisition		\$32K/unit	\$2,543K
Building Cost	\$98.48/SF	\$92K/unit	\$7,330K
Hard Cost		\$118K/unit	\$9,415K
Total Cost		\$229K/unit	\$18,310K
Developer Fee	\$1,955K	(36% Deferred)	Paid Year: 15
Contractor Fee	\$1,315K	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, N.A.	20/35	5.25%	\$3,750,000	1.16	City of Houston	0/0	0.00%	\$500	1.16	Hudson Housing LLC	\$13,854,830
										Mark-Dana Corporation	\$704,447
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$3,750,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,559,277
										TOTAL DEBT SOURCES	\$3,750,500
										TOTAL CAPITALIZATION	\$18,309,777

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: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that any recommended mitigation measures from Phase II ESA 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

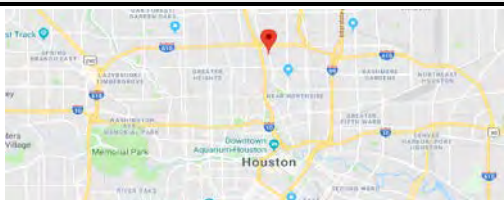
STRENGTHS/MITIGATING FACTORS

- Proximity to public transit
- Developer experience
- High affordable occupancy in PMA

WEAKNESSES/RISKS

- Marginal debt coverage (1.16)
- Limited Parking
- Phase II environmental requirements
- 15 years to repay deferred developer fee

AREA MAP



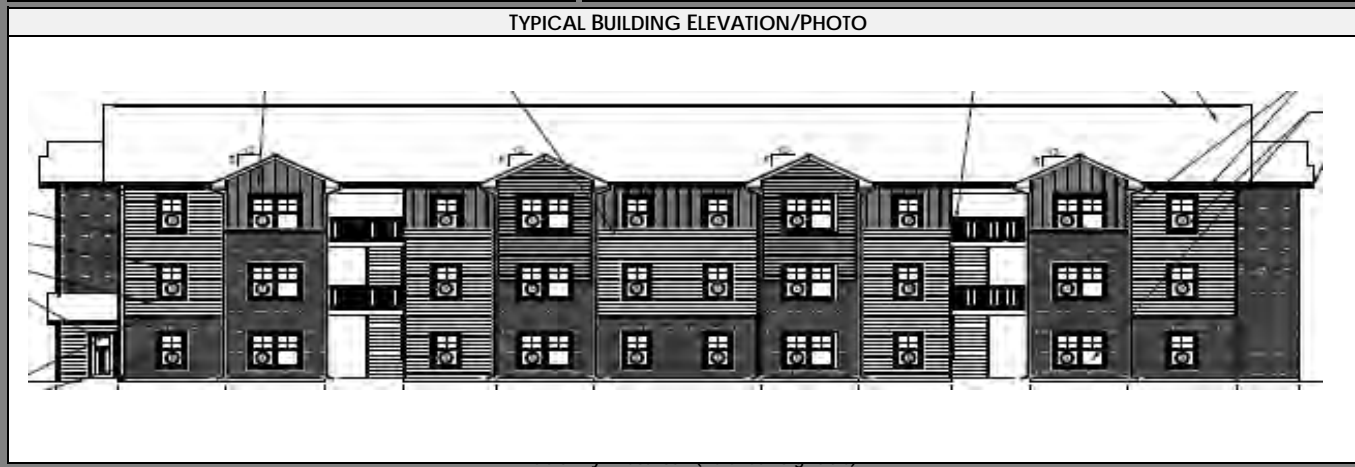
18347 Avenue Commons - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 19, 2018

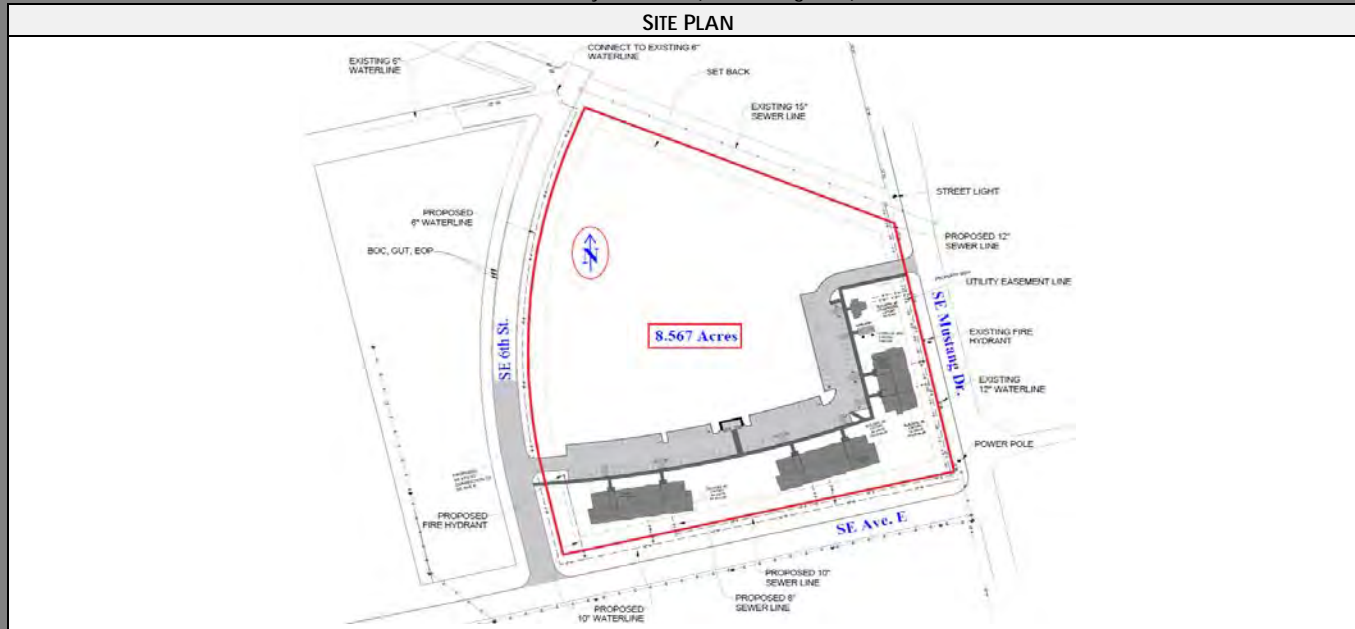
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18347	TDHCA Program		Request		Recommended	
Development	Avenue Commons	LIHTC (9% Credit)		\$750,000	\$750,000	\$12,500/Unit	\$0.88
City / County	Andrews / Andrews			Amount	Rate	Amort	Term
Region/Area	12 / Rural						Lien
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Louis A. Lang, III / The Commonwealth Companies		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	7%
1	18	30%	40%	-	0%
2	30	50%	50%	10	17%
3	12	20%	60%	36	60%
4	-	0%	MR	10	17%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.20	Expense Ratio	55.1%
Breakeven Occ.	85.7%	Breakeven Rent	\$778
Average Rent	\$841	B/E Rent Margin	\$63
Property Taxes	\$986/unit	Exemption/PILOT	0%
Total Expense	\$5,204/unit	Controllable	\$2,968/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	7.7%		
Highest Unit Capture Rate	56%	2 BR/60%	15
Dominant Unit Cap. Rate	56%	2 BR/60%	15
Premiums (↑60% Rents)	Yes	\$214/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	866 SF	Density	7.0/acre
Acquisition		\$03K/unit	\$175K
Building Cost	\$89.47/SF	\$77K/unit	\$4,649K
Hard Cost		\$98K/unit	\$5,902K
Total Cost		\$177K/unit	\$10,624K
Developer Fee	\$1,206K	(32% Deferred)	Paid Year: 8
Contractor Fee	\$826K	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
PR Mortgage & Investments	40/40	4.75%	\$3,644,036	1.20	City of Andrews	0/0	0.00%	\$250	1.20	Richman Group Affordable Housing Cor	\$6,599,340
										Commonwealth	\$380,595
TOTAL DEBT (Must Pay)			\$3,644,036		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$6,979,935
										TOTAL DEBT SOURCES	\$3,644,286
										TOTAL CAPITALIZATION	\$10,624,221

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Evidence of appropriate zoning for the proposed development.
- 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 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.

RISK PROFILE

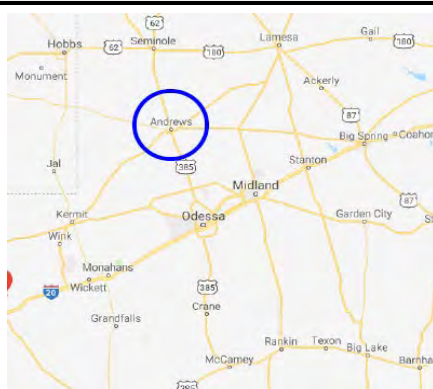
STRENGTHS/MITIGATING FACTORS

- Rural gross capture rate of 7.7%
- Only other affordable property in the County is 100% occupied
- Attractive design should enhance leasing
- Experienced developer

WEAKNESSES/RISKS

- High Unit Capture Rates for 2BR units
- Rising interest rate risk could affect feasibility
- Majority of site left undeveloped still requires physical maintenance and liability insurance

AREA MAP



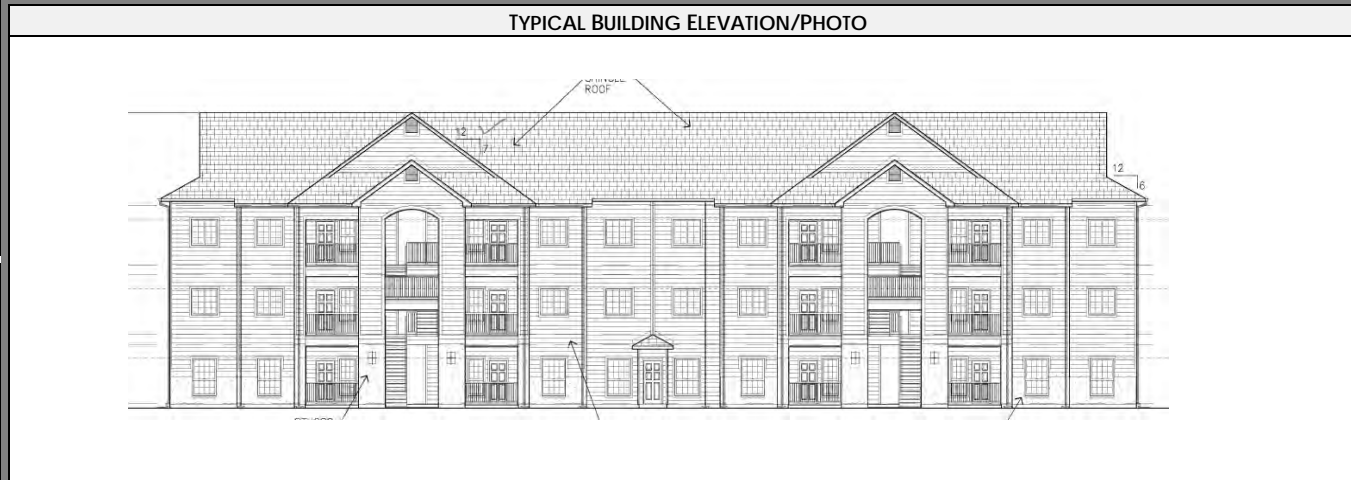
AERIAL PHOTOGRAPH(S)



18357 Capella - Application Summary

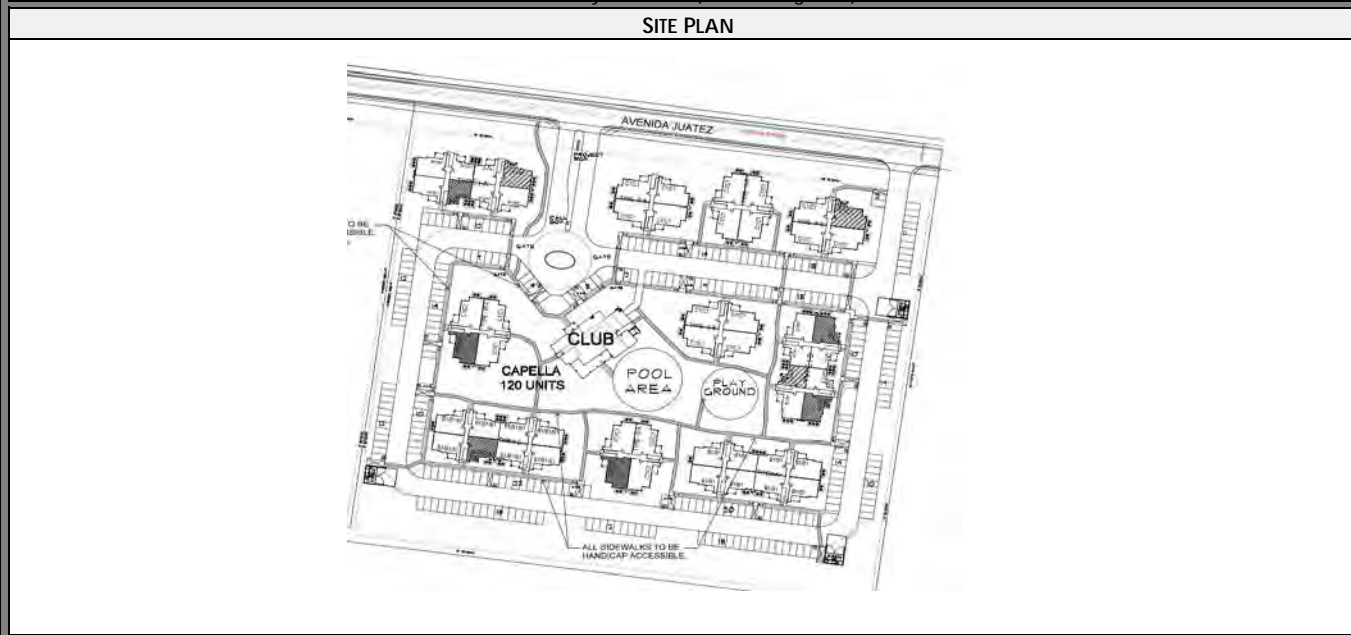
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	18357	TDHCA Program	Request	Recommended			
Development	Capella		LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.92
City / County	Brownsville / Cameron		Amount	Rate	Amort	Term	Lien
Region/Area	11 / Urban						
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Versa Development		
Manish Verma		
Alyssa Carpenter (Consultant)		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	16	13%	40%	-	0%
2	56	47%	50%	21	18%
3	48	40%	60%	69	58%
4	-	0%	MR	19	16%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	59.8%
Breakeven Occ.	87.6%	Breakeven Rent	\$606
Average Rent	\$641	B/E Rent Margin	\$35
Property Taxes	\$633/unit	Exemption/PILOT	0%
Total Expense	\$4,359/unit	Controllable	\$2,696/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			3.2%
Highest Unit Capture Rate	13%	2 BR/60%	32
Dominant Unit Cap. Rate	13%	2 BR/60%	32
Premiums (↑60% Rents)	Yes		\$93/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	994 SF	Density	12.5/acre
Acquisition		\$08K/unit	\$952K
Building Cost	\$71.92/SF	\$71K/unit	\$8,578K
Hard Cost		\$95K/unit	\$11,438K
Total Cost		\$166K/unit	\$19,918K
Developer Fee	\$2,277K	(32% Deferred)	Paid Year: 13
Contractor Fee	\$1,544K	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
Dougherty and Company	40/40	4.50%	\$5,570,000	1.12	City of Brownsville	0/0	0.00%	\$1,000	1.15	Hudson Housing Capital, LLC	\$13,798,620
Adjustment to Debt Per §10.302(c)	40/40	4.50%	(\$175,000)	1.15	Cameron County HFC	0/0	0.00%	\$500	1.15	VDC Capella, LLC	\$722,585
TOTAL DEBT (Must Pay)			\$5,395,000		CASH FLOW DEBT / GRANTS			\$1,500		TOTAL EQUITY SOURCES	\$14,521,205
TOTAL DEBT SOURCES											\$5,396,500
TOTAL CAPITALIZATION											\$19,917,705

CONDITIONS

1 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 submitting the application to HUD

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

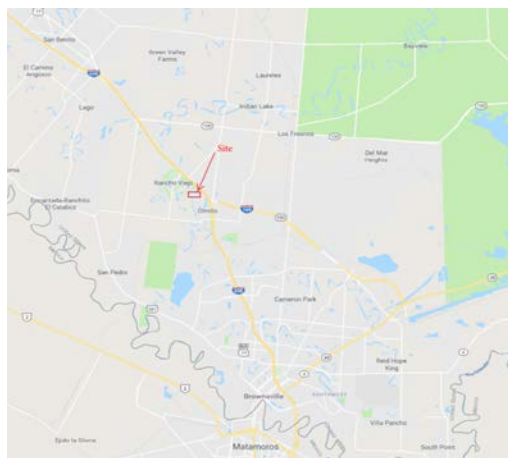
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Low Capture Rates
- Developer has built similar product in region

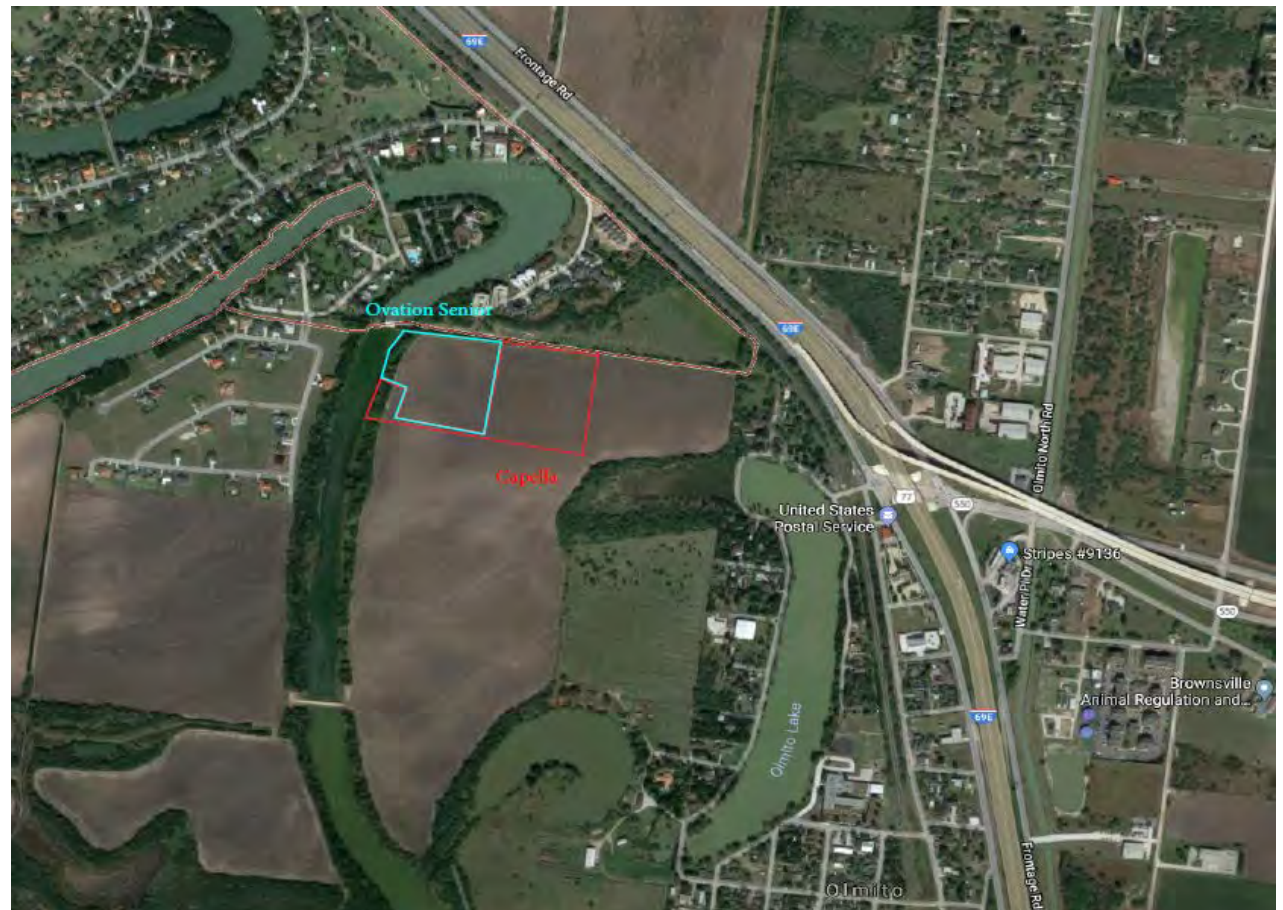
WEAKNESSES/RISKS

- Underwritten DCR at 1.15
- Market Unit Risk

AREA MAP



AERIAL PHOTOGRAPH(S)



DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Dougherty and Company	40/40	4.50%	\$4,750,000	1.11	City of Brownsville	0/0	0.00%	\$1,000	1.15	Hudson Housing Capital, LLC	\$13,798,620
Adjustment to Debt Per §10.302(c)	40/40	4.50%	(\$160,000)	1.15	Cameron County HFC	0/0	0.00%	\$500	1.15	VDC Ovation, LLC	\$588,626
TOTAL DEBT (Must Pay)			\$4,590,000		CASH FLOW DEBT / GRANTS			\$1,500		TOTAL EQUITY SOURCES	\$14,387,246
										TOTAL DEBT SOURCES	\$4,591,500
										TOTAL CAPITALIZATION	\$18,978,746

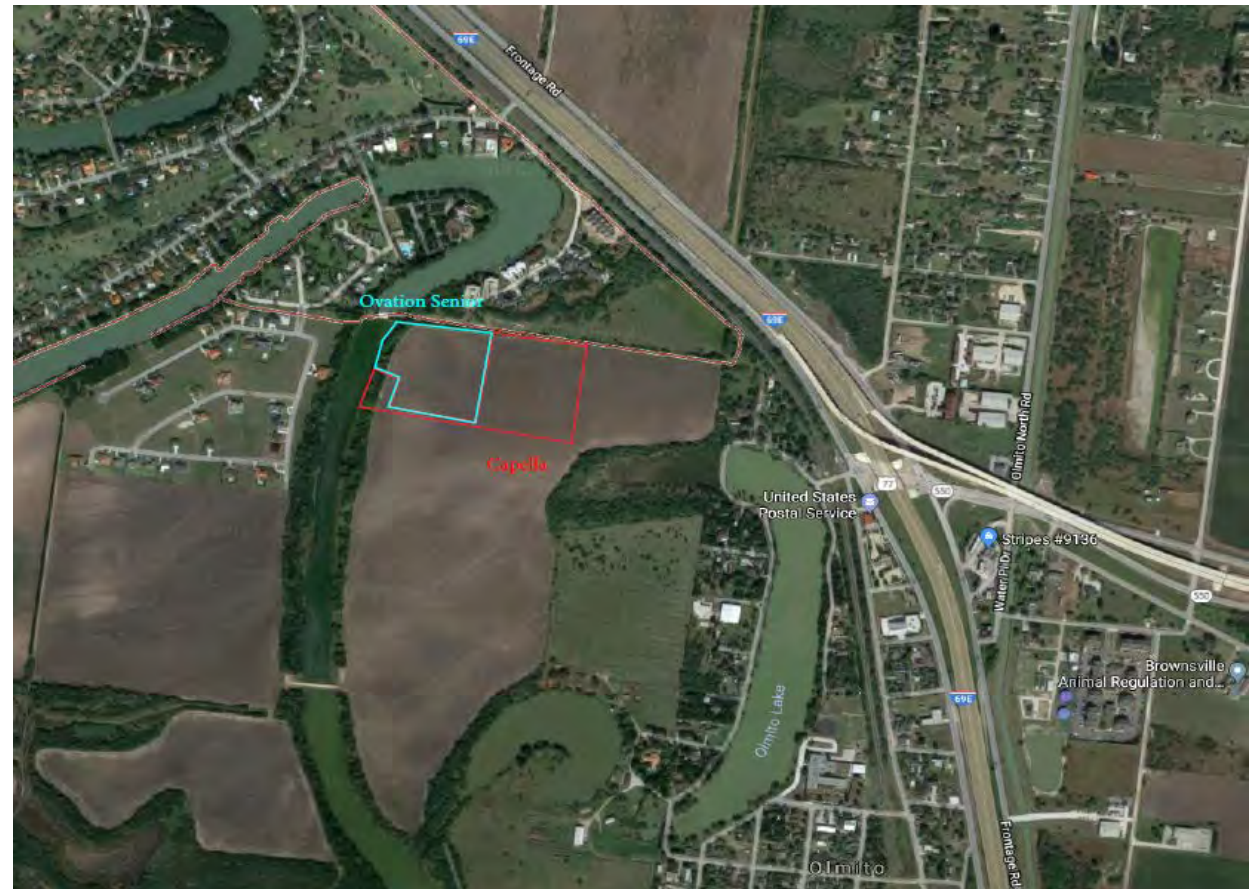
CONDITIONS

1 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 submitting the application to HUD.

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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

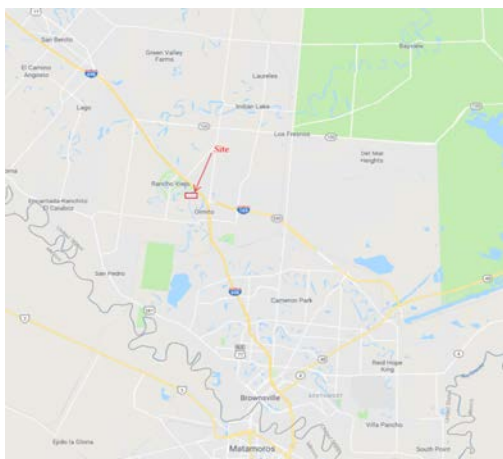
STRENGTHS/MITIGATING FACTORS

- o Experienced Developer
- o Low Capture Rates
- o High Visibility from the Highway

WEAKNESSES/RISKS

- o Underwritten DCR at 1.15
- o Market Unit Risk

AREA MAP



18370 Heritage Tower - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 18, 2018

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPAL / SPONSOR			
Application #	18370	TDHCA Program	Request	Recommended		J. Ryan Hamilton / Four Corners Development, LLC & Janna Cormier / Janna Cormier Development Consulting, LLC			
Development	Heritage Tower	LIHTC (9% Credit)	\$573,024	\$573,024	\$15,917/Unit				\$0.87
City / County	Longview / Gregg								
Region/Area	4 / Urban								
Population	Elderly Preference								
Set-Aside	General								
Activity	Adaptive Re-Use					Related Parties	Contractor - Yes	Seller - No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	11%
1	20	56%	40%	-	0%
2	16	44%	50%	8	22%
3	-	0%	60%	24	67%
4	-	0%	MR	-	0%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	58.8%
Breakeven Occ.	87.0%	Breakeven Rent	\$550
Average Rent	\$586	B/E Rent Margin	\$36
Property Taxes	\$587/unit	Exemption/PILOT	0%
Total Expense	\$3,920/unit	Controllable	\$2,341/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.5%		
Highest Unit Capture Rate	3%	1 BR/60%	13
Dominant Unit Cap. Rate	3%	1 BR/60%	13
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	825 SF	Density	69.7/acre
Acquisition	\$24K/unit	\$850K	
Building Cost	\$144.05/SF	\$119K/unit	\$4,278K
Hard Cost	\$137K/unit		\$4,944K
Total Cost	\$252K/unit		\$9,060K
Developer Fee	\$1,266K	(7% Deferred)	Paid Year: 6
Contractor Fee	\$622K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$6K	4%	Finishes/Fixtures \$42K 31%
Building Shell	\$66K	48%	Amenities
HVAC	\$9K	7%	Total Exterior \$72K 58%
Appliances	\$2K	1%	Total Interior \$53K 42%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC	40/40	4.50%	\$1,500,000	1.17	City of Longview	0/0	0.00%	\$500	1.17	PNC	\$4,984,810
										Four Corners Development	\$213,521
										Additional (Excess) Funds Req'd	(\$120,230)
										TOTAL EQUITY SOURCES	\$7,559,887
										TOTAL DEBT SOURCES	\$1,500,500
TOTAL DEBT (Must Pay)			\$1,500,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL CAPITALIZATION	\$9,060,387

CONDITIONS

- 1 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 submitting the application to HUD.
 - b: Confirmation that the existing parking complies with city code and QAP requirements.
- 2 Receipt and acceptance by Carryover:
 - a: Documentation of the status of the State & Federal Historic Tax Credit applications and approvals.
 - b: A determination of eligibility for listing in the National Register of Historic Places.
- 3 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.
- 4 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Testing for lead in the drinking water is recommended if existing plumbing systems are planned for use.
 - c: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented by a qualified abatement company; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - d: CPA report allocating all cost (hard cost, soft cost, financing cost) between residential and commercial, and indicating what should be included and excluded 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.

RISK PROFILE

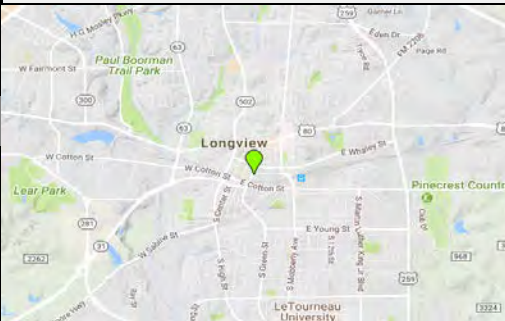
STRENGTHS/MITIGATING FACTORS

- Fulfills The Longview Comprehensive Plan (2015)
- Applicant has another senior LIHTC development in Longview this application cycle
- Market Analyst shows sufficient demand for both of this developers proposed developments.
- All rents are 28-73% of market analyst conclusions.
- The lone elderly comparable is 100% occupied, & all local LIHTC developments at full occupancy.

WEAKNESSES/RISKS

- High rehabilitation costs
- 14 years to repay deferred developer fee
- Possible unforeseen deferred maintenance

AREA MAP



AERIAL PHOTOGRAPH(S)



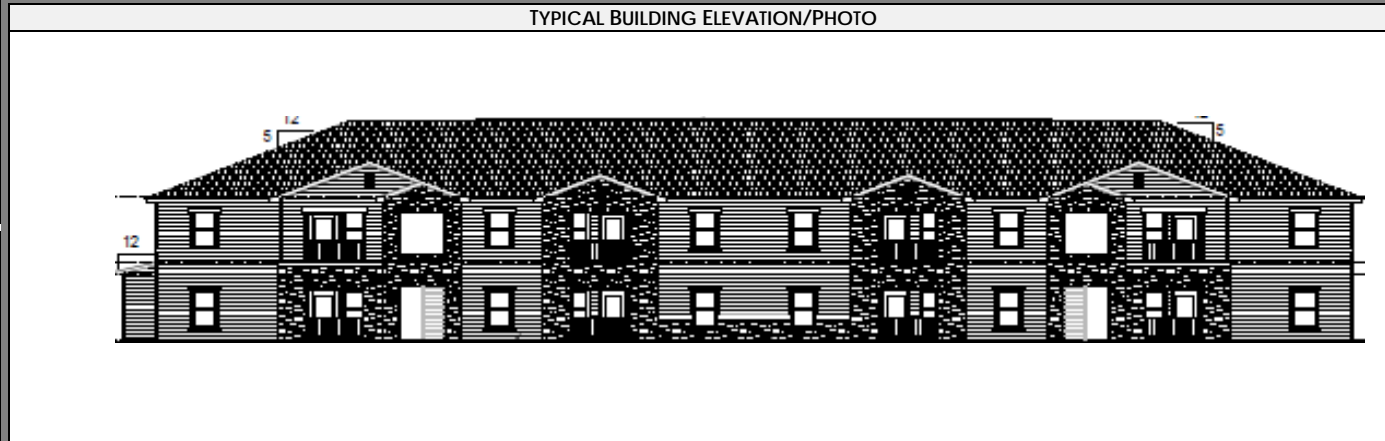
18371 Diboll Pioneer Crossing - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 19, 2018

PROPERTY IDENTIFICATION	
Application #	18371
Development	Diboll Pioneer Crossing
City / County	Diboll / Angelina
Region/Area	5 / Rural
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$848,813	\$848,813	\$10,610/Unit	\$0.88

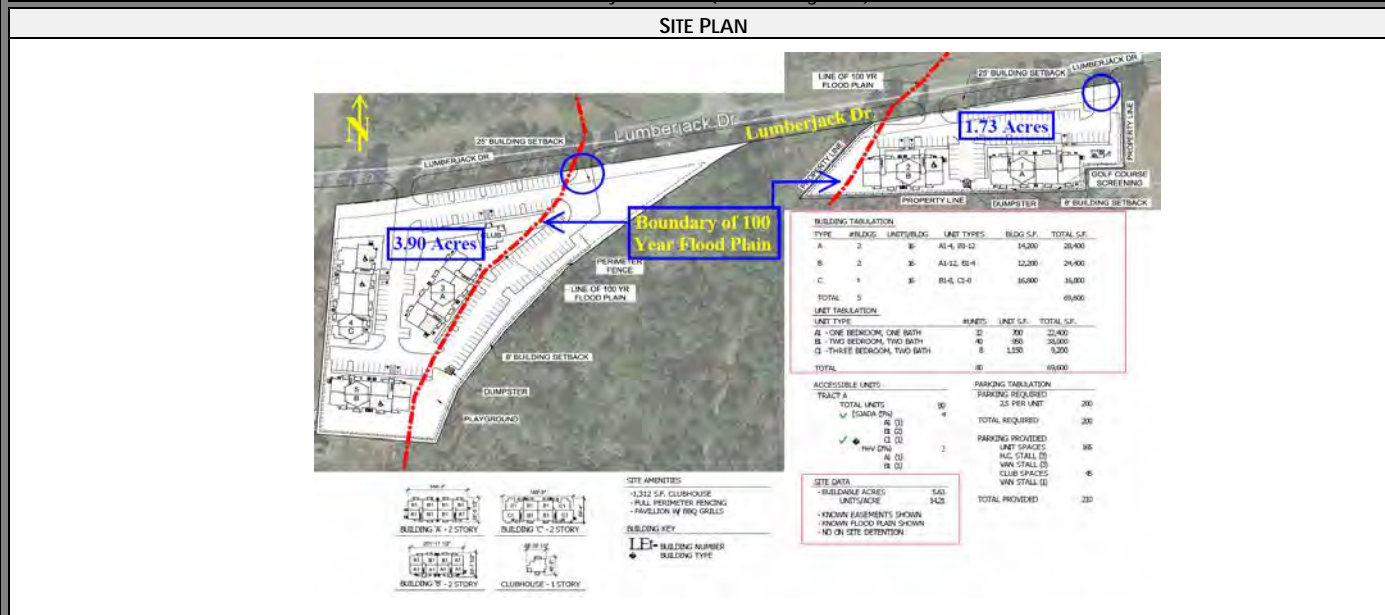
KEY PRINCIPAL / SPONSOR		
Noor Jooma / Target Builders, LLC		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	32	40%	40%	-	0%
2	40	50%	50%	15	19%
3	8	10%	60%	54	68%
4	-	0%	MR	5	6%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	62.7%
Breakeven Occ.	87.1%	Breakeven Rent	\$556
Average Rent	\$591	B/E Rent Margin	\$35
Property Taxes	\$500/unit	Exemption/PILOT	0%
Total Expense	\$4,257/unit	Controllable	\$2,800/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	8.3%
Highest Unit Capture Rate	44% (2 BR/60%) 28
Dominant Unit Cap. Rate	44% (2 BR/60%) 28
Premiums (↑60% Rents)	Yes \$76/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	870 SF	Density	14.2/acre
Acquisition	\$01K/unit		\$82K
Building Cost	\$83.71/SF	\$73K/unit	\$5,826K
Hard Cost	\$89K/unit	\$7,083K	
Total Cost	\$133K/unit	\$10,600K	
Developer Fee	\$1,302K (18% Deferred)	Paid Year: 7	
Contractor Fee	\$992K	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	
Bonneville Mortgage Co - USDA 538	40/40	4.50%	\$2,900,000	1.18	City of Diboll	0/0	0.00%	\$250	1.18	Raymond James	\$7,468,807	
										Target Builders, LLC	\$231,389	
										TOTAL EQUITY SOURCES	\$7,700,196	
										TOTAL DEBT SOURCES	\$2,900,250	
TOTAL DEBT (Must Pay)			\$2,900,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL CAPITALIZATION		\$10,600,446

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
 - b: Revised site plan that clearly delineates the floodplain boundary.
 - c: Evidence of appropriate zoning for the proposed development.
- 2 Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect or engineer certification (including a Letter of Map Amendment "LOMA" or Letter of Map Revision "LOMR-F") indicating that the development is not within the 100 year floodplain; or 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.
 - b: For any buildings remaining in the floodplain, documentation that flood insurance is in place both for the buildings and for the residents' personal property at the property owner's expense; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force until such time that the buildings are officially designated as no longer in a floodplain.
 - c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

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

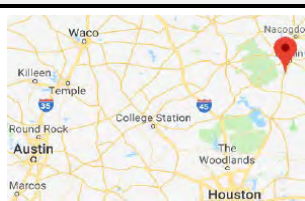
STRENGTHS/MITIGATING FACTORS

- The two affordable properties in the PMA average over 99% occupancy
- Attractive design in central location should enhance leasing
- Experienced LIHTC Developer

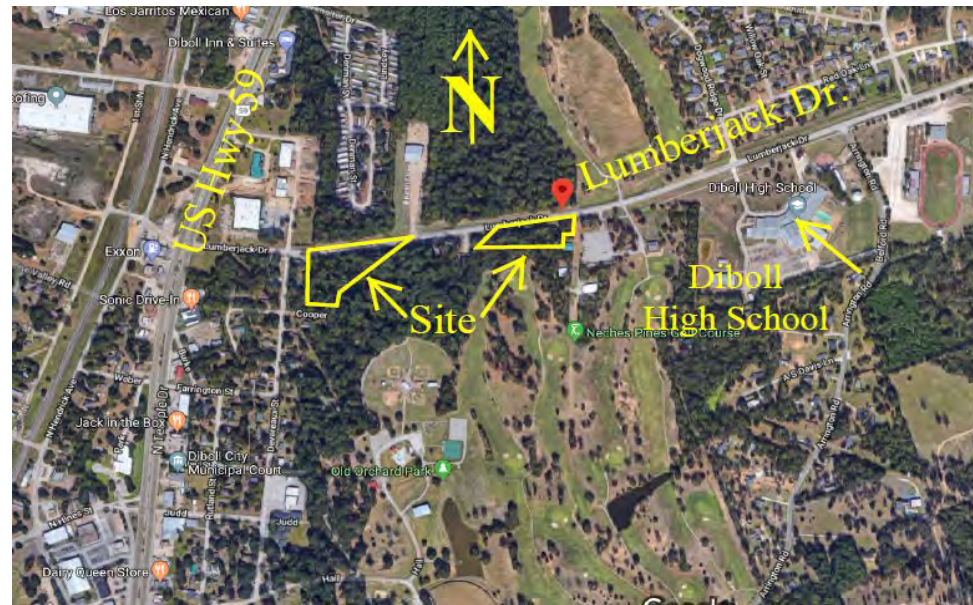
WEAKNESSES/RISKS

- Higher unit capture rates on 1 and 2 bedroom 60% units (32% & 44%, respectively)
- Expense ratio of 63% (exceeds 65% in year 6)
- Inconvenient access to clubhouse (w/laundry & fitness center) for units on eastern portion of site
- Site partially located in flood plain.

AREA MAP



AERIAL PHOTOGRAPH(S)



18376 Lakeview Pointe Apartments - Application Summary

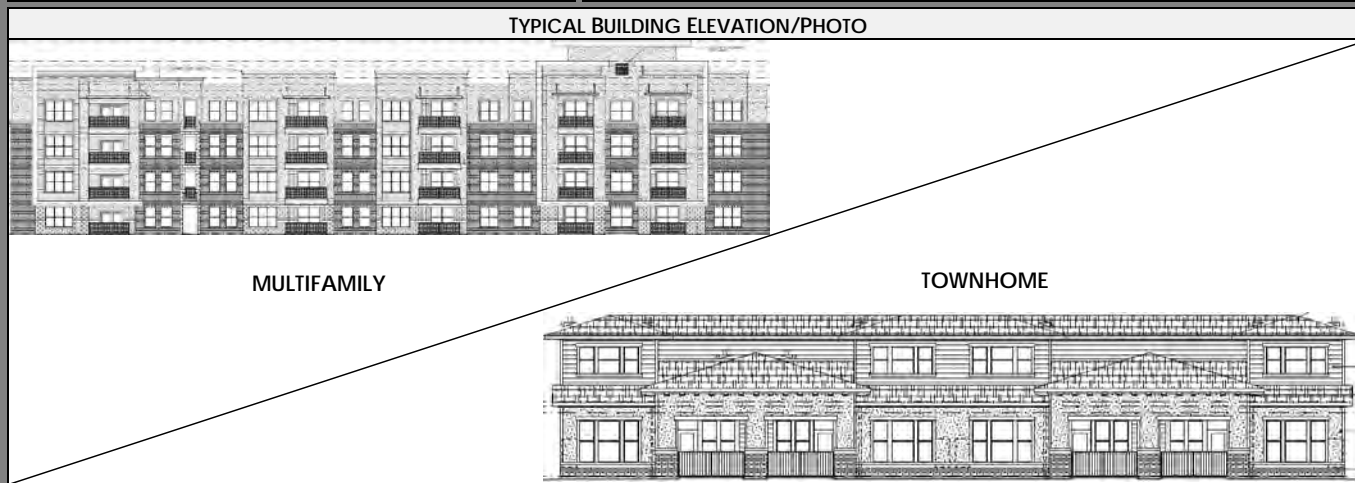
REAL ESTATE ANALYSIS DIVISION

July 6, 2018

PROPERTY IDENTIFICATION	
Application #	18376
Development	Lakeview Pointe Apartments
City / County	Garland / Dallas
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

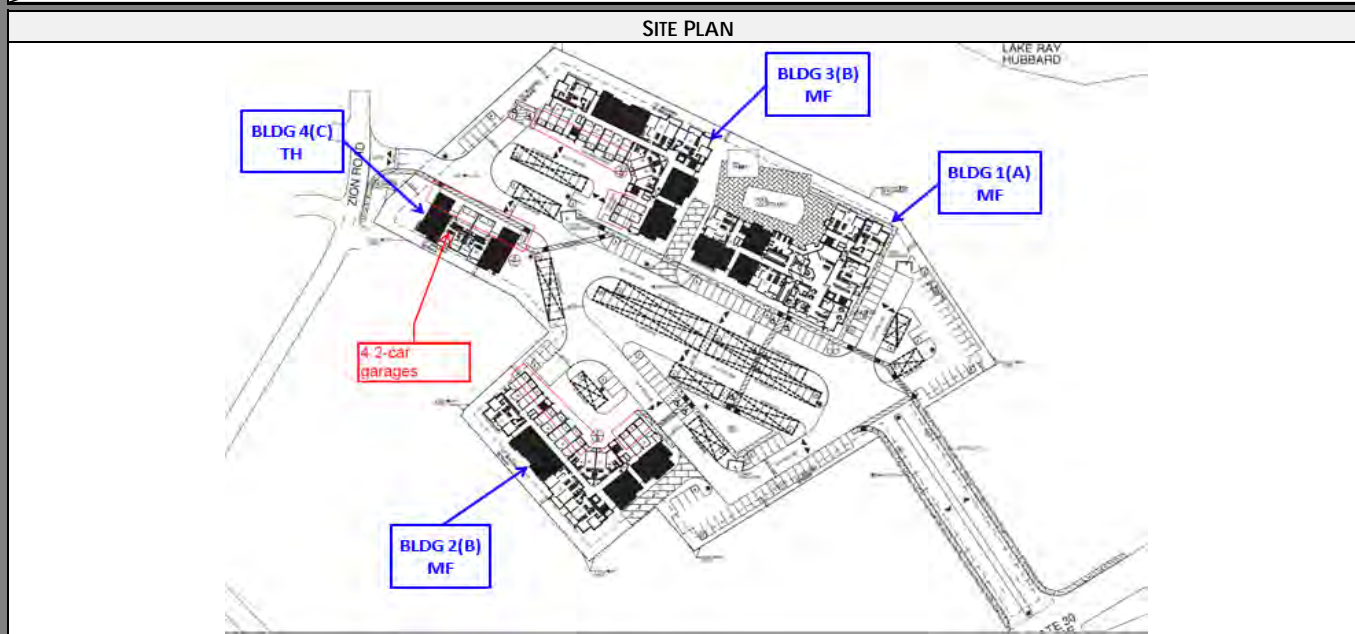
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,417/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Deepak P. Sulakhe		
Alyssa Carpenter		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	6%
1	43	30%	40%	-	0%
2	66	46%	50%	36	25%
3	35	24%	60%	45	31%
4	-	0%	MR	54	38%
TOTAL	144	100%	TOTAL	144	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	48.8%
Breakeven Occ.	86.3%	Breakeven Rent	\$829
Average Rent	\$890	B/E Rent Margin	\$61
Property Taxes	\$1,000/unit	Exemption/PILOT	0%
Total Expense	\$4,931/unit	Controllable	\$2,967/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			3.1%
Highest Unit Capture Rate	9%	2 BR/50%	16
Dominant Unit Cap. Rate	9%	3 BR/60%	25
Premiums (↑60% Rents)	Yes		\$120/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	969 SF	Density	24.6/acre
Acquisition		\$20K/unit	\$2,919K
Building Cost	\$79.71/SF	\$77K/unit	\$11,122K
Hard Cost		\$99K/unit	\$14,265K
Total Cost		\$189K/unit	\$27,163K
Developer Fee	\$2,944K	(71% Deferred)	Paid Year: 14
Contractor Fee	\$1,997K	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
Dougherty Mortgage - FHA Loan	40/40	4.50%	\$12,212,000	1.08						PNC Real Estate	\$13,648,635
Adjustment to Debt Per § 10.302(c)	40/40	4.50%	(\$775,000)	1.15						Deferred Developer Fee	\$2,077,705
TOTAL DEBT (Must Pay)			\$11,437,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$15,726,340
										TOTAL DEBT SOURCES	\$11,437,000
										TOTAL CAPITALIZATION	\$27,163,340

CONDITIONS

- 1 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 submitting the application to HUD.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures 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.

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RISK PROFILE

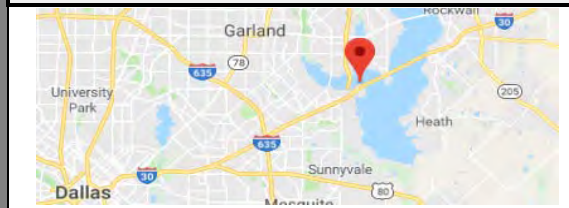
STRENGTHS/MITIGATING FACTORS

- o Desirable Lakefront location
- o 17 garages and 114 carports available for tenant use

WEAKNESSES/RISKS

- o Minimum free parking requirement met
- o Feasibility contingent on achieving Market Unit Rents
- o Feasibility contingent on secondary income.

AREA MAP



AERIAL PHOTOGRAPH(S)



18398 Longview Hickory Trails Senior Housing - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 10, 2018

PROPERTY IDENTIFICATION	
Application #	18398
Development	Longview Hickory Trails Senior Housing
City / County	Longview / Harrison
Region/Area	4 / Urban
Population	Elderly Preference
Set-Aside	General
Activity	New Construction

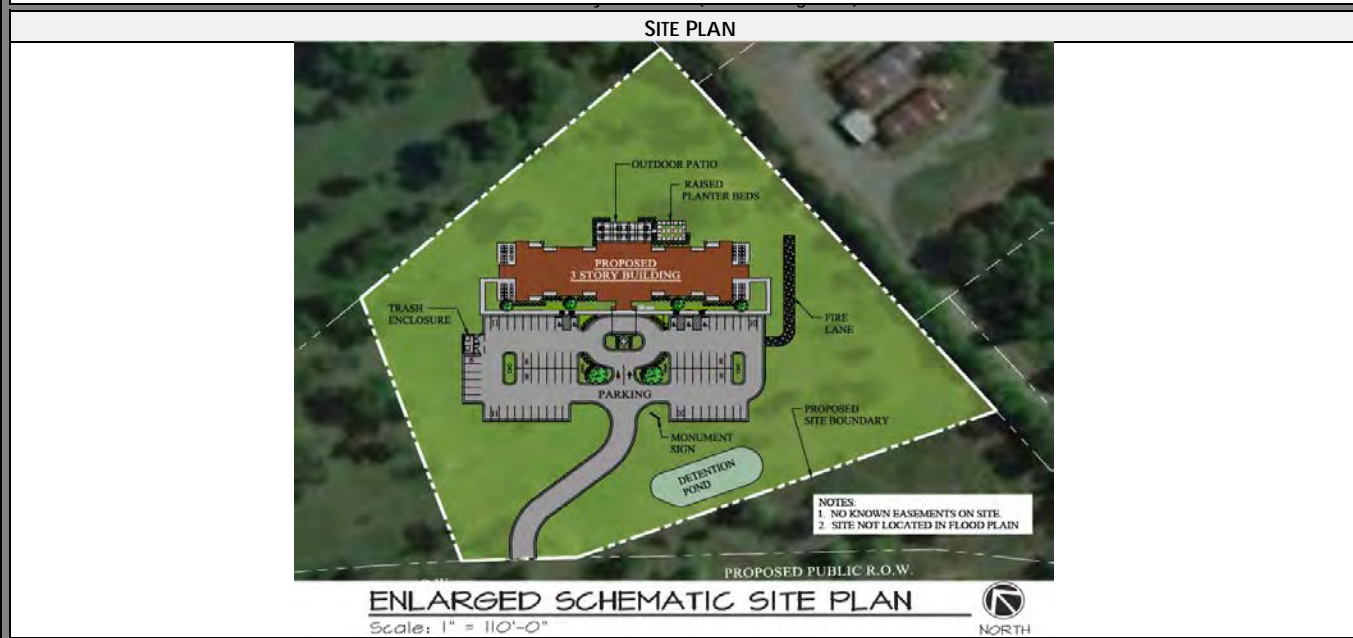
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$557,602	\$557,602	\$12,391/Unit	\$0.87

KEY PRINCIPAL / SPONSOR		
Four Corners Development, LLC		
J. Ryan Hamilton J. Douglas Hamilton Rita A. Baron Michael K. Hamra		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	9%
1	33	73%	40%	-	0%
2	12	27%	50%	8	18%
3	-	0%	60%	28	62%
4	-	0%	MR	5	11%
TOTAL	45	100%	TOTAL	45	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	57.3%
Breakeven Occ.	86.6%	Breakeven Rent	\$519
Average Rent	\$556	B/E Rent Margin	\$36
Property Taxes	\$491/unit	Exemption/PILOT	0%
Total Expense	\$3,633/unit	Controllable	\$2,291/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.6%		
Highest Unit Capture Rate	4%	1 BR/60%	22
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	796 SF	Density	7.5/acre
Acquisition		\$19K/unit	\$868K
Building Cost	\$83.86/SF	\$67K/unit	\$3,004K
Hard Cost		\$84K/unit	\$3,797K
Total Cost		\$155K/unit	\$6,979K
Developer Fee	\$949K	(31% Deferred)	Paid Year: 13
Contractor Fee	\$456K	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	40/40	4.50%	\$1,833,000	1.18	City of Longview	0/0	0.00%	\$500	1.18	PNC	\$4,850,653
										Four Corners Development	\$294,596
TOTAL DEBT (Must Pay)			\$1,833,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$5,145,249
										TOTAL DEBT SOURCES	\$1,833,500
										TOTAL CAPITALIZATION	\$6,978,749

CONDITIONS

1 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 submitting the application to HUD.

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

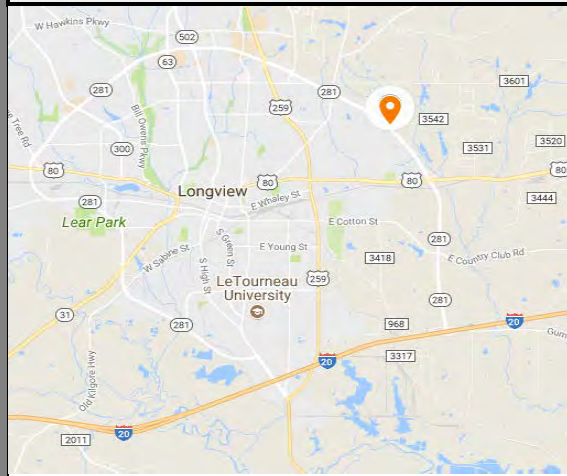
STRENGTHS/MITIGATING FACTORS

- Potential market rent premiums 36% higher than underwritten rents
- Strong feasibility indicators (expense ratio, break-evens, DCR)
- Low capture rates

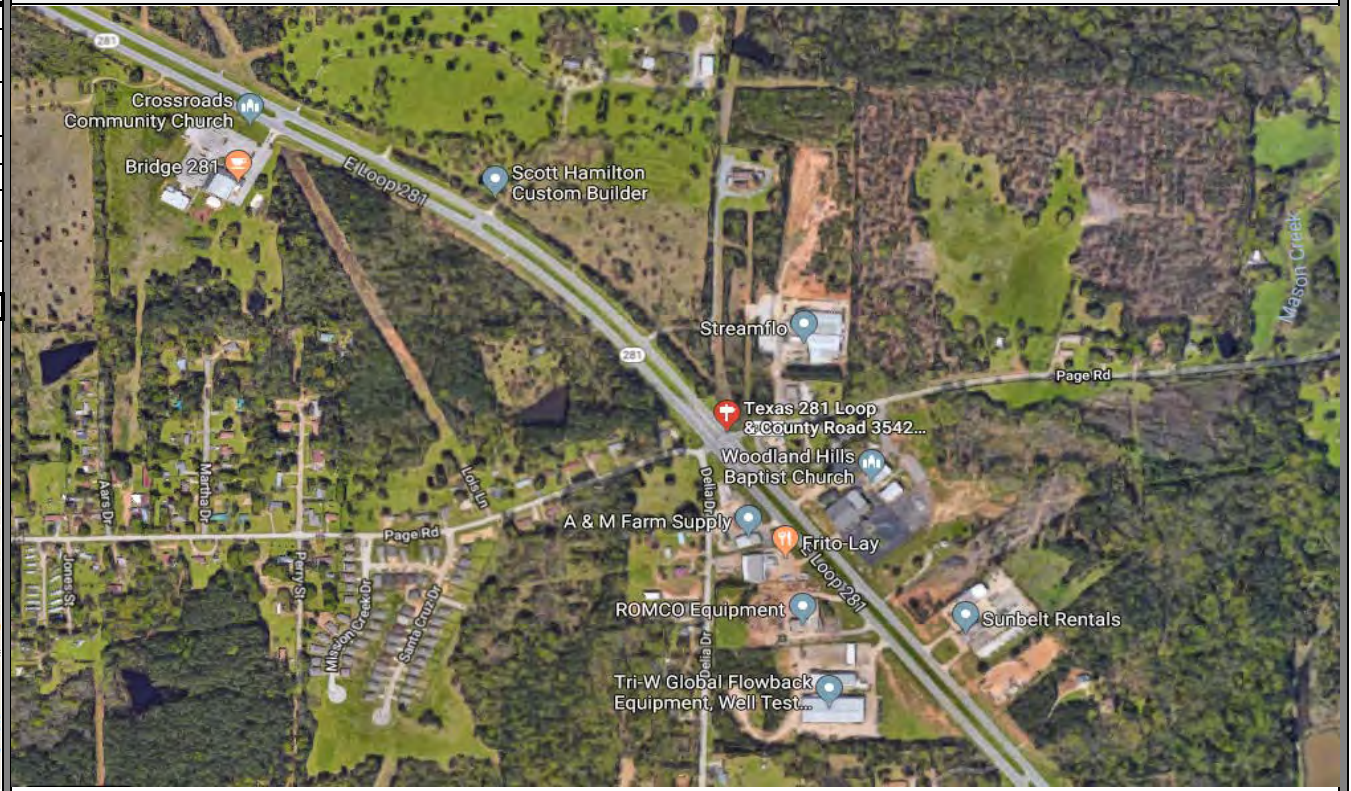
WEAKNESSES/RISKS

- Dependent upon seller replatting and successfully providing site access with utilities.
- Inefficient parking could impact leasability in an Elderly Preference development.

AREA MAP



AERIAL PHOTOGRAPH(S)



18707 Nevarez Palms - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 16, 2018

PROPERTY IDENTIFICATION	
Application #	18707
Development	Nevarez Palms
City / County	Socorro / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,163,300	\$1,163,300	\$11,186/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Tropicana Properties Bobby Bowling Jr. Demetrio Jimenez		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	11%
1	8	8%	40%	-	0%
2	44	42%	50%	21	20%
3	44	42%	60%	72	69%
4	8	8%	MR	-	0%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	58.1%
Breakeven Occ.	86.2%	Breakeven Rent	\$562
Average Rent	\$605	B/E Rent Margin	\$43
Property Taxes	\$644/unit	Exemption/PILOT	0%
Total Expense	\$4,030/unit	Controllable	\$2,356/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.7%		
Highest Unit Capture Rate	15%	3 BR/60%	25
Dominant Unit Cap. Rate	14%	2 BR/60%	39
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	965 SF	Density	10.4/acre
Acquisition		\$03K/unit	\$306K
Building Cost	\$77.91/SF	\$75K/unit	\$7,820K
Hard Cost		\$92K/unit	\$9,609K
Total Cost		\$142K/unit	\$14,758K
Developer Fee	\$1,832K	(26% Deferred)	Paid Year: 9
Contractor Fee	\$1,346K	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
Well Fargo	18/35	6.00%	\$3,700,000	1.20						Richman Group	\$10,586,030
										Nevarez Palms, LTD	\$471,715
TOTAL DEBT (Must Pay)			\$3,700,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$11,057,745
										TOTAL DEBT SOURCES	\$3,700,000
										TOTAL CAPITALIZATION	\$14,757,745

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Evidence of appropriate zoning for the proposed development.
 - b: A statement from the ESA provider that address the rule : identify and assess the presence of oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the Development. Location of these items must be shown on a drawing or map in relation to the Development Site and all existing or future improvements. The drawing must depict any blast zones (in accordance with HUD guidelines) and include HUD blast zone calculations.
 - 2 Receipt and acceptance by Cost Certification:
 - Documentation that a pesticides study has been completed to identify if any potential hazards or REC's, and that any recommended mitigation measures 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.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

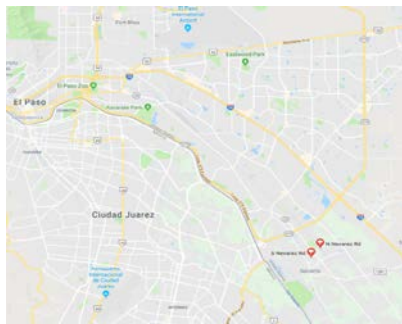
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Socorro Palms (3 miles south) 94% occupied
- Developer has multiple projects in region

WEAKNESSES/RISKS

- Near several recent projects; could affect leasing

AREA MAP



Report 6

Summary of Conditions Placed on Awards

App #	Name	Conditions from EARAC
18000	Evergreen at Garland	<p>1. If awarded NSP and/or HOME funds the Owner is required to ensure that the designated Labor Standard Officer (LSO) complete the Department's pre-construction conference, and provide a certification of completion to the Direct Loan Administrator no later than March 1, 2019.</p> <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18002	Evergreen Basswood	<p>1. If awarded NSP and/or HOME funds the Owner is required to ensure that the designated Labor Standard Officer (LSO) complete the Department's pre-construction conference, and provide a certification of completion to the Direct Loan Administrator no later than March 1, 2019.</p> <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18018	Columbia Renaissance	<p>1. Correction of uncorrected "Household income above limit upon initial occupancy" Event of Noncompliance at Columbia Luxar (ID 1824-97167) within 30 days following lease expiration but no later than April 1, 2019 and evidence of correction provided no later than May 1, 2019.</p> <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18019 18026	Highlander Senior Village Maple Park Senior Village	<p>1. Owner is required to ensure that the Regional Manager and Training Coordinator complete the trainings listed and provide TDHCA with a certification of attendance and/or completion no later than December 31, 2018.</p> <p>(A) Housing Tax Credit Training sponsored by the Texas Apartment Association; and</p> <p>(B) Review of the TDHCA Compliance Training Webinars:</p> <ul style="list-style-type: none"> (i) 2012 Supportive Services Webinar Video; (ii) How to identify and properly implement Supportive Services; (iii) 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; (iv) 2015 Tenant Selection Criteria Webinar Video; (v) 2015 Tenant Selection Criteria Presentation; (vi) 2015 Tenant Selection Criteria- Q and A's; (vii) §10.610 – Tenant Selection Criteria; (viii) 2015 Affirmative Marketing Requirements Webinar Video; (ix) 2015 Affirmative Marketing Requirements Presentation; (x) 2015 Affirmative Marketing Requirements- Q and A's; <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18081	Pathways at Chalmers Courts East	<p>1. Correction of uncorrected "Failure to resolve final construction deficiencies" Event of Noncompliance at The Reserve at Springdale (ID 5082-15408) by November 1, 2018.</p> <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>

App #	Name	Conditions from EARAC
18084	Artisan at Ruiz	<p>1. Correction of uncorrected "Noncompliance with tenant selection requirements in §10.610" event at Wheatley Court aka East Meadows (ID 5030-14191) no later than November 1, 2018.</p> <p>2. San Antonio Housing Facility Corporation (SAHFC) shall designate an employee who is specifically tasked with overseeing all developments subject to a TDHCA LURA and ensuring TDHCA program compliance issues are effectively resolved within the Corrective Action Period.</p> <p>3. SAHFC is required to ensure that the Compliance Manager and/or the Director of Community Initiatives complete the trainings listed and provide TDHCA with a certification of attendance and/or completion no later than December 31, 2018.</p> <p>(A) Housing Tax Credit Training sponsored by the Texas Apartment Association;</p> <p>(B) Income Determination Training conducted by TDHCA; and</p> <p>(C) Review of the TDHCA Compliance Training Webinars:</p> <ul style="list-style-type: none"> (i) 2012 Supportive Services Webinar Video; (ii) How to identify and properly implement Supportive Services; (iii) 2015 Tenant Selection Criteria Webinar Video; (iv) 2015 Tenant Selection Criteria Presentation; (v) 2015 Tenant Selection Criteria- Q and A's; (vi) §10.610 – Tenant Selection Criteria; (vii) 2015 Affirmative Marketing Requirements Webinar Video; (viii) 2015 Affirmative Marketing Requirements Presentation; (ix) 2015 Affirmative Marketing Requirements- Q and A's; <p>4. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18095 18283	Retreat West Beaumont Pines at Allen Street	<p>1. The property management company's compliance staff will continue to conduct quarterly reviews of all Housing Tax Credit tenant files for all placed in service Developments subject to a TDHCA LURA in the Itex portfolio. Itex must submit a copy of the reviewer's checklist no later than November 1, 2018. Evidence of the reviews, including completed checklists, must be submitted to the Department upon request.</p> <p>2. Owner is required to submit the Written Policies and Procedures for all developments subject to a TDHCA LURA for Department review no later than November 1, 2018.</p> <p>3. Owner is required to ensure that at least one of the following employees will attend annually: VP of Compliance, Compliance Auditor(s), Regional Manager(s), or Site Staff the trainings listed and initially provide TDHCA with a certification of attendance and/or completion no later than December 31, 2018, and upon request thereafter.</p> <p>(a) Housing Tax Credit Training sponsored by the Texas Apartment Association;</p> <p>(b) Income Determination Training conducted by TDHCA; and</p> <p>(c) Review of the TDHCA Compliance Training Webinars:</p> <ul style="list-style-type: none"> (i) 2012 Supportive Services Webinar Video; (ii) How to identify and properly implement Supportive Services; (iii) 2015 Tenant Selection Criteria Webinar Video; (iv) 2015 Tenant Selection Criteria Presentation; (v) 2015 Tenant Selection Criteria- Q and A's; (vi) §10.610 – Tenant Selection Criteria; (vii) 2015 Affirmative Marketing Requirements Webinar Video; (viii) 2015 Affirmative Marketing Requirements Presentation; (ix) 2015 Affirmative Marketing Requirements- Q and A's; <p>4. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>

App #	Name	Conditions from EARAC
18118	Sandstone Foothills	1. Correction of uncorrected "Violations of the Uniform Physical Condition Standards" Event of Noncompliance at Live Oak Village (ID 3212-02011/852020) within 60 days of the wrought iron material, or like product, becoming available, but no later than September 30, 2019 (final date allowed for restoration).
18186	Avanti at Greenwood	1. Correction of uncorrected "Failure to resolve final construction deficiencies" Event of Noncompliance at Riverstone Apartments (ID 5040-14282) by November 1, 2018. 2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.
18188	Avanti at Sienna Palms Legacy	1. Correction of uncorrected "Failure to resolve final construction deficiencies" Event of Noncompliance at Riverstone Apartments (ID 5040-14282) by November 1, 2018. 2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.
18249 18250 18251	Sweetwater Sweetbriar Hills Groveton Seniors	1. As a condition to its 2018 Tax Credit Award, MAC RE has entered into a contract with a third party consultant ("Consultant") to review all corrective actions materials prepared by MAC RE, prior to their submission to the Texas Department of Housing & Community Affairs ("TDHCA"). A copy of this contract has been provided to TDHCA. MAC RE will keep such contract in place until it determines that the service is no longer needed, and TDHCA's Executive Director consents to the termination, which consent shall not be unreasonably withheld. In addition, MAC RE agrees to the following: <ul style="list-style-type: none"> • It will obtain TDHCA's "no objection" for any change in the Consultant. • Upon review of any corrective action materials to be submitted to TDHCA, the Consultant will sign such materials to confirm its review and approval of the submission. Such signature will be included with the submission. 2. Messrs. Calhoun and Rabalais will meet monthly with the Consultant and key compliance personnel (including the Compliance Supervisor and Compliance Assistant) to all discuss compliance matters and ensure all matters are receiving appropriate and timely attention. 3. Messrs. Calhoun and Rabalais, along with the Consultant, will review all corrective action before submitted to TDHCA. 4. The Compliance Supervisor will be responsible for tracking all response dates and ensuring timely response. 5. MAC RE will ensure ongoing compliance by doing the following: <ul style="list-style-type: none"> • Require the Consultant and each of the key compliance personnel (including the Compliance Supervisor and Compliance Assistant) to attend a TDHCA compliance training annually. • Require the Consultant and Compliance Supervisor to monitor TDHCA's rulemaking regularly to be informed of any changes in compliance rules or procedures. • Require the Compliance Supervisor work with the key compliance personnel (including the Compliance Supervisor and Compliance Assistant) to promptly implement any changes in TDHCA compliance rules or procedures. • Require a representative of MAC RE to attend TDHCA workshops and round tables that relate to compliance matters, as appropriate. • Promptly address any failure of the key compliance personnel (including the Compliance Supervisor and Compliance Assistant) to adhere to MAC RE's policies and procedures for compliance.

App #	Name	Conditions from EARAC
18337	Fulton on the Rail	<p>1. The property management company's compliance staff will continue to conduct quarterly reviews of all Housing Tax Credit tenant files for all placed in service Developments subject to a TDHCA LURA in the Itex portfolio. Itex must submit a copy of the reviewer's checklist no later than November 1, 2018. Evidence of the reviews, including completed checklists, must be submitted to the Department upon request.</p> <p>2. Owner is required to submit the Written Policies and Procedures for all developments subject to a TDHCA LURA for Department review no later than November 1, 2018.</p> <p>3. Owner is required to ensure that at least one of the following employees will attend annually: VP of Compliance, Compliance Auditor(s), Regional Manager(s), or Site Staff the trainings listed and initially provide TDHCA with a certification of attendance and/or completion no later than December 31, 2018, and upon request thereafter.</p> <p>(a) Housing Tax Credit Training sponsored by the Texas Apartment Association;</p> <p>(b) Income Determination Training conducted by TDHCA; and</p> <p>(c) Review of the TDHCA Compliance Training Webinars:</p> <p>(i) 2012 Supportive Services Webinar Video;</p> <p>(ii) How to identify and properly implement Supportive Services;</p> <p>(iii) 2015 Tenant Selection Criteria Webinar Video;</p> <p>(iv) 2015 Tenant Selection Criteria Presentation;</p> <p>(v) 2015 Tenant Selection Criteria- Q and A's;</p> <p>(vi) §10.610 – Tenant Selection Criteria;</p> <p>(vii) 2015 Affirmative Marketing Requirements Webinar Video;</p> <p>(viii) 2015 Affirmative Marketing Requirements Presentation;</p> <p>(ix) 2015 Affirmative Marketing Requirements- Q and A's;</p> <p>4. Correction of uncorrected "Noncompliance with Social Service Requirements" and "Noncompliance with Tenant Selection requirements in §10.610" Events of Noncompliance at Reed Parque Townhomes (ID 1860-98008) by November 1, 2018.</p> <p>5. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>
18345	Westwind of Andrews	<p>1. THF Housing Development and Salem Creek Development agrees to have a qualified third party ADA and Fair Housing accessibility specialist review all architectural plans to confirm compliance with applicable accessibility standards including but not limited to: 2010 ADA Standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 FR 29671, and as modified by 10 TAC Chapter 1, Subchapter B, HUD's Fair Housing Act Design Manual for housing designed and constructed for first occupancy after March 31, 1991, and Development Accessibility Requirements as identified in 10 TAC §10.101(8), by November 1, 2018 and along with all applications submitted for consideration through December 31, 2018.</p> <p>2. An independent third-party ADA and Fair Housing specialist(s) will conduct an inspection confirming full compliance of developments in the portfolio currently under construction (including 15241, 17151, 17157, 17158, 17159, 17161, 17604, 17605, and 17606) and for any multifamily 2018 award through the Department. Evidence of the inspections must be submitted when requesting a Final Construction Inspection from the Department. The TDHCA Housing Accessibility Checklist for Common Facilities and Dwelling Units can be utilized to fulfill this requirement and available at: https://www.tdhca.state.tx.us/pmcomp/inspections/construction.htm</p> <p>3. During construction and continuing throughout the compliance period THF Housing Development Corporation and Salem Creek Development will conduct monthly partner level calls and/or meetings to ensure timely responses to all compliance related issues including those identified during the construction process.</p> <p>4. Upon request, from the Department, THF Housing Development Corporation will provide documentation that reflects the implementation of these measures.</p>

App #	Name	Conditions from EARAC
18347	Avenue Commons	<p>1. Owner is required to ensure that the Regional Property Manager, Commonwealth Management Corporation complete the trainings listed and provide TDHCA with a certification of attendance and/or completion no later than December 31, 2018.</p> <p>(A) Housing Tax Credit Training sponsored by the Texas Apartment Association; and</p> <p>(B) Review of the TDHCA Compliance Training Webinars:</p> <ul style="list-style-type: none"> (i) 2012 Supportive Services Webinar Video; (ii) How to identify and properly implement Supportive Services; (iii) 2015 Tenant Selection Criteria Webinar Video; (iv) 2015 Tenant Selection Criteria Presentation; (v) 2015 Tenant Selection Criteria- Q and A's; (vi) §10.610 – Tenant Selection Criteria; (vii) 2015 Affirmative Marketing Requirements Webinar Video; (viii) 2015 Affirmative Marketing Requirements Presentation; (ix) 2015 Affirmative Marketing Requirements- Q and A's; <p>2. The Executive Director, for good cause, may grant one extension for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.</p>

App #	Name	Conditions of Commitment
18138	Lancaster Senior Village	Receipt and acceptance by Commitment: Evidence from the Applicant that: a. the requested information regarding the pump station has been received from CenterPoint Energy; and b. the HUD blast zone calculations have been completed and found to be acceptable by the Department; or c. the blast zone calculations are not necessary.
18335	Travis Flats	Receipt and acceptance by Commitment: a. Evidence from the Applicant that the city or community has adopted a quiet zone related to the nearby crossings. Receipt and acceptance by Cost Certification: a. Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
18338	The Greenery	Should review of the Application be warranted, Applicant will provide to staff a full disclosure regarding the diesel storage tank complete with mitigation for any potential blast event.
18371	Diboll Pioneer Crossing	Receipt and acceptance by Commitment of an Access Agreement between the City and the Development Owner, in a form fit for recording in real property records, which includes: a. A commitment from the City of Diboll to provide access to the accessible route for the duration of the housing tax credit restrictions (35 years); b. A commitment from the Development Owner to the maintain the accessible route in accordance with the accessibility requirements imposed by TDHCA for the duration of the housing tax credit restrictions (35 years); c. A legal description of the accessible route, from the property line on each side. d. Agreement by the parties that the Development Owner's right to use the route can be included in the encumbrance of the land use restriction agreement imposed by TDHCA.

Report 7

Public Comment

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

William B. Travis Building
Room 1-104
1701 N. Congress
Austin, Texas

Thursday,
April 5, 2018
6:15 p.m.

BEFORE:

SHARON GAMBLE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

P R O C E E D I N G S

1
2 MS. GAMBLE: Good evening. My name is Sharon
3 Gamble. I'm here to conduct this hearing for the Texas
4 Department of Housing and Community Affairs.

5 The Department is conducting six public
6 hearings around the State of Texas in order to receive
7 comment on any of the 2018 Competitive Housing Tax Credit
8 Applications. This public hearing is being held in Austin
9 at the William B. Travis Building.

10 Let the record show it is 6:15, there is no one
11 in attendance that wishes to make comment at this meeting.

12 This meeting is hereby adjourned.

13 (Whereupon, at 6:15 p.m, the meeting was
14 adjourned.)

C E R T I F I C A T E

1
2
3 IN RE: Public Hearing on 2018 Competitive Housing
4 Tax Credit Applications
5 LOCATION: Austin, Texas
6 DATE: April 5, 2018

7 I do hereby certify that the foregoing pages,
8 numbers 1 through 3, inclusive, are the true, accurate,
9 and complete transcript prepared from the verbal recording
10 made by electronic recording by Nancy H. King before the
11 Texas Department of Housing and Community Affairs.

12 DATE: April 6, 2018
13
14
15
16
17

18 Nancy H. King
19 (Transcriber)
20

21 On the Record Reporting &
22 Transcription, Inc.
23 7703 N. Lamar Blvd., Ste 515
24 Austin, Texas 78752
25
26

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

Auditorium
J. Erik Jonsson Central Library
1515 Young Street
Dallas, Texas

Thursday,
April 12, 2018
6:15 p.m.

BEFORE:

ELIZABETH HENDERSON, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

SPEAKER

PAGE

Diane Piwko

P R O C E E D I N G S

1
2 MS. HENDERSON: Good evening. Let the record
3 show it is now 6:15 p.m. My name is Elizabeth Henderson,
4 and I am here to conduct a hearing on behalf of the Texas
5 Department of Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable quality housing.

17 The Department considers public input very
18 important, and to support the significance of that input,
19 the Department is conducting seven public hearings around
20 the state of Texas in order to receive public comment for
21 any of the 2018 competitive housing tax credit
22 applications.

23 This public hearing is being held in Dallas,
24 Texas, at the J. Erik Jonsson Library. You may provide
25 comment for any 2018 competitive tax credit application.

1 All comment that you provide today will be recorded, and a
2 summary of that comment will be presented to the
3 Department's board prior to the final award
4 recommendations.

5 If you wish to speak but haven't completed a
6 witness affirmation form, please be sure and complete one
7 and hand it to me during this meeting.

8 Also, if you do not wish to speak but would
9 like to provide comment, your witness affirmation form may
10 also serve as comment and will be included in the public
11 comment summary to the Department's board. If you have
12 not signed in, please do so so the Department will have a
13 record of attendance for this hearing.

14 If you are speaking on behalf of a group --
15 we'll skip that part, because we don't have groups here,
16 and we don't have any elected officials here, so we'll
17 skip that to.

18 MS. PIWKO: I'm an elected official.

19 MS. HENDERSON: Oh, we do have an elected
20 official here. All right. Well, I'll read that part just
21 so you can hear what it says.

22 If there are any elected public officials here,
23 we would ask that they be given the courtesy of coming to
24 the podium first. We will try to organize the remaining
25 witness affirmations by project so that folks wishing to

1 speak to the same development are heard at the same time.

2 When you come to the podium, please state your
3 name clearly for the record, as well as the development's
4 name and application number for which you are speaking.

5 You must come to the microphone to speak. Each
6 person will be given three minutes to make their comments.

7 Please take this into account when providing your
8 comments, so as to provide everyone the opportunity to
9 speak if they want to. We can waive that since we only
10 have one person.

11 And our first speaker is Ms. Diane Piwko.

12 MS. PIWKO: Is this the microphone to use?

13 MS. HENDERSON: Yes, ma'am.

14 MS. PIWKO: Thank you for waiting on the
15 meeting for me.

16 I am the mayor of Farmersville, Texas. We are
17 in the far northeast portion of Collin County, and while
18 Collin County has a reputation of being very affluent, our
19 community is extremely small. We're a city of about 3800
20 people, and we have one of the lowest costs of living of
21 the county.

22 In the future we see our community being
23 primarily blue-collar people. I'm always reminded, as
24 mayor, as I do our comprehensive planning and so forth. I
25 think of my parents when they started out 55 years ago, as

1 a young couple with nothing to start with. You know, my
2 dad got out of the Army.

3 They were strong members of their communities.
4 They did PTA, they did Girl Scouts, they did Boy Scouts.
5 They coached football, you know, and that's the type of
6 families we're looking for in our community, those that
7 are middle class, hard-working, put roots down, stay in
8 the communities if they can, and they contribute to it,
9 too.

10 We are focusing a lot of our efforts on
11 attempting to have a balance of new growth between
12 manufacturing jobs and our residential, so that we have
13 job in the community for people to have a good way with,
14 instead of having to drive into other cities like McKinney
15 and so forth.

16 Major traffic problems in Collin County, if you
17 hadn't heard. And so it's been very limiting to our
18 people with low incomes when you have to go spend hundreds
19 of dollars a month on gas, and we have no other type of
20 public transportation. If you do not own your own car,
21 you don't get out of our city.

22 So this apartment complex is very important to
23 us. We have had one 24-unit apartment complex recently go
24 into bankruptcy. It was purchased by an individual with a
25 private company.

1 They did do a really nice job remodeling it,
2 and they just started leasing those apartments this month.

3 They filled all 24 apartments up in three weeks.

4 The other units that we have in town are all 20
5 years or older. They're very, very rundown, very
6 derelict. I don't want to take anything away from
7 Granbury, the city that has two other units in our
8 category -- and I should have I'm doing Palladium
9 Farmersville, 18069.

10 But we have no housing. We have no place for
11 our police officers to stay, we have no place for our
12 teachers to be. When we bring people in, they have to go
13 out and go to other communities such as Princeton and that
14 around them, and it's going to cost a lot more. And we
15 don't want that to happen.

16 Granbury's much larger than us, and they do
17 have a lot more diverse housing right now. We have people
18 that literally there are no listings. It's word of mouth
19 that people find a house for sale or for rent, and a lot
20 of times they're in older condition.

21 So I really hope that you consider that to
22 possibly move the Palladium application up. It's I
23 believe 85, 90 units. It's the first new housing we would
24 have built in our city, if they meet the promises to start
25 construction in the early part of next year, and

1 especially an apartment complex. We've not had anything
2 new built for over 20 years, to the detriment of our city.

3 So if there's any questions I can answer, I'm
4 willing to, but this is very important to our city's
5 growth, and that's why I came down here.

6 MS. HENDERSON: And you made a drive, too.

7 MS. PIWKO: Yes.

8 MS. HENDERSON: Well, thank you for coming.

9 MS. PIWKO: Okay. Thank you.

10 MS. HENDERSON: All right. As we have no other
11 speakers present, we'll go ahead and close.

12 A detailed log of applications is posted to the
13 Department's website. Written and emailed comments
14 outside of this meeting are also encouraged. Such
15 comments must be submitted prior to 5:00 p.m., Austin
16 local time, on June 22, 2018.

17 Thank you for your participation. Public
18 comment is very important to the Department. Your
19 comments will be included in the Board summary for each
20 application considered for an award. The Board will make
21 final decisions for allocations in the 2018 competitive
22 housing tax credit applications at the late July meeting.

23 For additional information, you may contact
24 Sharon Gamble by email or by phone, and I have her
25 business cards available here. You may also visit the

1 program's website at www.tdhca.state.tx.us.

2 This concludes the public hearing. Let the
3 record show it is 6:22 p.m., and this hearing is now
4 adjourned. Thank you.

5 (Whereupon, at 6:22 p.m, the public hearing was
6 adjourned.)

C E R T I F I C A T E

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2
3 IN RE: Public Hearing on 2018 Competitive Housing
4 Tax Credit Applications
5 LOCATION: Dallas, Texas
6 DATE: April 12, 2018

7 I do hereby certify that the foregoing pages,
8 numbers 1 through 10, inclusive, are the true, accurate,
9 and complete transcript prepared from the verbal recording
10 made by electronic recording by Barbara Wall before the
11 Texas Department of Housing and Community Affairs.

12 DATE: April 17, 2018

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16
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18 
19 (Transcriber)

20
21 On the Record Reporting &
22 Transcription, Inc.
23 7703 N. Lamar Blvd., Ste 515
24 Austin, Texas 78752
25
26

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

Maud Sullivan Gallery Room
El Paso Main Library
501 N. Oregon Street
El Paso, Texas

Tuesday,
April 10, 2018
5:15 p.m.

BEFORE:

SHARON GAMBLE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

P R O C E E D I N G S

1
2 MS. GAMBLE: Good evening. My name is Sharon
3 Gamble. I'm here to conduct this hearing for the Texas
4 Department of Housing and Community Affairs.

5 The Department is conducting seven public
6 hearings around the State of Texas in order to receive
7 comment on any of the 2018 Competitive Housing Tax Credit
8 Applications. This public hearing is being held in El
9 Paso, Texas at the El Paso Main Library Branch.

10 Let the record show it is 5:15 p.m., there is
11 no one in attendance that wishes to make comment at this
12 meeting. This meeting is hereby adjourned.

13 (Whereupon, at 5:15 p.m., Mountain Daylight
14 Time, the meeting was adjourned.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: El Paso, Texas

DATE: April 10, 2018

I do hereby certify that the foregoing pages,
numbers 1 through 3, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording provided by the Texas
Department of Housing and Community Affairs.

DATE: April 16, 2018


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

Auditorium
City of Harlingen Public Library
410 '76 Drive
Harlingen, Texas

Thursday,
April 12, 2018
5:32 p.m.

BEFORE:

SHANNON ROTH, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Sunny K. Philip	5
Tony Chavez	6

P R O C E E D I N G S

1
2 MS. ROTH: Good evening. Let the record show
3 it is 5:32 p.m. My name is Shannon Roth, and I am here to
4 conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers.

15 These developments benefit Texans by providing
16 qualified families and individuals with safe, affordable
17 quality housing.

18 The Department considers public input very
19 important, and to support the significance of comment, the
20 Department is conducting seven public hearings around the
21 state in order to receive public comment for any of the
22 2018 competitive housing tax credit applications.

23 This public hearing is being held in Harlingen,
24 at the City of Harlingen Public Library. You may provide
25 comment for any 2018 competitive housing tax credit

1 application. All comment that you provide today will be
2 recorded, and a summary of the comment will be presented
3 to the Department's board prior to the final award
4 recommendations.

5 If you wish to speak but haven't completed a
6 witness affirmation form, please be sure to complete one
7 and just give it to me.

8 Also, if you don't want to speak but you would
9 like to provide comment, you can also fill out the witness
10 affirmation form, and that will just serve as written
11 comment and will be included in the comment summary to the
12 Department's board as well.

13 If you haven't signed in, please do so;
14 indicate so we'll have a record for attendance. If you
15 are speaking on behalf of a group, feel free to indicate
16 such by asking all persons in the group to stand, and each
17 one will count as either support or opposition based on
18 your comments.

19 If there are any elected public officials here,
20 we would ask that they are given the courtesy of coming to
21 the podium first, and we will try to organize the
22 remaining witness affirmations by project so that folks
23 wishing to speak on the same development are heard at the
24 same time.

25 When you come to the podium to make your

1 comment, please state your name clearly for the record, as
2 well as the development name and the application for which
3 you are speaking to.

4 You must come to the microphone to speak. Each
5 person will be given three minutes, but I don't think
6 we're going to need to limit it tonight. Please take this
7 into account when providing your comments, so as to
8 provide everyone the opportunity to speak if they wish.

9 Are there any questions before we begin?

10 (No response.)

11 MS. ROTH: Does anybody care to make a comment?
12 Would anybody like to speak?

13 (No response.)

14 MS. ROTH: Don't everybody talk at once.

15 Okay. Our first speaker is Sonny K. Philip.

16 MR. PHILIP: My name is Sunny Philip. I'm the
17 executive director of a nonprofit named South Texas
18 Emerging Market Development Fund. We are proposing to
19 develop 80-unit single-family subdivision in Lyford, and
20 of course we are in support of the project.

21 And it's a grassroot-level nonprofit,
22 developing these affordable housing in the Rio Grande
23 Valley, and we are very pleased with the fact that, and if
24 anybody has any questions, we'll be glad to answer
25 those -- any question.

1 MS. ROTH: Can you tell me one more time the
2 name of the development?

3 MR. PHILIP: 18157 Bamboo Estates.

4 MS. ROTH: Okay. 18157. Okay. Thank you.

5 MR. PHILIP: Thank you.

6 MS. ROTH: Sir, I know you just joined us. Did
7 you want to speak or --

8 MR. CHAVEZ: Yes.

9 MS. ROTH: Okay. If you could come up, and
10 then after you speak, if you'll just fill out a form, that
11 would be great.

12 If you'll just state your name for the record,
13 also.

14 MR. CHAVEZ: Hi, good evening. My is Tony
15 Chavez, and I'm the City of Lyford mayor pro tem, and I'm
16 coming on behalf of our city, just to show support for
17 this project Mr. Philip has introduced us a couple months
18 ago, learning that he was interested in applying.

19 And our city does need -- see the need for this
20 type of development for housing.

21 MS. ROTH: Perfect.

22 MR. CHAVEZ: Okay. Thank you.

23 MS. ROTH: Thank you. Anyone else?

24 (No response.)

25 MS. ROTH: No? Okay. A detailed log of all

1 the applications is posted on the Department's website.
2 Written and emailed comments outside of this meeting are
3 also encouraged. Such comments must be submitted prior to
4 5:00 p.m. Austin local time on January [sic] 22, 2018.

5 Thank you for participation. Again, public
6 input is very important to the Department. Your comments
7 will be included in the board summary for each allocation
8 considered for an award.

9 The Board will make decisions for allocations
10 in the 2018 Competitive Housing Tax Credit Applications at
11 the July 26, 2018, board meeting.

12 And for additional information you may contact
13 Sharon Gamble. We have her business cards over there if
14 you want to pick one up, and her phone number's on there,
15 too. It's sharon.gamble@tdhca.state.tx.us. Or you can
16 visit our website, tdhca.state.tx.us.

17 Any questions or anything before --

18 (No response.)

19 MS. ROTH: Okay. Let the record show it's
20 5:39, and the hearing is adjourned.

21 (Whereupon, at 5:39 p.m., the public hearing
22 was concluded.)

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications
LOCATION: Harlingen, Texas
DATE: April 12, 2018

I do hereby certify that the foregoing pages,
numbers 1 through 8, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Leslie Berridge before the
Texas Department of Housing and Community Affairs.

DATE: April 16, 2018


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

Spoke

Staff use only:	
WS	X
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.

PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/18 Location of Hearing: Public Library - Harlingen, TX

My name is: Tony Chavez

My occupation, profession or business is: Accountant - City of Lyford Mayor - Pro-Tem

My mailing address is: P.O. Box 961 Phone: 956-642-7739
Lyford, TX 78569 Email: _____

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

City of Lyford Mayor Pro Tem

Their business address is: Gov't

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I'm in support of the housing project because our city does see the need of a housing project.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 18157 Development Name: _____
Development City: Lyford, TEXAS I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Tony Chavez
Signature of Witness

4/10/18
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Spoke

Staff use only	
WS	<input checked="" type="checkbox"/>
WDNS	<input type="checkbox"/>



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: HARLINGEN

My name is: SUNNY K. BHILIP

My occupation, profession or business is: AFFORDABLE HOUSING DEVELOPMENT

My mailing address is: 118 N. Main Phone: 956-797-2324

La Feria, TX 78559 Email: skbhilipe@stchd.org

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 18157 Development Name: BAMBOO ESTATES APARTMENTS

Development City: LYFORD I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

4/10/2018
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

didnot speak

Staff use only:	
WS	✓
WDNS	✓



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2018 Location of Hearing: Hart, Texas

My name is: Mark Moseley

My occupation, profession or business is: Developer

My mailing address is: 901 E Levee Phone: 986.541.4955

Brownsville TX 78526 Email: mmoseley@cdeb.org

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Community Development Corporation Brownsville

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

Santa Rosa is a small rural community that really needs this project.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 183220¹³ Development Name: Casitas Azucar

Development City: Santa Rosa I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

4/10/18
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

didnot speak

Staff use only:	
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WDNS	✓



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2018 Location of Hearing: Harlingen

My name is: Chloe Dotson

My occupation, profession or business is: Developer

My mailing address is: 401 East Levee Phone: 956.579.4489

Brownsville TX 78526 Email: cdotson@cdcb.org

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Community Development Corporation of Brownsville

Their business address is: same as above

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.) (in the nation)

Brownsville, as one of the poorest communities, is in
need of quality affordable housing; Casitas Palo Alto is
a good project for this region.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 18239 Development Name: Casitas Palo Alto

Development City: Brownsville I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Chloe Dotson
Signature of Witness

4/10/18
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

did not speak

Staff use only:	
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WDNS	X



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: _____

My name is: Blanca Uresti

My occupation, profession or business is: Area manager.

My mailing address is: 6005 Jose marti Blvd.

Phone: 752 621-4400

Email: propertymanager@vistamonterrey.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Rise Residential.

Their business address is: 400 Jose marti Blvd. Brownsville TX 78520

14812 Dallas Pkwy Dallas TX 75248

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 18235/18230 Development Name: Henderson Las Villas Rio Hondo

Development City: 18235 Memorial I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

4/10/18
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

did not speak

Staff use only:	
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WDNS	X



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/12 Location of Hearing: HARLINGEN LIBRARY

My name is: MARIO MORALES

My occupation, profession or business is: REAL ESTATE DEVELOP. PROJ. MANAGER

My mailing address is: 600 JOSE MARTI Phone: 305-299-9311

BROWNSVILLE, TX 77526 Email: 1MORALES@BELLSOUTH.NET

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

SANOMA HOUSING ADVISORS, LLC

Their business address is: 16812 DALLAS PWAY, DALLAS TX 75248

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 18230 Development Name: LAS VILLAS DEL RIO HONDO
18235 MEMORIAL APARTMENTS

Development City: RIO HONDO/MEMORIAL I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Signature of Witness

[Handwritten Signature]

Date

4/10/12

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



Multifamily Finance Division, P.O. Box 13941, Austin, Texas 78711-3941
Phone: (512) 475-3340 Fax: (512) 475-0764

Competitive Housing Tax Credit Program
Public Hearings for Comment on 2018 Competitive Housing Tax Credit Applications

Instructions:

(Dress: Business/ nice) Arrive at least 45 minutes early and put on outside table the following:

- 10 master sign-in sheets
- At least 50 witness affirmation forms
- business cards (anyone who has them; ex: Marni)
- Application Submission Log(s) so that they know Development Name and number (keep one submission log with you so that you can clarify for the transcript if they don't say the Development name and number). Take at least one copy of the "short log" as the print will be larger and easier for people to read.
- AAA batteries for the timer

Be sure the audio for the room is working (if needed) and court reporter is there and set up. Introduce yourself to the court reporter. Ask attendees to sign-in so the Department will have a record of the attendance and let them know if they wish to speak they will need to complete a witness affirmation form. You will go in the order that you receive the forms, unless they are elected officials (who go first). Also, if there are any elected officials, personally thank them for attending.

Try to start on time (if at all possible). When you're ready to start, let the court reporter know you are ready to go on record and then begin by reading the whole thing below:

If no one shows by the time the meeting is scheduled to start, wait 15 minutes and then just read into the record the following:

Good evening, my name is Shannon Roth. I am here to conduct this hearing for The Texas Department of Housing and Community Affairs. The Department is conducting seven public hearings around the state of Texas in order to receive comment on any of the 2018 Competitive Housing Tax Credit Applications. This public hearing is being held in Harlingen at the Harlingen Public Library. Let the record show it is [time] there is no one in attendance (or no one that wishes to make comment) at this meeting. This meeting is hereby adjourned.

If people show up:

Read This:

Good evening. Let the record show it is 5:32 pm. My name is Shannon Roth. I am here to conduct a hearing on behalf of the Texas Department of Housing and Community Affairs. The Department's mission is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive. Through our rental

housing programs, the Department encourages the new construction or rehabilitation of high-quality housing, primarily through private developers. These developments benefit Texans by providing qualified families and individuals with safe, affordable, quality housing.

The Department considers public input very important and to support the significance of comment, the Department is conducting seven public hearings around the state of Texas in order to receive public comment for any of the 2018 Competitive Housing Tax Credit Applications. This public hearing is being held in Harlingen at the City of Harlingen Public Library.

You may provide comment for any 2018 Competitive Housing Tax Credit Application. All comment that you provide today will be recorded and a summary of that comment will be presented to the Department's Board prior to the final award recommendations.

If you wish to speak but haven't completed a *Witness Affirmation Form*, please be sure and complete one and hand it to me during this meeting. Also, if you do not wish to speak but would like to provide comment, your *Witness Affirmation Form may also serve* as comment and will be included in the public comment summary to the Department's Board. If you have not signed in, please do, so the Department will have a record of attendance for this hearing.

If you are speaking on behalf of a group, feel free to indicate this by asking all persons in the group to stand. Each person will count as either support or opposition, based on your comments.

If there are any elected public officials here, we would ask that they be given the courtesy of coming to the podium first. We will try to organize the remaining witness affirmations by project so that folks wishing to speak to the same development are heard at the same time.

When you come to the podium, please state your name clearly for the record as well as the Development name and Application number for which you are speaking. You must come to the microphone to speak; each person will be given three minutes to make their comments. Please take this into account when providing your comments so as to provide everyone the opportunity to speak if they want to.

Are there any questions before I begin?

Our first speaker is _____.

[As people come in late, please re-announce that they must fill out forms and sign in]

Closing:

A detailed log of all Applications is posted to the Department's website.

Written and e-mailed comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 pm Austin local time on June 22, 2018.

Thank you for your participation. Public input is very important to the Department. Your comments will be included in the Board summary for each application considered for an award. The Board will make final decisions for allocations in the 2018 Competitive Housing Tax Credit applications at the July 26, 2018 meeting. For additional information you may contact Sharon Gamble at sharon.gamble@tdhca.state.tx.us or (512) 936-7834 or visit the program's web site at www.tdhca.state.tx.us.

This concludes the public hearing. Let the record show it is 5:39 pm. and this hearing is now adjourned.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

City Hall Annex Chamber
900 Bagby
Houston, Texas

Tuesday,
April 3, 2018
6:10 p.m.

BEFORE:

ELIZABETH HENDERSON, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

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P R O C E E D I N G S

1
2 MS. HENDERSON: We're going to go ahead and
3 kick this off. Good evening. My name is Elizabeth
4 Henderson, and I am here to conduct a hearing on behalf of
5 the Texas Department of Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers.

15 These developments benefit Texans by providing
16 qualified families and individuals with safe, affordable
17 quality housing.

18 The Department considers public input very
19 important, and to support the significance of that input,
20 the Department is conducting seven public hearings around
21 the state of Texas in order to receive public comment for
22 any of the 2018 competitive housing tax credit
23 applications.

24 This public hearing is being held in Houston,
25 Texas, at the City Hall Annex. You may provide comment

1 for any 2018 competitive tax credit application. All
2 comment that you provide today will be recorded, and a
3 summary of that comment will be presented to the
4 Department's board prior to the final award of
5 recommendation.

6 If you wish to speak but haven't completed a
7 witness affirmation form, please be sure and complete one
8 and hand it to me during this meeting.

9 Also, if you do not wish to speak but would
10 still like to provide comment, your witness affirmation
11 form may also serve as comment and will be included in the
12 public comment summary to the Department's board. If you
13 have not signed in, please do so so the Department will
14 have a record.

15 If you are speaking on behalf of a group, feel
16 free to indicate this by asking all persons in the group
17 to stand.

18 If there are any elected public officials
19 here -- we have one person who's -- okay; he doesn't want
20 to speak either; we don't need that part. We are zooming
21 through.

22 Okay. Do we have any questions before we get
23 started?

24 (No response.)

25 MS. HENDERSON: All right. I'll have a

1 question at the end, so don't rush out when you get
2 finished.

3 All right. Our first speaker this evening is
4 Ms. Virginia Duke.

5 MS. DUKE: I'm Virginia Duke. I live in
6 Lindale Park, and I have been there for almost 40 years.
7 Our concerns are on the affordable housing, the two that
8 are under consideration under this project, is Fulton
9 Lofts and Fulton on the Rail.

10 I'm going to speak against Fulton Lofts first.

11 Fulton Lofts is a 80-unit complex that would be built on
12 what is currently a vacant lot which is directly across
13 from a dry cleaner's that has been there over 50 to 60
14 years, and we are concerned about the cleaning fluid going
15 into the ground and seeping over there.

16 Our other concerns are the fact that this has
17 been a vacant lot 75 or 80 years, whatever, probably never
18 had anything on it, and the fact of flooding. Our
19 neighborhood currently does not flood. Our understanding
20 is that they intend to build some sort of water retention
21 underneath the ground of the piece of property, but at the
22 same time, this is within two blocks of the Whiteoak Bayou
23 that does get out of the banks.

24 We were fortunate when Harvey came through that
25 we didn't get any water in our homes, but we couldn't go

1 too far, because we couldn't get out of our neighborhood
2 due to the flooding that was caused. If this becomes
3 concrete, that means we're going to have less space for
4 the water to go to. Also the fact that it's only four
5 market-rate units versus 76 affordable units.

6 Fulton on the Rail is a different one under
7 consideration for this. I am on the board of our civic
8 association, and when the board was polled on the
9 preference of the two, it went to Fulton on the Rail.

10 That does not necessarily mean that I do
11 support it as well, but if we do have to have one of
12 these, we would prefer Fulton on the Rail, due to the fact
13 that where that development is going on in is almost 100-
14 percent concrete already, so therefore it would not put
15 more concrete in our area, and it is vacant industrial
16 buildings at this time. So if we have to get one, that
17 would be the preferred location due to what it was
18 replacing.

19 And another reason I understand a lot of
20 this -- they get points for being in a complete community,
21 which our neighborhood is now part of. Complete community
22 states that we can get green space, parkland, et cetera.

23 If we don't get Fulton Lofts, maybe we can get
24 a park on what's now a green space that would help the
25 people. Fulton on the Rails is at 5009 Fulton, and Fulton

1 Lofts is in the 52- or 5500 block of Fulton, so it's
2 within five blocks. So it would be a green space that
3 could be used by everyone, including Fulton on the Rails,
4 if it went in.

5 Fulton on the Rails, I do understand, is more
6 like 140 units, but at the same time, almost 50 percent of
7 it is at market rate. We have a lot of senior citizens in
8 our area, including me, and if we have more market rate,
9 if we want to leave our homes, it would give us a place to
10 go to and rent at market rate, be it that we just don't
11 want to keep our homes; we move somewhere else, but we
12 would like to keep a one-bedroom apartment nearby on the
13 rail for our medical needs or for the younger people, for
14 their families or their parents to move into as well.

15 I also understand from the mayor's speech when
16 he came to our CIP meeting, he is supporting more
17 individual homes for affordable housing. This is not
18 individual homes. These are big complexes. So I think we
19 need to take our money more to affordable homes.

20 Also they are saying that a lot of this needs
21 to go into where there are good schools. There is a
22 report out that in 2000, 2010, and 2015, Thomas Jefferson
23 Elementary School, which is the elementary school that
24 would be across the street from Fulton on the Rail and
25 just two or three blocks from Fulton Lofts, has an F

1 rating for the last 15 years.

2 It has had an F rating probably for the last 40
3 years. And if we're going to bring in a lot of families,
4 don't we need to put them where they have nice schools?
5 And if we're going to bring them in, I think if need be,
6 let's get our schools in better shape to give these
7 children an opportunity at a viable education, not just a
8 failure education before we get off the ground.

9 So that is basically due to the school not
10 being a good school. I don't think we're ready for
11 families and affordable housing. And, again, if we have
12 to have one, we prefer Fulton on the Rail, that has more
13 market rate, versus Fulton Lofts, that may take up our
14 green space that we may be able to get a part out of.

15 Thank you.

16 MS. HENDERSON: Thank you.

17 All right. Next, Mr. Kevin Hoffman.

18 MR. HOFFMAN: Good evening. My name is Kevin
19 Hoffman, and I am a resident of Lindale Park. I've lived
20 in the neighborhood about 30 years, and this neighborhood
21 has been an up-and-coming neighborhood for quite some
22 time.

23 We have struggled over the years to try to pull
24 up the community, make it a more respectable community.
25 We had had a long history of working with various grant

1 programs throughout the -- to pull the community up and
2 bring it into -- make it more, if you would, like the
3 Heights in Houston as it as developed.

4 And we're seeing a lot of changes in our --
5 particularly in Lindale Park. We have some homes that are
6 going in and around our community that some are selling
7 for half a million dollars.

8 And we're afraid -- many of us, of the
9 residents that I've spoken with, we're afraid that this is
10 going to pull our values down as we were looking forward
11 to having our properties in Lindale being part of our
12 retirement, for our future.

13 And when we put in affordable housing
14 immediately across the street, the connotations of that
15 sometimes pulls down the market value for others. I know
16 that even -- there was a program that was rejected by City
17 Council, in which there was -- affordable housing was
18 going be put near River Oaks.

19 That was quickly taken off the table as people
20 came and protested that. We demand the same respect in
21 our community. We may be a little poorer than those
22 millionaires who live in River Oaks, but we do have a very
23 vibrant middle-class community that has worked hard in
24 building up their property values.

25 And I find that the Fulton on the Rail is an

1 acceptable location, and that corner, it doesn't cause
2 problems for traffic. Traffic is another big issue that
3 we're going to be facing in the near future, as I-45 is
4 going to be widened and, as Ms. Duke referred to, the
5 flooding issues that can come about, being so close to the
6 Little Whiteoak Bayou and Whiteoak Bayou.

7 We need a place for the water to go, and the
8 location for Fulton Lofts by the church is a very
9 appropriate place for it to go and be able to drain into
10 the bayou, go around, and then continue to have other
11 types of development around our community.

12 There are many other locations. There is a
13 TIRZ in the Near Northside; it's referred to as the Old
14 Hardy Railyard. That TIRZ has been ripe for development
15 for many years, and funds have been set aside, and
16 developers have attempted to come in and do work there.
17 And that needs to happen to bring in our affordable
18 housing in our community.

19 It's an abandoned, old railyard. The rails
20 have been long gone, and they're beginning to do a little
21 bit of development there. That's an area that we need to
22 consider long before we consider putting something on this
23 baseball field, which is referred to -- we have been
24 hoping that we could have it as green space for our
25 communities to have -- to enjoy for long term, to add a

1 dog park, perhaps.

2 We also have transportation issues that I
3 mentioned with those issues coming in, that we are very
4 concerned with the widening of 45. We have fought many
5 battles with TxDOT over this.

6 And this particular location, leaving out of
7 our neighborhood of Lindale Park, we have one -- two
8 streets that we get to go out of to go to the south. Link
9 Road is one of those streets. This sits next to Link
10 Road.

11 And the problem would be you're going to be
12 adding more cars onto already now congested two-lane
13 street. If we're not going to improve -- which often does
14 not happen when we add these new developments into the
15 city -- we don't consider the fact that we need to new
16 storm drains, we need to add -- cover the ditches that are
17 currently existing on the way to the elementary school
18 that Ms. Duke referred to that is highly inefficient, that
19 has had an F for many, many years.

20 And there's so much infrastructure that needs
21 to happen before we could even dream of having something
22 where that baseball field. I think it is better served to
23 be a green space.

24 But I do support the Fulton on the Rail over
25 the two. I did mark that opposed, but I apologize for

1 that. I -- but the Fulton on the Rail I do believe that
2 is a more appropriate location, but I would encourage
3 developers here in the room and others to consider the
4 many other locations around the community, to put forward
5 another proposal, especially like the Hardy TIRZ.

6 Thank you.

7 MS. HENDERSON: Thank you.

8 Did anyone else decide they wanted to speak
9 after all?

10 (No response.)

11 MS. HENDERSON: All right. So I have a closing
12 to read, but before I do that, I'm going to ask you all
13 who know this area, if you would suggest having this
14 meeting at a different location, what location would that
15 be?

16 My concern at this point is the difficulty of
17 getting here with high traffic the time of day that we
18 have this meeting, and we would like for people to be able
19 to come and not have a lot of difficulty in doing that.

20 So if you could think of a place, where would
21 you say would be a better location than this?

22 Yes, Ms. Duke.

23 MS. DUKE: How many developments are being
24 considered within the city of Houston?

25 MS. HENDERSON: That list up there on the table

1 has all of them.

2 MS. DUKE: Okay. So it's not just these two.

3 MS. HENDERSON: No.

4 MS. DUKE: So you're referring to everything
5 within the city of Houston.

6 MS. HENDERSON: Yeah. I'm asking for this
7 meeting particularly.

8 MS. DUKE: Yes, but it would cover all of the
9 same locations.

10 MS. HENDERSON: Right.

11 MS. GAMBLE: Correct. And that's what makes it
12 problematic, because there really are all-over places.

13 MS. HENDERSON: And this is kind of central,
14 which is why we stick to it, but I'm concerned with the
15 parking issue and all that sort of thing.

16 So is this place satisfactory as is, or would
17 you prefer it be somewhere else? And if so --

18 MS. DUKE: At six o'clock in the evening, this
19 place to me is just as satisfactory, because like you
20 said, it's more centrally located. I did not look to see
21 what parts of town the other locations are in versus
22 having -- people having to travel cross-town --

23 MS. HENDERSON: Right.

24 MS. DUKE: -- since we're all feeding into this
25 central location. Parking --

1 MS. HENDERSON: Yeah. Because the thing is,
2 this meeting is for this whole region. So they could be
3 coming from outside the county, let alone outside the city
4 if they were really concerned about one and wanted to come
5 to a meeting to talk about it. This meeting would be the
6 one.

7 So I just wanted to --

8 MS. DUKE: I think maybe the main thing was due
9 to lack of notification that it was going to occur,
10 because as I stated, we were not even aware that any of
11 this was occurring until probably the very end of
12 February, and we had been told at that time that the
13 neighborhood had until March 1 to get comments in.

14 MS. HENDERSON: Right.

15 MS. DUKE: But then upon reading more and more,
16 found out that the decision of which one the City
17 supported was -- occurred on February 14.

18 MS. HENDERSON: Prior to. Uh-huh.

19 MS. DUKE: So I feel like for our neighborhood,
20 a lot of people have felt like it's a done deal. I don't
21 know how the other --

22 MS. HENDERSON: Not till they get past us.

23 MS. DUKE: Well, but see, that was not pointed
24 out real well neither.

25 MS. HENDERSON: Yeah.

1 MS. DUKE: I mean, I know our civic association
2 did get notified that this meeting was occurring for
3 Fulton Lofts, but to my knowledge, we did not get notified
4 for Fulton on the Rail.

5 MS. HENDERSON: Okay. All right.

6 MS. DUKE: I even specifically asked the guy
7 who gets the mail, Did we get one for Fulton on the Rail?

8 MS. HENDERSON: Yeah. Okay.

9 Yes, sir.

10 MR. HOFFMAN: If perhaps the city council
11 members -- most all of them have newsletters that they
12 send out. If they could include in their newsletters --
13 request that they include in the newsletters about the
14 meeting.

15 This -- I found out about the meeting from Ms.
16 Duke. I read my councilmember's newsletters all the time,
17 and I never saw anything about this in the newsletter.

18 MS. GAMBLE: We don't -- that's --

19 MS. HENDERSON: We can't make them do that.

20 MS. GAMBLE: We aren't able to enforce that at
21 all. We do --

22 MR. HOFFMAN: Even just a request.

23 MS. HENDERSON: Just a suggestion of it.

24 MR. HOFFMAN: Or a suggestion to the mayor that
25 they include it in.

1 MS. HENDERSON: But as far location, this is
2 okay?

3 MS. DUKE: Fine for us.

4 MS. HENDERSON: Okay.

5 Anybody else have any --

6 MS. DUKE: Of course, we're five miles.

7 MS. HENDERSON: Okay. So this is close for you
8 all.

9 MS. DUKE: Yeah. I'd prefer this versus
10 Pasadena.

11 MS. ABELN: I'd say avoid a game day.

12 MS. HENDERSON: Avoid a game day.

13 MS. ABELN: It would help traffic in downtown.

14 MS. GAMBLE: I didn't know there was a game
15 today, and we're getting the rains tonight.

16 MS. HENDERSON: Okay. Well, I just wanted to
17 throw that out there, just in case, because sometimes
18 people have strong feelings about having to come down here
19 with the traffic and all that, so I wanted to ask --

20 MS. DUKE: Thank you.

21 MS. HENDERSON: -- since we had a small group.

22 MR. CRAIN: I do have one suggestion.

23 MS. HENDERSON: Yes.

24 MR. CRAIN: There a number of rather large
25 community centers around town, some that are close to

1 downtown. I do know of one, Emancipation Park, recently
2 redone. I hear it has a very large community center.

3 MS. GAMBLE: And does it have parking?

4 MR. CRAIN: Yeah. The thing it has designated
5 on-the-street parking instead of a parking lot, really, so
6 that --

7 MS. GAMBLE: If we had a really big crowd --

8 MS. DUKE: Moody Park has pretty good off-
9 street free parking. Moody Park, which is on Fulton
10 Street. It's sort of hard to get to now with the rail, if
11 you're not familiar with how to get around the rail.

12 But it does have a probably 75-car parking lot,
13 wouldn't you say, that is free off-street parking. It is
14 on the rail and does have a rail stop right there, if
15 people want to use the mass transit for that purpose.

16 MS. HENDERSON: That would be good.

17 Okay. Thank you all for indulging that
18 question. As you can tell, this is a thing that's on my
19 mind.

20 All right. And the ending goes as follows: A
21 detailed log of all applications is posted to the
22 Department's website. Written and emailed comments
23 outside of this meeting are also encouraged.

24 Such comments must be submitted prior to
25 5:00 p.m. Austin local time on June 22, 2018. So if you

1 have neighbors who want to weigh in, let them know they
2 have until that date to do so by email.

3 Thank you for your participation. Public input
4 is very important to the Department. Your comments will
5 be included in the board summary for each application
6 considered for an award.

7 The Board will make final decisions for the
8 allocations in the 2018 Competitive Housing Tax Credit
9 Applications at the late-July meeting.

10 For additional information you may contact
11 Sharon Gamble -- wave your hand -- by email or by phone,
12 and her business cards are up on the podium up there. You
13 may also visit the program's website at
14 www.tdhca.state.tx.us, and that address is on the cards as
15 well.

16 This concludes the public hearing. Let the
17 record show that it is 6:35 p.m., and this hearing is now
18 adjourned. Thank you all.

19 (Whereupon, at 6:35 p.m, the public hearing was
20 adjourned.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Houston, Texas

DATE: April 3, 2018

I do hereby certify that the foregoing pages,
numbers 1 through 19, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Leslie Berridge before the
Texas Department of Housing and Community Affairs.

DATE: April 11, 2018


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

Community Room
George Mahon Library
1306 Ninth Street
Lubbock, Texas

Wednesday,
April 11, 2018
6:05 p.m.

BEFORE:

NICOLE FISHER, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

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P R O C E E D I N G S

1
2 MS. FISHER: Good evening. My name is Nicole
3 Fisher, and I am here to conduct a hearing on behalf of
4 the Texas Department of Housing and Community Affairs. --

5 The Department's mission is to administer its
6 assigned programs efficiently, transparently, and
7 lawfully, and to invest its resources strategically and
8 develop high-quality affordable housing which allows Texas
9 communities to thrive.

10 Through our rental housing programs, the
11 Department encourages the new construction or
12 rehabilitation of high-quality housing, primarily through
13 private developers.

14 These developments benefit Texans by providing
15 qualified families and individuals with safe, affordable
16 quality housing.

17 The Department considers public input very
18 important, and to support the significance of that input,
19 the Department is conducting seven public hearings around
20 the state of Texas in order to receive public comment for
21 any of the 2018 competitive housing tax credit
22 applications.

23 This public hearing is being held in Lubbock at
24 the Mahon Library. You may provide comment for any 2018
25 competitive tax credit application. All comment that you

1 provide today will be recorded, and a summary of that
2 comment will be presented to the Department's board prior
3 to the final award recommendations.

4 If you wish to speak but haven't completed a
5 witness affirmation form, please be sure and complete one
6 and hand it to me during this meeting.

7 Also, if you do not wish to speak but would
8 still like to provide comment, your witness affirmation
9 form may also serve as comment and will be included in the
10 public comment summary to the Department's board. If you
11 have not signed in, please do so so the Department will
12 have a record of attendance for the hearing..

13 If you are speaking on behalf of a group, feel
14 free to indicate this by asking all persons in the group
15 to stand. Each person will count as either support or
16 opposition based on your comments.

17 If there are any elected public officials here,
18 we would ask that they be given the courtesy of coming to
19 the podium first. We will try to organize the remaining
20 witness affirmations by project so that folks wishing to
21 speak to the same development are heard at the same time.

22 When you come to the podium, please state your
23 name clearly for the record, as well as the development
24 name and the application number you are speaking to.

25 You must come to the microphone to speak. Each

1 person will be given five minutes to make their comments.

2 Please take this into account when providing your
3 comments, so as to provide everyone the opportunity to
4 speak if they want to.

5 Are there any questions before we begin?

6 (No response.)

7 MS. FISHER: I want to reiterate, we're just
8 here to take public comment. There is no presentation; we
9 won't be talking on any -- or speaking on any of the
10 developments, but whatever you say will be on the
11 record -- our court reporter is here to get everything --
12 and will go back to the TDHCA board.

13 MR. KELLY: I do have a question.

14 MS. FISHER: Yes.

15 MR. KELLY: If you don't like to make a verbal
16 comment, I'm understanding you correct we can make a
17 written comment and submit it to you.

18 MS. FISHER: Yes, you can. You have until June
19 22 at 5:00 p.m. to submit any written comment or petition
20 to the Department.

21 MR. KELLY: Thank you.

22 MS. FISHER: Okay. All right.

23 MR. KELLY: Oh, I've got a question.

24 MS. FISHER: Okay.

25 MR. KELLY: So there's another application

1 for -- there's another one in the 79401 area. They're
2 not -- are they still in the running? It's -- they're on
3 the --

4 MS. HOLLOWAY: At this point in our review
5 process, we don't know, basically. We have just begun
6 reviewing the applications we received in early March. So
7 we just have no way to tell at this point.

8 MR. KELLY: Okay.

9 FEMALE VOICE: I can answer that, though. I
10 called them. They are.

11 MR. KELLY: Yeah, okay. Weren't they all
12 submitted by our city officials at the same time, or am I
13 misinformed there? The -- all five. There were seven.
14 They reduced it to five applications. They weren't
15 submitted at the same time?

16 MS. FISHER: We received all the applications
17 at the same time. They're not sent in by the city;
18 they're sent in by the private developers that develop
19 them. They do try to get city support before they send
20 them in. There are points to go along with that. Yes.

21 MR. CHADIS: If I may add to that? At the City
22 Council meeting that we had, it was asked whether the City
23 would -- I'm sorry. Do I need to get up there?

24 MS. HOLLOWAY: Yeah, actually if you're going
25 to --

1 MS. FISHER: Yeah.

2 MS. HOLLOWAY: Penny's going to have trouble
3 getting all of this transcribed, and yeah, absolutely.

4 MR. CHADIS: Thank you. My name is Juan
5 Chadis, C-H-A-D-I-S.

6 MS. FISHER: Okay.

7 MR. CHADIS: I am the City Councilman for
8 District 1. The information was sent to the City Council
9 to see if it would endorse any particular project. The
10 vote was taken. So the Council took a vote unanimously to
11 endorse all -- I believe it was seven projects.

12 I think right now it would be seven has
13 dwindled down to I think three --

14 MS. FISHER: Three.

15 MR. CHADIS: -- or four.

16 MS. FISHER: It looks like three.

17 MR. CHADIS: And we decided to endorse all and
18 let the State do their job. I think that answers the
19 question that was brought up. It just -- I'm up here.
20 There was probably -- Lala can probably help me out on the
21 numbers -- there was probably about 30, 40 people from the
22 neighborhood or from the community when the public meeting
23 was held on --

24 FEMALE VOICE: We had a total of 56 people.

25 MR. CHADIS: Okay. Fifty-six people. The

1 general consensus was against the project --

2 FEMALE VOICE: Yes.

3 MR. CHADIS: -- for various reasons.

4 FEMALE VOICE: Correct.

5 MR. CHADIS: Prompted me to vote no against it
6 based on community, and --

7 MS. FISHER: And you also live there. Right?

8 MR. CHADIS: I voted twice on that against it
9 also because the community did not see a reason for it.
10 They were against it for various reasons --

11 MS. FISHER: Sure.

12 MR. CHADIS: -- and my vote was no. And for --
13 I just wanted to just -- because -- and I apologize. I've
14 got to go to a funeral. Lala is also not going to be
15 there till seven o'clock, and I thank everybody for being
16 here. I'll be sticking around for a little while.

17 MS. HOLLOWAY: Okay.

18 MS. FISHER: Sir, can you go ahead and fill out
19 a witness affirmation, if you haven't, just so we have
20 your spelling right and your name right --

21 MR. CHADIS: Sure.

22 MS. FISHER: -- and everything? Thank you.

23 MR. CHADIS: Sure. Before I leave, I'll take
24 care of that.

25 MS. FISHER: Thank you, thank you.

1 MR. CHADIS: Thank you.

2 MS. FISHER: Okay. Well, let's get started.

3 Dora Cortez, would you like to come forward?

4 MS. CORTEZ: My name is Dora Cortez, and I am
5 speaking on the Application Number 18162, the Guadalupe
6 Villas, and I am opposed to the project.

7 Now, the reason that I am opposed to this
8 project is not for any other reason that when we had our
9 first planning and zoning case, when we first -- that was
10 presented by the zoning board, there were two individuals
11 at that time that were introduced at that meeting. And of
12 course, we all know that anybody could speak after one of
13 these meetings.

14 And it just so happened that they brought in
15 two individuals from the Emory Senior Living Facility, and
16 at that point is when I decided to go and check out the
17 Emory Senior Living Facility. That facility -- later on,
18 representatives again showed up at the City Council
19 meeting, and they were adamant that this facility houses
20 only seniors 55 and over.

21 And when I went and I staked out the place,
22 because that's what I did, because I wanted to see what
23 was going to occur over here at Guadalupe, at my
24 neighborhood, and what I saw is not something that I want
25 in my neighborhood.

1 I observed people younger than 55. I observed
2 poor lighting, no security, both a person on-site or
3 security cameras. I also observed other infractions. The
4 gate was broken on the west side. I observed at one point
5 a school bus over here on Ivory that dropped off some
6 children, and I saw this gentleman walking with two other
7 children, picking up children and going nowhere else but
8 to the Emory Living Facility.

9 Again, I keep hearing that nobody but seniors
10 55 and older live there, but we all know that once a
11 senior moves into one of these facilities -- and let's use
12 me as an example. I am a senior. I have two sons.

13 Let's say that one of my sons just so happens
14 to sell drugs, and he comes into my place where I live,
15 and he decides that, Hey, mom, you just have a seat back
16 there, and I'm going to do my business here.

17 And he decides out of my house he is going to
18 sell drugs, then he's going to sell drugs. And you know
19 what? I'm old. I can't control him. He controls me.
20 I'm afraid. And that is what I have observed with some of
21 these seniors. They are afraid to say anything at all.

22 You have light bulbs that are being sold by the
23 facility for 10 dollars, and if that light bulb is not
24 available at that time, they'll take my 10 dollars,
25 they'll give me a receipt, and they'll come back whenever

1 they're able to give me a light bulb, or how many ever
2 light bulbs I ordered.

3 Mold is visible in some of these apartments. I
4 did not observe this, because I was looking at other
5 things, but one of the Council people indicated at one of
6 the meetings that there was a broken window. I did not
7 see the broken windows.

8 I did see some young ladies -- it was pretty
9 cold at night -- with short shorts and a short skirt, and
10 I had told the Council, I didn't think she was selling
11 Girl Scout cookies or insurance. So there was other
12 businesses going -- other things going on in that
13 facility.

14 Very obvious, very obvious that the seniors
15 were not being taken care of. They were afraid. And
16 there were people living there that had no business living
17 there.

18 So then I figure that, hey, we move back to
19 Guadalupe. Some of these individuals from the Emory
20 Senior Living Facility are going to move over here because
21 it's a new facility, and they're going to want to come
22 into a newer facility. Who is going to monitor? Who is
23 going to control?

24 Because at one of those first Council meetings
25 that we had, the individuals that came from Ft. Worth or

1 Dallas indicated that they had just had people from Austin
2 come -- I guess, Austin -- come over and check the
3 facility. Okay.

4 I don't know how the facility is checked. Do
5 the people that work there give them a list, and they go
6 to just -- go to individual apartments and check that? Or
7 do they actually just pick their own apartments and go
8 check them?

9 I don't know. I have no idea. So I am opposed
10 to it, and that's all that I can say. I mean, I might
11 have some more, but I'd rather have some other people come
12 up. Thank you.

13 MS. FISHER: Thank you. A few people came in.
14 If you would please make sure to sign at the back of the
15 room? There are signature sheets and sign-in sheets, and
16 also, if you want to speak, you need to fill out a witness
17 affirmation form and bring it up here to one of us and
18 we'll get you in line.

19 Okay. Gilbert Salinas?

20 MR. SALINAS: Hi, my name is Gilbert Salinas,
21 and I am speaking as a part of the neighborhood and as a
22 citizen. I live on 119 North Avenue L, I live in the
23 Barrio Guadalupe, I am a Red Raider, and I recently
24 purchased land in the neighborhood as well.

25 What attracts new people to this neighborhood

1 is that it's a tight-knit, single-family-living
2 neighborhood, and it's been that way for over 50 years.
3 People move to their area because of its historic
4 characteristic.

5 With the proposed addition of multifamily
6 housing complex, this will destroy that characteristic and
7 no longer be attractive for potential home buyers. I ask
8 you, along with many citizens here today, to please
9 strongly consider not allocating the tax monies to this
10 development on the following seven reasons.

11 The development is a senior apartment located
12 too close to a railroad track. It's less than 300 feet to
13 the railroad track. And though the City doesn't have an
14 easement code, it still doesn't take away from the fact
15 that it's that close.

16 Bigger cities like Dallas-Ft. Worth do have
17 easements and there has been exceptions granted to these
18 developers. That's because there's railroad tracks all
19 over the city of Dallas. Here, it's only in certain
20 neighborhoods, and ours is one of those neighborhoods.

21 So it wouldn't be good for these seniors
22 anyways. Second, the developers did not indicate on the
23 preapplication that a neighborhood organization exists,
24 when in fact we've met with them prior to the submission
25 of the preapplication.

1 And then at City Council, when I approached one
2 of the developers, she said, you're not a recognized
3 neighborhood organization; we don't have to notify you.
4 And I said, you're mistaken. We actually are. Under the
5 Lubbock United Neighborhood Association, we are under --
6 with them.

7 Number three: Development will detract from
8 the character and historicity of the single-family-living
9 district, and hurt the general welfare of this
10 neighborhood.

11 Four: Petitions have been signed and
12 restrictive covenants have been in place for this
13 neighborhood, which does not allow for building of
14 multifamily apartments, including the boundaries where the
15 development will be located.

16 We started this in the '80s; that generation
17 back then started it. In the '90s, they added to that
18 petition of restrictive covenants for our neighborhood.
19 And then it came up again. And now the newer generation
20 has started adding to that.

21 Number five: The development is located in a
22 school zone that is at-risk and has not met standards.
23 That's within Cavazos. Even though it's going to be a
24 senior facility, still one of the pieces of the
25 application is that they should build inside of a school

1 zone, that's meeting standards.

2 Right now, it's not happening. It's --
3 they're -- what's happening, we're seeing a concentration
4 of these lower-income housings in this part of Lubbock.
5 There's already about five within maybe a three-mile span.

6 Number six: The development is located less
7 than 1,000 feet to an old, vacant, blighted and abandoned
8 concrete plant.

9 Number seven: The management company has a
10 Better Business Bureau rating of an F. This is kind of
11 adding to what Dora Cortez was mentioning. Local City
12 officials actually went to go and visit this complex. Two
13 City officials on the City Council went to visit a
14 similarly owned complex on the east side of Lubbock.

15 FEMALE VOICE: What was their names?

16 MR. SALINAS: And it was Latrelle Joy and
17 Sheila Patterson, and they -- those two City Council
18 members agreed that this is not a complex that is kept up
19 with. This development company that this application
20 they're using, they don't keep up with their apartments,
21 and they have obvious deficiencies.

22 We think the general welfare and the
23 characteristic of the neighborhood will be affected with
24 this development company and the managing group.

25 One other thing is that there was a noise

1 survey completed and submitted with the application, and
2 that noise survey, it was greater than 65 decibels in one
3 location, and that's not including horns. They did add
4 horn silencers; the City did, further down from the
5 development, years and years ago, and this development
6 company is trying to take credit for that in their noise
7 survey, saying that there's noise silencers.

8 But actually in the noise survey, they're using
9 a no-noise silencer, and it's still greater than
10 65 decibels, and that hasn't been addressed. In
11 Albuquerque, New Mexico, they had a similar incident. San
12 Antonio, Texas had a similar incident, of this same
13 development company. In Dallas, Texas, they're known for
14 leaving their apartments in disrepair.

15 And we want to look out for the neighborhood
16 and we want to build single-family homes. We're
17 purchasing land. We're starting a development alliance to
18 have a say in what we develop in our neighborhoods.

19 There's too many abandoned buildings, too
20 many -- too much concentration of lower-income housing,
21 and we just want to see a change. Thank you.

22 MS. FISHER: Do you want to put your notes with
23 your comment?

24 MR. SALINAS: Yes.

25 MS. FISHER: You can do that.

1 MR. SALINAS: Thank you.

2 MS. FISHER: Thank you.

3 MR. SALINAS: Thank you.

4 MS. FISHER: Okay. Lala Chavis?

5 MS. CHAVEZ: I'm going to wait. I'm just going
6 to wait, because there's others. Right?

7 MS. FISHER: Yeah.

8 MS. CHAVEZ: Let them go. I'm going to wait.

9 MS. FISHER: Sonia, did you want to speak?

10 MS. BOOHER: Well, I'll let everybody that's
11 against speak because --

12 MS. FISHER: Actually, Lala's the last one
13 against.

14 MS. BOOHER: Oh, okay. Then I will --

15 MS. FISHER: Okay.

16 MS. BOOHER: -- because I'm speaking in favor.

17 MS. FISHER: Okay.

18 MS. BOOHER: Okay. My name is Sonia Booher,
19 and I live at 1012 Third Street, Lubbock, Texas 79401, and
20 I am one of the very few people who was in favor of this
21 project, number one, because this empty land has been
22 empty for 50 years, and I live right across the street
23 from it.

24 It -- none of the Guadalupe area has been
25 developed in years and years and years. I have been back

1 in the barrio 26 years, and there's been some houses built
2 but not to the degree that you can say the Guadalupe area
3 has been developed. It has not.

4 The Council saw fit to vote in favor of it,
5 five to two, in two separate meetings. Because of the
6 economic development that is being grown right now in the
7 downtown area that is very close in proximity, there is
8 several multi-million-dollar projects going on in Lubbock
9 right now that are across the highway from us, that leave
10 us bordered and segregated from the growth and the
11 development in Lubbock.

12 Not to mention that there are a lot of seniors
13 that would like to have a new home. They would like to
14 have a place to call home. The fact that Guadalupe
15 doesn't have children -- it's not the old people factor.
16 There's no children.

17 How are you going to do that? They -- the
18 neighborhood association nixed multifamily, which would
19 have brought in children, which would have developed the
20 school. But it was the association that shot that idea
21 down and turned it around into senior living.

22 I am, like I said, one of the very few, but I
23 do not see anything but positive, believing positive,
24 because none of us know the future, know who's going to
25 come live next door.

1 We don't take applications when the people
2 build next door to us. You don't have a say. They buy
3 their plot. They build their house. You don't know who's
4 living there. You don't have a say about who lives there.

5 How can one group of people totally shut down
6 possibilities for others?

7 It's not right. Thank you.

8 MALE VOICE: So are we able to get up and talk,
9 or is that --

10 FEMALE VOICE: That's something to finish that
11 was on there, and we didn't make that --

12 MS. FISHER: Well, we -- that's why we limit it
13 to five minutes.

14 MALE VOICE: Well, the notes are being
15 submitted.

16 MS. FISHER: But if the notes, it's going to go
17 in, too.

18 MALE VOICE: That's good. The notes, too.

19 MS. FISHER: Ms. Chavez?

20 MS. CHAVEZ: My name is Lala Chavez. I live at
21 119 North Avenue L. I am the Guadalupe Neighborhood
22 Association president and also, first and foremost, I'm a
23 resident there, so it's irrelevant about the neighborhood
24 association, because before that, there was over 100-some-
25 odd people that signed that petition back in the '80s.

1 We re-signed it. We did it again. It has
2 nothing to do with seniors. It's actually relevant in any
3 shape or form. I'm also a school board trustee, so I know
4 for a fact that we have kids. Otherwise, we wouldn't have
5 a school at this point. Is there a low turnout at this
6 point? Yes, but not enough to shut our school down.

7 And what we're trying to do -- I agree with
8 Sonia that we need development. Absolutely. We're not
9 against development. We want development in our
10 neighborhood, but however, we want single-family-living
11 homes. That's what we would want. Affordable for people
12 that want to come in and build a home, as you just said,
13 for one, two or three bedrooms, whatever the case may be,
14 and she's right.

15 We're not interested in whether -- who goes in
16 there and gets a plot or a lot to build a home. We just
17 want single-family-living homes, because they will take
18 care of their property. Renters tend not to do that. I
19 know that first-hand, because I have rental homes that I
20 rent out, and I've been blessed now for the five years
21 that these folks have taken care of it, but before that,
22 we had to gut out that home three times.

23 I'm not doing that anymore. My daughter's
24 moving back into that home. So for those reasons, we
25 object. We would love to see single-family-living homes.

1 Also, when we went to our Representative Frullo's office
2 to try and get them to try to get equality across the
3 board -- we went to all of them to have a fair playing
4 field.

5 Say, you know what? Approve all of them.
6 Approve every single one. He chose not to. He chose to
7 only get one, and only choose one, and that's unfair,
8 because that's a power play. And I will tell you why,
9 because Frullo received \$1,000 from Kent Hance in 2016.

10 Rest assured it's going to happen again,
11 because Frullo is up for election again. That's what this
12 is really all about, and to divide our neighborhood or
13 divide that -- that's not the case. You know, I've known
14 Sonia's family.

15 I don't know Ms. Booher like I know her family.

16 And in any means, do I want to break up any friendships
17 that we have there in any way. I support development.
18 That's not my problem, and the people that are here that
19 aren't speaking, they've already spoke of their concerns.

20 They feel the same way. They do not -- they
21 want single-family-living homes. And again, I have to
22 retract again to what was said a while ago. It is facts
23 what Dora said, because the City Council made it a point
24 to go themselves to find out.

25 And Juan can attest to that, that they went.

1 Is that correct?

2 MR. CHADIS: Yeah.

3 MS. CHAVEZ: And that's not the only places
4 that they're faltering. They're faltering in Austin and
5 in Ft. Worth, and as a matter of fact, after that whole
6 thing that happened, those folks got fired at Emory. They
7 got fired because those were facts that was said, and the
8 City Council folks, Sheila Patterson and Latrelle Joy are
9 the ones that went themselves to see if these were facts,
10 what Dora and the neighborhood association was saying.

11 So we're not trying to get in the way of
12 development. We want development. Again, I'm going to
13 reiterate. We just want single-family-living homes. And,
14 again, Sonia's right. They're building this beautiful
15 Buddy Holly -- it's going to be beautiful over there, and
16 people are going to be coming in.

17 But you know what? There's other interests
18 that will be coming in. I see that happening now.
19 Because we're trying to buy property now, so that we could
20 do something over there so it will enrich our neighborhood
21 for our youth and for our seniors and our young adults
22 that live there. That's all I have to say. Thanks for
23 your time and for coming out to listen to us. We
24 appreciate you. God bless.

25 MS. FISHER: Thank you.

1 Mr. Privett, do you want to speak?

2 MR. PRIVETT: Yes.

3 MS. FISHER: Okay. Tony Privett.

4 MR. PRIVETT: My name is Tony Privett. I live
5 at 9203 Hope Avenue here in Lubbock, and I do represent
6 the Guadalupe Villas Project, and I just wanted to -- and
7 we thank you for coming out as well, and we appreciate --
8 and I know you do this every year.

9 We do appreciate the Agency's time to come
10 listen at the local level. And I would just like to point
11 out a few things that -- throughout this process and put
12 it on the record, because the -- as has been stated here,
13 this is on vacant property that's -- at least 40 years has
14 been vacant, since the tornado that devastated this area
15 in Lubbock.

16 And so it's been vacant for 40-plus years,
17 maybe 50. We're not even sure -- exactly sure of the
18 date, but we can all agree it's been a long time. Right
19 across the street. And nothing's been developed, and
20 that's because it's adjacent to a freeway, it's adjacent
21 to a railroad. And so it's -- you know, it's going to be
22 a very, very difficult property to develop for single-
23 family homes.

24 If it were possible to do that, Lubbock has a
25 very active building community. I represent the

1 Homebuilders Association as well, and I can tell you,
2 builders would be building down there if they could and
3 make somebody -- sell them a house out of it.

4 But it's just not possible. So in my view, and
5 in the company's view, this is a much, much better project
6 than what the property's zoned for now. There could be
7 all kinds of heavy commercial located there right now
8 without a zone change.

9 This is going to be better for the neighborhood
10 than what somebody could walk in a build there right now.

11 And that was all heard. We had three very extensive
12 public hearings locally, a two-hour public hearing at
13 planning and zoning before they passed the zoning for
14 this.

15 Two very long public hearings before the City
16 Council before they passed it and then passed a letter of
17 support for this project as well as the others that have
18 been submitted. So in addition, what you haven't heard
19 tonight is that five very distinguished local nonprofits
20 have sent letters of support for this project.

21 So there's been a tremendous amount of
22 discussion and local interest in this project from the
23 folks across the street as well as in the greater
24 neighborhood, and I respect everybody's opinion for coming
25 out and expressing and being a part of this process.

1 Whether you agree with me or not, this is the
2 way we need to do it. The last thing I wanted to say is
3 that there is no low-income senior housing in this area
4 down there. There has been a fair amount of development
5 throughout Lubbock in senior housing, east, south,
6 southwest, some new ones near my home in southwest
7 Lubbock.

8 But there is not one in this north central
9 neighborhood. So it will fill a need for senior housing
10 there. And we appreciate the Agency's consideration on
11 these fronts. Thank you for your time.

12 MS. FISHER: Thank you.

13 MR. KELLY: Do I fill this out afterwards? Do
14 you want me to a take second and fill out, because I want
15 to --

16 MS. FISHER: Do you want to go ahead and speak?

17 MR. KELLY: Yes. I was going to speak --

18 MS. FISHER: Yeah.

19 MR. KELLY: -- I'll fill this out now.

20 My name's Patrick Kelly. I am a candidate for
21 City Council in District 1, which includes this area. I
22 just want to set the record straight, when Larry said
23 there wasn't going to be any affordable homes for the --
24 or duplexes for the elderly.

25 That's an incorrect statement. I've met

1 extensively with the City Council about using my own
2 funding to do affordable, single-family, and residential
3 for the elderly, duplexes, at 1913 Baylor Drive, which is
4 in north Lubbock, rather close to this project.

5 So when they say there is no opportunities for
6 elderly duplexes, that's incorrect. I've met with our
7 councilmen numerous times, the city manager, the mayor,
8 and everybody else, and actually was about 99 percent
9 ready to move forward on this, until something happened
10 that got us derailed.

11 And I won't go into that, but I do want to set
12 the record correct. There is -- I'm a developer also. We
13 do -- I do affordable homes in north and east Lubbock. So
14 I just want to get the record clear.

15 MS. CHAVEZ: There are plenty more homes.

16 MALE VOICE: We're right here.

17 MR. KELLY: I did 44 of them in north and east
18 Lubbock. Thank you.

19 MS. CHAVEZ: And you were one of the ones that
20 said you would build there if you could.

21 MR. KELLY: That's correct.

22 MS. CHAVEZ: Okay. Would you state that, so
23 that it will be on the record?

24 MR. KELLY: I think she's got that, but if she
25 doesn't --

1 MS. CHAVEZ: I don't think so.

2 MR. KELLY: -- at the City Council meeting --

3 MS. FISHER: You can write that down, too.

4 MR. KELLY: Okay.

5 MS. CHAVEZ: Okay. Got it. Thank you.

6 MS. FISHER: Did you want to speak?

7 MS. MUNIZ: Does it have to be word for word?

8 What --

9 MS. FISHER: No, no, no.

10 MS. MUNIZ: Okay.

11 MS. FISHER: That's just --

12 MS. MUNIZ: It's just --

13 MS. FISHER: Yeah, yeah.

14 MS. MUNIZ: That's --

15 MS. FISHER: No.

16 Barbara Muniz?

17 MS. MUNIZ: Muniz. Yes.

18 MS. FISHER: Muniz?

19 MS. MUNIZ: My name is Barbara Muniz, and I

20 live at 121 North Avenue L in the Guadalupe area. I

21 oppose the development of the -- anyway, the reason why --

22 it's not that we don't -- I don't want development;

23 absolutely we want that area to be developed. We want it

24 to look beautiful.

25 The problem is that there are people who want

1 to come to this neighborhood and build homes. There are
2 like five other developers that have taken an interest in
3 building new homes for single -- you know, single-family
4 homes.

5 It's not that we don't want people to come in,
6 and we're not trying to keep people out. What we're
7 trying to do is maintain the history of this neighborhood,
8 absolutely. Downtown is going to be beautiful. It's
9 growing. People are going to look for places to live. So
10 why not go north? You're right across the Marsha Sharp.

11 So if you want to buy a home and you want to be
12 close to downtown, why not? Hopefully, Lubbock will make
13 downtown beautiful, make apartments and things to do down
14 here. But when that happens, we want people to come in to
15 this city and have somewhere to go.

16 We live -- this is a neighborhood that's -- has
17 many -- it has a lot of history. And certain -- there's
18 four generations, some five -- three, four, five
19 generations of families that live in this neighborhood.
20 So we want families. We want people to come in,
21 absolutely, but we want it done where we can have, I guess
22 structure, is the word I'm looking for, for people to be
23 able to come in and buy a home.

24 FEMALE VOICE: Longevity.

25 MS. MUNIZ: Longevity, and be a part of this

1 community.

2 I mean, for them to say that no one's
3 interested in building in this neighborhood, that's
4 incorrect. There are other people who would love to build
5 homes in that neighborhood and sell them to single
6 families who can come in and live in the neighborhood.

7 MS. BOOHER: Then how come it hasn't happened
8 in 50 years?

9 MS. MUNIZ: They wouldn't sell it. They --
10 people have inquired. We inquired before we bought our
11 lot. And I obviously cannot tell you who it was, but
12 years ago, we inquired, because that was a big area.

13 We were told it was not going to be sold. I
14 don't know why. We've been in our home for almost 19
15 years. So it goes further back. I can only speak on my
16 part. I don't know about anybody else. But we did
17 inquire, because I didn't really want where I lived. I'm
18 there now and I love it. Thank you.

19 MS. FISHER: That's it? Okay. Thank you.
20 Anybody else want to speak?

21 MS. BOOHER: I would like to add something or
22 put it on my affidavit. It's --

23 MS. FISHER: Can -- how about -- can you send
24 us an email in response?

25 MS. BOOHER: Absolutely.

1 MS. FISHER: Okay.

2 MS. BOOHER: Absolutely.

3 MS. FISHER: We'll get you the information.

4 MS. BOOHER: Okay. Thank you.

5 MS. HOLLOWAY: My cards are back there.

6 MS. FISHER: Yes. Marni Holloway is the
7 director of our program and her cards are back there --

8 MS. BOOHER: Okay.

9 MS. FISHER: -- and she -- you can email her or
10 you can email me. I'm Nicole Fisher.

11 MS. BOOHER: Okay.

12 MS. FISHER: Okay. All right. Is everybody
13 finished? Anybody else what to speak?

14 (No response.)

15 MS. FISHER: Okay. I'm going to go ahead and
16 close it out. A detailed log of applications is posted to
17 the Department's website.

18 FEMALE VOICE: He has something to say real
19 quick, because he's --

20 MALE VOICE: Just a --

21 MS. FISHER: Well, we're just to take the
22 comments for the record for the Board. If --

23 MALE VOICE: I didn't give my address when I
24 was up here.

25 MS. HOLLOWAY: If you put on here --

1 MS. FISHER: If you wrote it on here, she's got
2 it.

3 MALE VOICE: It's written on there.

4 MS. FISHER: Okay. She's got it. Okay. A
5 detailed log of applications is posted to the Department's
6 website. Written and emailed comments outside of this
7 meeting are also encouraged. Such comments must be
8 submitted prior to 5:00 p.m., Austin local time, on
9 June 22, 2018.

10 Thank you for your participation. Public input
11 is very important to the Department. Your comments will
12 be included in the Board summary for each application
13 considered for an award. The Board will make final
14 decisions for allocations in the 2018 competitive housing
15 tax credit applications at the July 26, 2018, meeting.

16 For additional information, you may contact
17 Sharon Gamble at sharon.gamble@tdhca.state.tx.us or
18 512-936-7834 or visit the program's website at
19 www.tdhca.state.tx.us. This concludes the public hearing.

20 Let the record show it is 6:43 p.m., and this hearing is
21 now adjourned. Thank you.

22 (Whereupon, at 6:43 p.m., the hearing was
23 adjourned.)

C E R T I F I C A T E1
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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Lubbock, Texas

DATE: April 11, 2018

I do hereby certify that the foregoing pages,
numbers 1 through 32, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Penny Bynum before the
Texas Department of Housing and Community Affairs.

DATE: April 16, 2018


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2018 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

City Hall Council Chambers
504 N. Queen Street
Palestine, Texas

Thursday,
April 5, 2018
6:15 p.m.

BEFORE:

BEN SHEPPARD, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

P R O C E E D I N G S

1
2 MR. SHEPPARD: Good evening. My name is Ben
3 Sheppard. I'm here to conduct a hearing for the Texas
4 Department of Housing and Community Affairs.

5 The Department is conducting seven public
6 hearings around the State of Texas to receive comment on
7 the 2018 Competitive Housing Tax Credit Applications.
8 This public hearing is being held in Palestine, at the
9 City Hall Council Chambers.

10 Let the record show it is 6:15 p.m., there is
11 no one in attendance. This meeting is hereby adjourned.

12 (Whereupon, at 6:15 p.m, the meeting was
13 adjourned.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Palestine, Texas

DATE: April 5, 2018

I do hereby certify that the foregoing pages,
numbers 1 through 3, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Barbara Wall before the
Texas Department of Housing and Community Affairs.

DATE: April 12, 2018


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

Community Input Scoring Items

TDHCA#: 18000

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Alzheimer's Association of Greater Dallas

Name of Community Organization

Debra Adams

Contact Name

Support

Opposition

B. Apartment Life

Name of Community Organization

Jody Anderson

Contact Name

Support

Opposition

C. Garland Area Habitat for Humanity

Name of Community Organization

Rich Buquet

Contact Name

Support

Opposition

D. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

E. The Senior Source

Name of Community Organization

Rena Perry

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development that is the most favored project located within the Downtown Tax Increment Finance District and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community that is the most favored project located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;

WJA

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

Region 3/Urban	Name	Address	Zip	Type/L imit
Application 18092	Rowlett Senior Apartment Homes	615 Rowlett Road	75043	Elder limit
Application 18368	The Reserves at Merriwood Ranch	SEQ E Miller Rd/ E Centerville Road	75041	General
Application 18376	Lakeview Pointe Apartments	N side of IH 30, E of Bass Pro Drive	75043	General
Application 18002	Evergreen at Basswood Senior Community	1901 State Hwy 66	75040	Elder limit
Application 18091	Lavon Senior Villas	902 Lavon Drive	75040	Elder limit
Application 18000	Evergreen Garland Senior Community	1102 N. Shiloh Road	75042	Elder limit

Section 2

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

wls



CERTIFIED COPY OF RECORD

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I, COURTNEY VANOVER ON BEHALF OF THE UNDERSIGNED CITY SECRETARY'S OFFICE FOR THE CITY OF GARLAND, TEXAS, A GOVERNMENTAL SUBDIVISION OF THE STATE OF TEXAS, IN THE PERFORMANCE OF THE FUNCTIONS OF MY OFFICE, HEREBY CERTIFY THAT THE ATTACHED RECORD IS A FULL, TRUE AND CORRECT COPY OF:

Resolution No. 10325 – 2018 Competitive 9% Housing Tax Credits

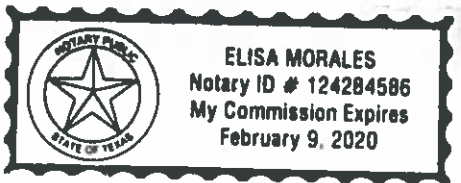
AS THE SAME APPEARS OF RECORD IN MY OFFICE, AND THAT I AM THE LAWFUL POSSESSOR AND HAVE LEGAL CUSTODY OF SAID RECORD.

WITNESS MY HAND ON THIS THE 24th DAY OF JANUARY 2018.

Courtney Vanover

Courtney Vanover
City Secretary's Office

SIGNED BEFORE ME, the undersigned authority, on this the 24th day of January 2018.



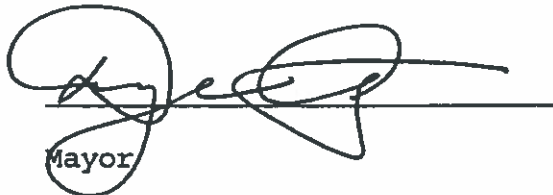
Elisa Morales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary

ANGIE CHEN BUTTON



The State of Texas
House of Representatives

CAPITOL OFFICE:

P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0486
512-463-0793 (fax)

DISTRICT OFFICE:

1200 E. EXECUTIVE DR., STE. 130
RICHARDSON, TEXAS 75081
972-234-8980
972-470-0789 (fax)

January 22, 2018

Texas Department of Housing and Community Affairs
c/o Mr. Brad Forslund
Churchill Senior Communities, L.P.
5605 N. MacArthur Blvd., Suite 580
Irving, TX 75038

RE: Evergreen at Garland/Shiloh Senior Living Community
Evergreen Garland Senior Community, L.P.
Approximate Address: 1102 N. Shiloh Road,
Garland, Dallas County, TX 75042

Dear Mr. Forslund:

As State Representative of District 112 of Texas, I support the proposed community development referenced above.

The proposed development is located within District 112 at 1102 N. Shiloh Road, Garland, TX 75042, and I find that it will have a beneficial impact within the community. It also integrates well with the Downtown Catalyst Area revitalization plan that the City of Garland is currently implementing. This proposed development would assist the city in realizing its goal.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Angie Chen Button".

Angie Chen Button
ACB/ah



Greater Dallas Chapter
3001 Knox Street
Suite 200
Dallas, TX 75205

214-540-2400 p
214-824-2064 f
alz.org/greaterdallas



January 22, 2018

Ms. Becky Villanueva
Evergreen at Garland Senior 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 Evergreen Garland Senior Community (the proposed senior community) located at Approximately 1102 N. Shiloh Road, Garland, Dallas County, TX 75042 TDHCA #18000

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Garland Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,

A handwritten signature in black ink that reads "D Adams".

Debra Adams
Director of Programs
Alzheimer's Association
Greater Dallas Chapter



January 16, 2018

Ms. Becky Villanueva
Evergreen Garland Senior Living Community
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 Evergreen Garland Senior Community
(the proposed senior community) located at Approximately 1102 N. Shiloh Road,
Garland, Dallas County, TX 75042 TDHCA #18000

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Garland Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Apartment Life currently serves more than 100 communities in DFW, including the Garland area. Our goal is to build community, improve quality of life, and meet needs of the residents in the communities we serve. We have served DFW for 17+ years and are thrilled to see Churchill building affordable housing in the Garland area.

Sincerely,

Workforce Housing Director
Apartment Life, Inc.

January 12, 2018

Ms. Becky Villanueva
Evergreen at Garland Senior 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 Evergreen Garland Senior Community (the proposed senior community) located at Approximately 1102 N. Shiloh Road, Garland, Dallas County, TX 75042 TDHCA #18000

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Garland Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,



Rich Buquet
Executive Director
Habitat for Humanity of Greater Garland



Resource Centers on Independent Living
www.reachcils.org

January 23, 2017

Becky Villanueva
Evergreen at Garland Senior Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

Re: Support Letter for the proposed Evergreen at Garland Senior Community (the proposed senior community) located at approximately 1102 N. Shiloh Road, Garland, Dallas County, TX 75042
TDHCA #18000

Dear Ms. Villanueva:

I am submitting this letter of support for your proposed senior community, Evergreen at Garland Senior Community. Our REACH of Dallas center serves the area of Garland, Dallas County Texas, in which your proposed senior community will be located.

REACH, Inc. is a non-profit 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 on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties. Our array of services that would be available to the residents with disabilities living at the Evergreen at Garland Senior Community would include information & referral, peer support, independent living skills training, advocacy assistance, and employment assistance.

My staff at the REACH of Dallas center and I look forward to having a new affordable housing option to which we can refer our senior consumers with disabilities when this project is funded.

Proof of REACH's nonprofit status is included as an enclosure with this letter.

Sincerely,

Charlotte A. Stewart
Executive Director

Enclosure

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



THE SENIOR SOURCE®

January 19, 2018

Ms. Becky Villanueva
Evergreen at Garland Senior Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

Re: Support Letter for the proposed Evergreen Garland Senior Community (the proposed senior community) located at Approximately 1102 N. Shiloh Road, Garland, Dallas County, TX 75042 TDHCA #18000

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Garland Senior Community. Our organization serves older adults in the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,

Renae Perry, LMSW
Chief Operations Officer

A UNITED WAY SERVICE PROVIDER

3910 HARRY HINES BOULEVARD · DALLAS, TEXAS 75219 · 214.823.5700 · FAX 214.826.2441

WWW.THESENIORSOURCE.ORG

Community Input Scoring Items

TDHCA#: 18002

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Alzheimer's Association

Name of Community Organization

Debra Adams

Contact Name

Support

Opposition

B. Apartment Life

Name of Community Organization

Jody Anderson

Contact Name

Support

Opposition

C. Garland Area Habitat for Humanity

Name of Community Organization

Rich Buquet

Contact Name

Support

Opposition

D. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

E. Senior Source

Name of Community Organization

Rena Perry

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development that is the most favored project located within the Downtown Tax Increment Finance District and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community that is the most favored project located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;

WJA

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

Region 3/Urban	Name	Address	Zip	Type/L imit
Application 18092	Rowlett Senior Apartment Homes	615 Rowlett Road	75043	Elder limit
Application 18368	The Reserves at Merriwood Ranch	SEQ E Miller Rd/ E Centerville Road	75041	General
Application 18376	Lakeview Pointe Apartments	N side of IH 30, E of Bass Pro Drive	75043	General
Application 18002	Evergreen at Basswood Senior Community	1901 State Hwy 66	75040	Elder limit
Application 18091	Lavon Senior Villas	902 Lavon Drive	75040	Elder limit
Application 18000	Evergreen Garland Senior Community	1102 N. Shiloh Road	75042	Elder limit

Section 2

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

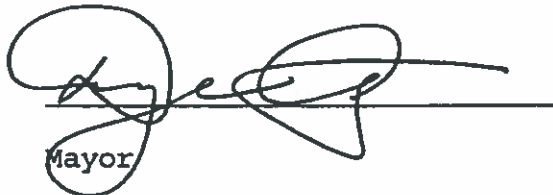
wls

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



CERTIFIED COPY OF RECORD

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I, COURTNEY VANOVER ON BEHALF OF THE UNDERSIGNED CITY SECRETARY'S OFFICE FOR THE CITY OF GARLAND, TEXAS, A GOVERNMENTAL SUBDIVISION OF THE STATE OF TEXAS, IN THE PERFORMANCE OF THE FUNCTIONS OF MY OFFICE, HEREBY CERTIFY THAT THE ATTACHED RECORD IS A FULL, TRUE AND CORRECT COPY OF:

Resolution No. 10325 – 2018 Competitive 9% Housing Tax Credits

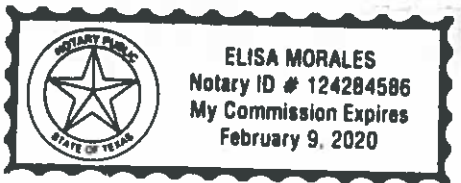
AS THE SAME APPEARS OF RECORD IN MY OFFICE, AND THAT I AM THE LAWFUL POSSESSOR AND HAVE LEGAL CUSTODY OF SAID RECORD.

WITNESS MY HAND ON THIS THE 24th DAY OF JANUARY 2018.

Courtney Vanover

Courtney Vanover
City Secretary's Office

SIGNED BEFORE ME, the undersigned authority, on this the 24th day of January 2018.



Elisa Morales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TEXAS HOUSE OF REPRESENTATIVES



Capitol Office
Room GN.10
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

January 19, 2018

Ms. Marni Holloway, Director Multifamily Finance
c/o Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin TX 78711

RE: Evergreen Basswood Senior Living Community
TDHCA Application No. – 18002
Churchill Senior Communities, LP

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development referenced above.

The development as proposed would be located at 1901 State Highway 66 in Garland, Texas. I find that it will serve the community well by providing much needed senior living, and I look forward to seeing the development come to fruition.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Cindy Burkett".

Cindy Burkett
State Representative
District 113



— COMMITTEES —

REDISTRICTING, CHAIR • LOCAL & CONSENT CALENDARS • PUBLIC HEALTH • TRANSPORTATION • SUNSET ADVISORY COMMISSION
HEALTH & HUMAN SERVICES TRANSITION LEGISLATIVE OVERSIGHT

Greater Dallas Chapter
3001 Knox Street
Suite 200
Dallas, TX 75205

214-540-2400 p
214-824-2064 f
alz.org/greaterdallas



January 22, 2018

Ms. Becky Villanueva
Evergreen Basswood Senior 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 Evergreen at Basswood Senior Community (the proposed senior community) located at Approximately 1901 State Highway 66, Garland, Dallas County, TX 75040 TDHCA #18002

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Basswood Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,

A handwritten signature in black ink that reads "D Adams".

Debra Adams
Director of Programs
Alzheimer's Association
Greater Dallas Chapter



January 16, 2018

Ms. Becky Villanueva
Evergreen Basswood Senior Living Community
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 Evergreen at Basswood Senior Community
(the proposed senior community) located at Approximately 1901 State
Highway 66, Garland, Dallas County, TX 75040 TDHCA #18002

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Basswood Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Apartment Life currently serves more than 100 communities in DFW, including the Garland area. Our goal is to build community, improve quality of life, and meet needs of the residents in the communities we serve. We have served DFW for 17+ years and are thrilled to see Churchill building affordable housing in the Garland area.

Sincerely,

Workforce Housing Director
Apartment Life, Inc.

January 12, 2018

Ms. Becky Villanueva
Evergreen Basswood Senior 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 Evergreen at Basswood Senior Community (the proposed senior community) located at Approximately 1901 State Highway 66, Garland, Dallas County, TX 75040 TDHCA #18002

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Basswood Senior Community. Our organization serves the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,



Rich Buquet
Executive Director
Habitat for Humanity of Greater Garland



Resource Centers on Independent Living
www.reachcils.org

January 23, 2017

Becky Villanueva
Evergreen at Basswood Senior Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

Re: Support Letter for the proposed Evergreen at Basswood Senior Community (the proposed senior community) located at approximately 1901 State Highway 66, Garland, Dallas County, TX 75040 TDHCA #18002

Dear Ms. Villanueva:

I am submitting this letter of support for your proposed senior community, Evergreen at Basswood Senior Community. Our REACH of Dallas center serves the area of Garland, Dallas County Texas, in which your proposed senior community will be located.

REACH, Inc. is a non-profit 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 on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties. Our array of services that would be available to the residents with disabilities living at the Evergreen at Basswood Senior Community would include information & referral, peer support, independent living skills training, advocacy assistance, and employment assistance.

My staff at the REACH of Dallas center and I look forward to having a new affordable housing option to which we can refer our senior consumers with disabilities when this project is funded.

Proof of REACH's nonprofit status is included as an enclosure with this letter.

Sincerely,

Charlotte A. Stewart
Executive Director

Enclosure

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



January 19, 2018

Ms. Becky Villanueva
Evergreen Basswood Senior Community, L.P.
c/o Churchill Senior Communities, LP
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

Re: Support Letter for the proposed Evergreen at Basswood Senior Community (the proposed senior community) located at Approximately 1901 State Highway 66, Garland, Dallas County, TX 75040 TDHCA #18002

Dear Ms. Villanueva:

This letter is being sent to express our support for your proposed senior community, Evergreen at Basswood Senior Community. Our organization serves older adults in the area of Garland, Dallas County Texas, in which your proposed senior community is located.

Sincerely,

Renae Perry, LMSW
Chief Operations Officer

Community Input Scoring Items

TDHCA#: 18009

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Fort Bend Seniors Meels on Wheels

Name of Community Organization

Manuela Arroyos

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. R-2469

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, IN SUPPORT OF A PROPOSED SENIOR HOUSING DEVELOPMENT BY ROSEMOUNT ESTATES, LTD.

* * * * *

WHEREAS, there is a need for affordable housing opportunities for senior citizens in Rosenberg; and,

WHEREAS, Rosemount Estates, Ltd., has proposed a development for affordable rental housing for the elderly, named Rosemount Estates (TDHCA #18009) located on the south side of Airport Avenue, west of F.M. 2218, in the City of Rosenberg; and,

WHEREAS, Rosemount Estates, Ltd., affirms that the development will be restricted to persons fifty-five (55) years of age and older and their care-givers to the maximum extent possible under applicable State and federal laws and regulations; and,

WHEREAS, Rosemount Estates, Ltd., affirms that the development will not seek any exemption from ad valorem taxation by any taxing jurisdiction in which it is located; and,

WHEREAS, Rosemount Estates, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Rosemount Estates (TDHCA #18009); now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS:

Section 1. The City of Rosenberg, acting through its governing body, hereby confirms that it does hereby extend its support to Rosemount Estates, Ltd.'s proposal to develop a senior multi-family housing development within the City and the associated application for federal tax credits for same, and that this formal action has been taken to put on record the opinion expressed by the City of Rosenberg on this 27th day of February 2018; and,

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS:

Section 2. The City of Rosenberg confirms that a maximum of \$500 in building permit application fees will be waived by the City of Rosenberg for Rosemount Estates located on the south side of Airport Avenue, west of F.M. 2218, in the City of Rosenberg.

Section 3. The City Council of the City of Rosenberg is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs (TDHCA).

PASSED, APPROVED, AND RESOLVED on this 27th day of February 2018.

ATTEST:

APPROVED:



Linda Cernosek, **City Secretary**
Epullin



William Benton, **Mayor**



STATE REPRESENTATIVE
PHIL STEPHENSON

DISTRICT 85

February 28, 2018

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: Rosemount Estates (TDHCA #18009)

To Whom It May Concern:

Please let this letter serve to express my support for Rosemount Estates (TDHCA #18009), an affordable elderly limitation 9% tax credit development located at the approximate 4800 block of Airport, just south of Airport and west of FM 2218, Rosenberg, and Fort Bend County, Texas 77471. The proposed development is located within the boundaries of my district.

Thank you for the opportunity to express my support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil Stephenson".

Representative Phil Stephenson

COMMITTEES: VICE CHAIR, INVESTMENTS & FINANCIAL SERVICES - WAYS & MEANS

CAPITOL OFFICE: P.O. Box 2910 · AUSTIN, TEXAS 78768-2910 · 512-463-0604 · 512-463-5244 (FAX) · PHIL.STEPHENSON@HOUSE.TEXAS.GOV

WILLYTON DISTRICT OFFICE: 1603 N. RICHMOND ROAD · WILLYTON, TEXAS 77488 · 979-532-1157 · 979-532-0954 (FAX)

ROSENBERG DISTRICT OFFICE: 834 THIRD STREET · ROSENBERG, TEXAS 77471 · 281-232-7900 · 281-232-7901 (FAX)



January 31, 2018

Goodwill Industries of Houston

OFFICERS OF THE CORPORATION

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Steven P. Lufburrow**
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Henry D. Wilde, Jr., M.D.*

William Key Wilde*

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Rosemount Estates (TDHCA #18009)
located just south of the approximate 4800 block of Airport, west of F.M.
2218 Rosenberg, TX 77471

To Whom It May Concern:

Goodwill Industries of Houston is a not-for-profit organization that operates in the greater Houston area including Rosenberg and the 77471 ZIP code. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help households, including senior households, build financial savings and resilience.

Based on the information provided for the proposed Rosemount Estates, a 138-unit elderly limitation community, we support the project at the proposed location to serve the region's growing senior population and hope the submission is given due consideration.

If we can be of further assistance to this important cause, please do not hesitate to contact Emily Connor, Manager of Compliance.

Steven P. Lufburrow
President/CEO
Goodwill Industries of Houston

* Life Member
** Executive Committee Member
*** Advisory Director





Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

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Manuela H. Arroyos



February 12, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: Letter of Support, Rosemount Estates Development, TDHCA # 18009

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed development of Rosemount Estates, located in the 4800 block of Airport road, west of FM 2218 in Rosenberg and Fort Bend County, Texas.

Fort Bend Seniors Meals on Wheels is a tax exempt 501(c)3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. With the support of the local communities, we have been able to deliver hot nutritious meals to seniors for the past 44 years, and now serve more than 1,000 seniors each day.

There is a tremendous need for housing that is affordable to the elderly citizens of modest means living in this area, and we believe these developments will help meet those needs and provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Manuela H. Arroyos
CEO, Fort Bend Seniors Meals on Wheels

Community Input Scoring Items

TDHCA#: 18010

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

- Support
 Opposition

B. El Pasoans Fighting Hunger

Name of Community Organization

Susan E. Goodell

Contact Name

- Support
 Opposition

C. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

- Support
 Opposition

D. YMCA

Name of Community Organization

Bill Coon

Contact Name

- Support
 Opposition

E. Aliviane, Inc.

Name of Community Organization

Mike Douglas

Contact Name

- Support
 Opposition

F. Project Amistad

Name of Community Organization

Andrea Ramirez

Contact Name

- Support
 Opposition



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 5, 2018

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and 18707 Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

If I can be of any assistance, please contact me at lechew@volarcil.org or (915) 591-0800.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luis Enrique Chew".

Luis Enrique Chew
Executive Director





EPFH Chief Executive Officer
Susan E. Goodell

January 31, 2018

EPFH Board Members

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Edward Jones
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Michelle Fenton
Manager, Human Resources
El Paso Electric

Magdalena Baca
Vice President WestStar Bank

Penny Nevarez
Nationwide Insurance

Teresa Daw Hicks
Daw's Home Furnishings

Brad Dubow
Townsquare Media of El Paso

Debra Carrejo
County of El Paso, TX

EPFH Capital Campaign Chair
Stuart R. Schwartz
Attorney
ScottHulse, PC

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Susan E. Goodell
Susan E. Goodell
Chief Executive Officer



January 30, 2018

R.L. Bowling, IV
Tropicana Building II, LLC President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All developments are located in El Paso County, Texas.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903



YMCA OF EL PASO

February 15, 2018

**R. L. Bowling, IV
Tropicana Building II, LC
President
300 E. Main, Suite 740
El Paso, TX 79901**

**RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms,
18012 Jaime O Perez Memorial Apartments and Nevarez Palms.**

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso TX 79938, Desert Sky Palms (Located at Desert Sky Dr. E of Kenazo Ave.) Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro TX 79927, and Nevarez Palms (Located on 140 N Nevarez Rd.) Socorro, TX 79927. All developments are located in El Paso County, Texas.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments and Nevarez 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

BOWLING FAMILY YMCA

5509 Will Ruth
El Paso, TX 79924
915.755.9622
Fax 915.751.0533

**FRED & MARIA LOYA
FAMILY YMCA**

2044 Trawood
El Paso, TX 79935
915.590.9622
Fax 915.594.4033

WESTSIDE FAMILY YMCA

7145 N. Mesa
El Paso, TX 79912
915.584.9622
Fax 915.833.6315

www.elpasoymca.org

**YMCA Mission: To put
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healthy spirit, mind, and
body FOR ALL.**



Behavioral Health Services Since 1970

Business Mail Address • P.O. Box 371710 • El Paso, Texas 79937-1710
Administrative Offices • 1111 Barranca, Suite 800 • El Paso, Texas 79935
Phone: 915-782-4000 • Fax: 915-782-4040
www.aliviane.org • info@aliviane.org

Aliviane, Inc.

Feb 01, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Mike Douglas RBI Specialist Aliviane Inc



Mission Statement:
To advocate, connect, and deliver social
services to communities, ensuring a
dignified and meaningful life for all

February 06, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Ramirez", is written over a horizontal line.

Andrea Ramirez
Chief Operating Officer Social Services
Project Amistad
3210 Dyer, El Paso, TX 79930
D (915) 298-7304 C (915) 875-2887



EL PASO COALITION FOR THE HOMELESS
6044 GATEWAY EAST, SUITE 211
EL PASO, TEXAS 79905
(915) 843-2170
(915) 843-2184 (FAX)

February 5, 2018

R.L. Bowling, IV Tropicana Building
II, LLC President
300 E. Main, Suite 740 El Paso,
Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Respectfully,

Carol Henry Bohle
Executive Director



February 1, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give our support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All developments are located in El Paso County, Texas.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A handwritten signature in black ink, appearing to read "Inez M. Burcham".

Inez M. Burcham
Texas A&M AgriLife Extension Service
El Paso County Extension Agent
Expanded Food and Nutrition Education Program

The members of Texas A&M AgriLife will provide equal opportunities in programs and activities, education, and employment to all persons regardless of race, color, sex, religion, national origin, age, disability, genetic information, veteran status, sexual orientation or gender identity and will strive to achieve full and equal employment opportunity throughout Texas A&M AgriLife.

Community Input Scoring Items

TDHCA#: 18012

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support
 Opposition

B. El Paso Fighting Hunger

Name of Community Organization

susan E. Goodell

Contact Name

Support
 Opposition

C. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

Support
 Opposition

D. YMCA

Name of Community Organization

Bill Coon

Contact Name

Support
 Opposition

E. Aliviane, Inc.

Name of Community Organization

Mike Douglas

Contact Name

Support
 Opposition

F. Project Amistad

Name of Community Organization

Andrea Ramirez

Contact Name

Support
 Opposition

Elia Garcia
Mayor

Rene Rodríguez
At-Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor ProTem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

RESOLUTION 533

WHEREAS, Tropicana Building II, LLC has proposed a development for affordable house at the eastside of Nevarez Rd, approximately 100 feet North of Alameda, named THE JAIME O. PEREZ MEMORIAL APARTMENTS in the City of Socorro, and

WHEREAS, Tropicana Building II, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credit for The Jaime O. Perez Memorial Apartments.

IT IS HEREBY

RESOLVED, that the City of Socorro, acting through its governing body, hereby confirms that it supports the proposed The Jaime O. Perez Memorial Apartments and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on February 15, 2018, and

FURTHER RESOLVED that for and on behalf of the Governing Body Mayor Elia Garcia is hereby authorized, empowered, and directed to certify these resolution to the Texas Department and Community Affairs.

Approved this 15th day of February, 2018.

CITY OF SOCORRO

Mayor Elia Garcia

ATTEST:

Olivia Navarro





TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

February 6, 2018

Marni Holloway
Director of Multi-Family Programs
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

RE: Nevarez Palms, Desert Sky Palms and The Jaime O. Perez Memorial Apartments

Dear Ms. Holloway,

I am writing to express my support for the 3 housing tax credit developments proposed in my district by R. L. "Bobby" Bowling, IV and Tropicana Building, which has built over 10,000 single family homes and over 3,000 multi-family homes in the El Paso area. The developments are called "Nevarez Palms," "Desert Sky Palms," and "The Jaime O. Perez Memorial Apartments." These developments will greatly benefit the people of District 75 by providing additional affordable housing options for families in our community.

As you are well aware, the El Paso/Socorro/Horizon City region continues to face unique economic challenges and growth that have further increased the need for affordable housing. Nevarez Palms, Desert Sky Palms and The Jaime O. Perez Memorial Apartments, which will be built in the eastern portion of El Paso County, will help address the housing needs of families in my community. The developments will result in a myriad of 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 am pleased to support the efforts of Mr. Bowling and Tropicana Building, and I hope that the Texas Department of Housing and Community Affairs will seriously consider and approve the application for the benefit of my neighbors and constituents. I encourage you to contact my office if we may be of any assistance to you.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González
Texas Representative
House District 75



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 5, 2018

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and 18707 Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All developments are located in El Paso County, Texas.

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We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

If I can be of any assistance, please contact me at lechew@volarcil.org or (915) 591-0800.

Sincerely,

A handwritten signature in blue ink that reads "Luis Enrique Chew". The signature is fluid and cursive.

Luis Enrique Chew
Executive Director





EPFH Chief Executive Officer
Susan E. Goodell

January 31, 2018

EPFH Board Members

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Associate Vice President
Wells Fargo Bank

Board Vice Chair
Laura Rayborn
Owner
Laura's Productions, LLC
Foliage Salon Spa, LLC

Treasurer
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CPA, President
Robert A. Diaz & Co., CPAs

Secretary
Christine Jones
Kemp Smith, LLP

Parliamentarian
Abe Howard-Gonzalez
Attorney
Kemp Smith, LLP

Past President
Tanny Berg President
Epicenter El Paso

Bradley V. Byers
Edward Jones
Financial Advisors

Michelle Fenton
Manager, Human Resources
El Paso Electric

Magdalena Baca
Vice President WestStar Bank

Penny Nevarez
Nationwide Insurance

Teresa Daw Hicks
Daw's Home Furnishings

Brad Dubow
Townsquare Media of El Paso

Debra Carrejo
County of El Paso, TX

EPFH Capital Campaign Chair
Stuart R. Schwartz
Attorney
ScottHulse, PC

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Susan E. Goodell
Chief Executive Officer



January 30, 2018

R.L. Bowling, IV
Tropicana Building II, LLC President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

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Sincerely,

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903



YMCA OF EL PASO

February 15, 2018

**R. L. Bowling, IV
Tropicana Building II, LC
President
300 E. Main, Suite 740
El Paso, TX 79901**

**RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms,
18012 Jaime O Perez Memorial Apartments and Nevarez Palms.**

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso TX 79938, Desert Sky Palms (Located at Desert Sky Dr. E of Kenazo Ave.) Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro TX 79927, and Nevarez Palms (Located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 work 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments and Nevarez 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

BOWLING FAMILY YMCA

5509 Will Ruth
El Paso, TX 79924
915.755.9622
Fax 915.751.0533

**FRED & MARIA LOYA
FAMILY YMCA**

2044 Trawood
El Paso, TX 79935
915.590.9622
Fax 915.594.4033

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.**



Behavioral Health Services Since 1970

Business Mail Address • P.O. Box 371710 • El Paso, Texas 79937-1710
Administrative Offices • 1111 Barranca, Suite 800 • El Paso, Texas 79935
Phone: 915-782-4000 • Fax: 915-782-4040
www.aliviane.org • info@aliviane.org

Aliviane, Inc.

Feb 01, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Mike Douglas RBI Specialist Aliviane Inc



Mission Statement:
To advocate, connect, and deliver social
services to communities, ensuring a
dignified and meaningful life for all

February 06, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Ramirez", is written over a horizontal line.

Andrea Ramirez
Chief Operating Officer Social Services
Project Amistad
3210 Dyer, El Paso, TX 79930
D (915) 298-7304 C (915) 875-2887



EL PASO COALITION FOR THE HOMELESS
6044 GATEWAY EAST, SUITE 211
EL PASO, TEXAS 79905
(915) 843-2170
(915) 843-2184 (FAX)

February 5, 2018

R.L. Bowling, IV Tropicana Building
II, LLC President
300 E. Main, Suite 740 El Paso,
Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Respectfully,

Carol Henry Bohle
Executive Director



February 1, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give our support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A handwritten signature in black ink, appearing to read "Inez M. Burcham".

Inez M. Burcham
Texas A&M AgriLife Extension Service
El Paso County Extension Agent
Expanded Food and Nutrition Education Program

The members of Texas A&M AgriLife will provide equal opportunities in programs and activities, education, and employment to all persons regardless of race, color, sex, religion, national origin, age, disability, genetic information, veteran status, sexual orientation or gender identity and will strive to achieve full and equal employment opportunity throughout Texas A&M AgriLife.

Community Input Scoring Items

TDHCA#:

18013

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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



RESOLUTION NO. R2018-04

WHEREAS, CRC of Dayton, LP has proposed a rehabilitation to the affordable senior rental housing located at 1900 Winfree named Dayton Retirement Center in the City of Dayton, and

WHEREAS, CRC of Dayton, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 competitive 9% Housing Tax Credits for Dayton Retirement Center

It is Hereby

RESOLVED, that the City of Dayton, acting through its governing body, hereby confirms that it supports the proposed Dayton Retirement Center located at 1900 Winfree Street, 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 \$250 and that this formal action has been taken to put on record the opinion expressed by the City of Dayton on February 20th, 2018, and

FURTHER RESOLVED that for and on behalf of the Governing Body for the City of Dayton, Texas, City Council are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

AYES: 3
NOES: 0
ABSTAINED: 0
ABSENT: 2

Jeff Lambright, Mayor

Attest:

Shannon O'Keefe, Interim City Secretary





STATE OF TEXAS
HOUSE OF REPRESENTATIVES

ERNEST BAILES

District 18

February 27, 2018

Charles Holcomb
Dayton Retirement Center
CRC of Dayton, LP
4560 FM 3126
Livingston, TX 77351

Dear Mr. Holcomb,

I have received the Public Notification from CRC of Dayton, LP. for the Dayton Retirement Center located at 1900 N. Winfree, Dayton, Texas.

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 "Ernest J. Bailes, IV".

Ernest Bailes, IV

State Representative- HD18

Dayton Retirement Center
Dayton Residents Club
1900 North Winfree Street
Dayton, Texas 77535

February 21, 2018

18013

RECEIVED
FEB 26 2018
TDHCA
Multifamily Finance Dept.

To Whom It May Concern,

Neighborhood Organization (Dayton Resident's Club) - attached is a written description with map and boundaries of said club. Contact information for 2 members are as follows:

Frances Delcomyn
1900 North Winfree Street #136
Dayton, Texas 77535
Phone# 936-641-3117

JoElla McKewen
1900 North Winfree Street #134
Dayton, Texas 77535
Phone # 936-367-8270

The Dayton Residents Club boundaries contain the entire Development Site and the Dayton Residents Club meet the definition pursuant to Tex. Gov't Code 2306-004 (23-a) and includes at least 2 separate residential households.

We further certify that no person required to be listed in accordance with Tex. Gov't 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.

We further certify that at least 80 percent of the current membership of the Dayton Residents Club consists of tenants living within the boundaries of the Dayton Retirement Center.

You have Dayton Residents Club's explicit expression of support in the Rehab of The Dayton Retirement Center.

Sincerely,

Frances Delcomyn JoElla McKewen
Signature Signature

2-22-18
Date

2-22-18
Date

Community Input Scoring Items

TDHCA# 18015

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Sustainable Food Center

Name of Community Organization

Ronda Rutledge

Contact Name

- Support
 Opposition

C. Mobile Loaves and Fishes

Name of Community Organization

Alan Graham

Contact Name

- Support
 Opposition

D. LifeWorks

Name of Community Organization

Susan McDowel

Contact Name

- Support
 Opposition

E. Front Steps

Name of Community Organization

Greg McCormack

Contact Name

- Support
 Opposition

F. Chestnut Neighborhood Revitalization Corporation

Name of Community Organization

Sean Garretson

Contact Name

- Support
 Opposition

RESOLUTION NO. 20180201-021

WHEREAS, Cambrian East Riverside, LP, or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing on East Riverside Drive, between Grove Boulevard and Clubview Avenue to be called Cambrian East Riverside (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18015 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; **NOW, THEREFORE,**

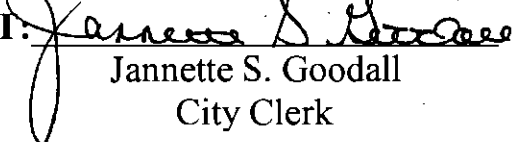
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City of Austin, acting through its governing body, the City Council, hereby confirms that it supports the proposed application no. 18015.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ FIFTY-FIRST DISTRICT

February 22, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Email: tim.irvine@tdhca.state.tx.us

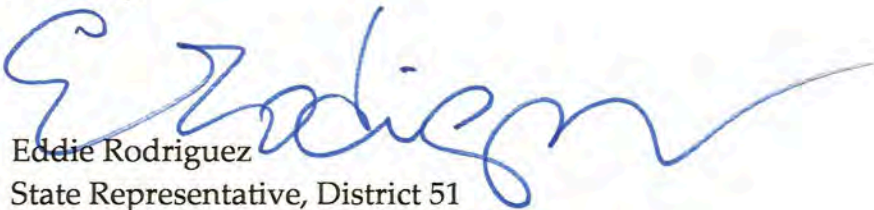
Re: Cambrian East Riverside, TDHCA #18015
1806 Clubview Avenue, Austin, Travis County

Dear Mr. Irvine,

I received the Public Notification for Cambrian East Riverside, TDHCA #18015, located at the above address in Austin and in Texas State House District 51, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,



Eddie Rodriguez
State Representative, District 51



February 14, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the proposed affordable housing developments:

- Cambrian East Riverside, TDHCA App#18015.

Capital IDEA is a tax exempt civic organization that serves the community, including the neighborhoods in which these development sites are located. In fact, we have enabled residents of other affordable housing developments in Austin earn their two-year degrees at Austin Community College and become new professionals in technology and healthcare. Our bread and butter is helping single mothers become Registered Nurses. When that occurs, we all benefit. The previous resident of affordable housing becomes a homeowner and taxpayer. Their children experience a model of success in education and go on themselves to higher education at a roughly 70 percent direct-to-college rate – 25 points above the expected rate. There is a need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. These developments will help meet that need.

Please feel free to call on me for further information.

Sincerely,



Steve Jackobs
Executive Director



Board of Directors

Colin Wallis, Chair
Ian McAbeer, Chair Elect
Nancy Spencer, Treasurer
Cheray Ashwill, Secretary
Amon Burton
Carrie Dyer
Laura Estes
Felipe Fernandes
Valerie Romero Foohey
Kristi Katz
Cory Leahy
Erika Levack
Jody Madden
James Osborn
Mellie Price
Steve Semelsberger
Shelly Sethi

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 13, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

- “Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

Sustainable Food Center is a tax exempt 501(c)3 not-for-profit organization with roots dating back to the 1970s in Austin, Texas. We aim to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable food. 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronda Rutledge', with a long horizontal flourish extending to the right.

Ronda Rutledge
Executive Director, Sustainable Food Center



Mobile Loaves & Fishes
Serving Goodness:

A 501 (c)(3) Nonprofit Organization

We provide food and clothing, cultivate community and promote dignity to our homeless brothers and sisters in need.

BOARD OF DIRECTORS

Bruce Agness
Chairman

Alan Graham
President

J.P. "Pat" Patterson
Vice President

Neal Nolan
Secretary

Katie Zunker
Treasurer

Meagan McCoy Jones
Brian McClure
Bill McLellan
Rob Reynolds
Larry Smith

Mark White
Board Member Emeritus

9301 Hog Eye Road
Suite 950
Austin, TX 78724
512-328-7299
mlf.org

February 19th, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Cambrian East Riverside, TDHCA#18015 in Austin, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Cambrian East Riverside, an affordable housing development to be located in Austin at 1806 Clubview, just north of East Riverside Drive, in Travis County.

Mobile Loaves & Fishes is a 501(3)(c) nonprofit organization that supports Austin homeless community and has served more than 5 million meals to men and women living on the streets. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Cambrian East Riverside will serve our clients well and will promote a high quality of life for the underserved citizens of Austin and Travis County.

Should you have any questions or concerns, please do not hesitate to contact me at 512-328-7299. Thank you for your consideration.

Sincerely,

Alan Graham
CEO, President & Co-founder,
Mobile Loaves & Fishes
9301 Hog Eye Road, Suite 950
Austin, Texas 78724

February 21, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

- “Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

LifeWorks is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving youth and young adults who are transitioning from highly vulnerable situations (foster care, homelessness) to self-sufficiency. There is a tremendous need in Travis County, TX for affordable housing, and we look forward to working with this property to explore partnership opportunities to support our community’s most vulnerable citizens.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Susan McDowell
Executive Director



February 22, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA App#18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for a proposed work force housing development;

“Cambrian East Riverside,” TDHCA Application #18015, to be located at approximately 1810 Clubview Austin, TX, Travis County.

Front Steps is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Travis County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Austin, TX and this development will help meet that need.

Sincerely,

Greg McCormack, M.Ed.
Executive Director
Front Steps



Chestnut Neighborhood Revitalization Corporation
2211 East Martin Luther King, Jr. Blvd.
Austin, TX 78702

February 14, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Cambrian East Riverside, TDHCA Application #18015

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18015, Cambrian East Riverside, to be located at 1806 Clubview Avenue just north of Riverside Drive.

The Chestnut Neighborhood Revitalization Corporation is a tax exempt civic organization that serves East Austin. CNRC has built affordable single-family homes, owns and operates a 22-unit development for low income seniors and has spent the past five years partnering with the community to bring The Chicon to life. Currently under construction, The Chicon is a mixed-income, mixed-use development in East Austin that will serve low-income homebuyers as well as small businesses from the area. The Chicon will revitalize an area of Austin that has long suffered from neglect and disinvestment.

Our work only scratches the surface. Austin has a huge need for housing that is affordable to citizens of modest means, in particular for families with children. Cambrian East Riverside will help meet that need and has the support of our organization.

Please feel free to call me for further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Garretson".

Sean Garretson, President
Board of Directors

Community Input Scoring Items

TDHCA#: 18018

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Uplift Education

Name of Community Organization

Alexander Berk

Contact Name

Support
 Opposition

B. YMCA

Name of Community Organization

Tony Shuman

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

A Resolution

NO. 4906-02-2018

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR COLUMBIA RENAISSANCE SQUARE II SENIOR, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT COLUMBIA RENAISSANCE SQUARE II SENIOR CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE BERRY HILL-MASON HEIGHTS NEIGHBORHOOD EMPOWERMENT ZONE, AND DETERMINING THAT THE DEVELOPMENT IS CONSISTENT WITH THE CITY'S OBLIGATION TO AFFIRMATIVELY FURTHER FAIR HOUSING

WHEREAS, the City's 2017 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, Columbia Renaissance Square II, L.P., an affiliate of New Columbia Residential, LLC, has proposed a development for affordable senior multifamily rental housing named Columbia Renaissance Square II Senior to be located at 2801 Moresby Street in the City of Fort Worth;

WHEREAS Columbia Renaissance Square II, L.P. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive (9%) Housing Tax Credits for the Columbia Renaissance Square II Senior apartments, a new complex consisting of approximately 120 units, of which at least ten percent (10%) of the total units will be Rental Assistance Demonstration units and at least twenty percent (20%) of the total units will be market rate units;

WHEREAS, TDHCA's 2018 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones ("NEZ") in accordance with Chapter 378 of the Texas Local Government Code beginning in 2001 in order to promote affordable housing and economic development in the designated zones, and currently has twenty (20) NEZs (M&C G-12897). All of the City's NEZs are included in the City's annual Comprehensive Plan as part of its



goal of revitalizing central city neighborhoods and commercial districts (2017 Comprehensive Plan, Part III, Chapter 10:Economic Development);

WHEREAS, the Columbia Renaissance Square II Senior apartments are located in the Berry Hill-Mason Heights NEZ created by the City in 2007;

WHEREAS, the City has determined that the application for Columbia Renaissance Square II Senior apartments submitted to TDHCA by Columbia Renaissance Square II L.P. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Berry Hill-Mason Heights NEZ; and

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey must be specifically allowed by the governing body of the jurisdiction, and that the governing body must also submit a resolution to TDHCA that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing.

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 Columbia Renaissance Square II, L.P. to the Texas Department of Housing and Community Affairs for 2018 Competitive (9%) Housing Tax Credits for the purpose of the development of the Columbia Renaissance Square II Senior apartments to be located at 2801 Moresby Street (TDHCA Application No. 18018), 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 fee waivers in an amount not exceed \$2,500.00 to Columbia Renaissance Square II, L.P. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Columbia Renaissance Square II Senior apartments (TDHCA Application No. 18018) as the development in the 2018 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Berryhill-Mason Heights Neighborhood Empowerment Zone, 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, acknowledges that Columbia Renaissance Square II Senior apartments will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households and that it has voted to approve the location of the



development, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, 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, 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, Columbia Renaissance Square II, L.P.

Adopted this 13th day of February, 2018.

ATTEST:
By: *Ronald P. Gonzales*
Ronald P. Gonzales, Assistant City Secretary





Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas

February 28, 2018

RE: 18018 Columbia Renaissance Square II Senior
Approx 2801 Moresby St.

Dear Mr. Irvine,

I received the Public Notification for Columbia Renaissance Square II Senior, located at the above address in Fort Worth and in Texas State House District 90, which I represent. I have reviewed Columbia Residential's plans for the proposed project, which is crucial to the continued success of the Renaissance Square master development. The Renaissance Square development has brought much needed investment and commercial activity to District 90, and Columbia Renaissance Square II Senior will ensure that this revitalization includes low-income seniors.

I am pleased to lend my support to this Development which will serve the constituents in my District. I would urge the Texas Department of Housing and Community Affairs to strongly consider an allocation of low-income housing tax credits for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero, Jr.', written in a cursive style.

Ramon Romero, Jr.
State Representative, District 90

February 20, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas

**RE: 18018 Columbia Renaissance Square II Senior
2801 Moresby St**

Dear Mr. Irvine,

Uplift Education, on behalf of our school, Uplift Mighty Preparatory in Fort Worth, wishes to express our support of Columbia Renaissance Square II Senior, a proposed affordable and mixed-income multifamily development to be located in southeast Fort Worth at 2801 Moresby St. We are writing in support of the competitive tax credit application submitted to your agency for the development.

I am Senior Director of Legal Affairs of Uplift Education, a Texas non-profit corporation, which is the charter holder and operator of Uplift Mighty Preparatory, a public charter school, located within the larger tract of land where Columbia Renaissance Square II Senior is planned. Uplift Mighty opened in 2013 with grades K-2 and 6 & 7, and currently serves grades K-12.

As a public charter school, Uplift Mighty provides a free public education to families within our geographic boundary. To ensure we serve the community where Uplift Mighty is located, we have established a primary or preference boundary which includes the zip codes (76119 north of Business 287 and 76105) where the proposed housing will be built. This preference boundary ensures that families within those zip codes will have the first, public access to attend Uplift Mighty.

We are pleased to lend our support to this affordable housing community within our service area and ask that you give favorable consideration to allocation of housing tax credits.

Sincerely,



Alexander Berk, Senior Director of Legal Affairs
Uplift Education
469-398-0069; aberk@uplifteducation.org



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas

RE: 18018 Columbia Renaissance Square II Senior
2801 Moresby Street

Dear Mr. Irvine,

The YMCA of Metropolitan Fort Worth would like to express our support for Columbia at Renaissance Square II Senior, a proposed affordable and mixed-income multifamily development to be located at 2801 Moresby Street in Fort Worth, Texas. We understand that a competitive tax credit application will be submitted to your agency for this proposed development.

The YMCA of Metropolitan Fort Worth qualifies as a tax exempt organization serving the community of Fort Worth and surrounding areas. Our primary purpose is to fulfill our cause of strengthening community. We do this through a shared commitment of members, volunteers and staff to nurturing the potential of kids, promoting healthy living and fostering a sense of social responsibility.

The proposed development site for Columbia at Renaissance Square II Senior is located within our service area boundaries. Services provided to the community include a focus on overall health and well-being, group exercise classes, pre-school and school-age child care, youth sports leagues, swim lessons and drowning prevention, diabetes prevention and teen leadership programs. We recently broke ground on a new facility immediately adjacent to Columbia's development. Please see the attached documentation as evidence of our activity in the community.

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 credits.

Should you require any additional information, you may contact me at 817-335-9622 ext. 2272 or tshuman@ymcafw.org.

Sincerely,

Tony Shuman
President/CEO

Community Input Scoring Items

TDHCA#: 18019

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
 ** Note that letters are due March 1, 2018

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. Bulverde Spring Branch Activity Center

Name of Community Organization

Kimberly Kelly

Contact Name

Support
 Opposition

B. Provisions Outreach

Name of Community Organization

Weslea Miller

Contact Name

Support
 Opposition

C. Johnson Ranch Master Community Association, Inc.

Name of Community Organization

Charles P. Hill

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 2018-01



STATE OF TEXAS

§

IN THE COMMISSIONERS COURT

COUNTY OF COMAL

§

SUPPORTING THE PROPOSED HIGHLANDER SENIOR VILLAGE LOCATED AT THE NORTHWEST QUADRANT OF JOHNSON WAY AND FM 1863, TDHCA APPLICATION NUMBER 18019

WHEREAS, Highlander Senior Village, LP has proposed a development for affordable rental housing at the Northwest Quadrant of Johnson Way and FM 1863 named Highlander Senior Village in Comal County, Texas; and

WHEREAS, Highlander Senior Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Highlander Senior Village.

NOW THEREFORE, BE IT RESOLVED that Comal County, Texas, acting through its governing body, hereby confirms that it supports the proposed Highlander Senior Village located at the Northwest Quadrant of Johnson Way and FM 1863, TDHCA Application number 18019 and that this formal action has been taken to put on record the opinion expressed by Comal County on February 15, 2018.

BE IT FURTHER RESOLVED that for and on behalf of the governing body, Bobbie Koepf, County Clerk is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED and APPROVED this 15th of February, 2018.

Abstain

SHERMAN KRAUSE, COUNTY JUDGE

[Signature of Donna Eccleston]

DONNA ECCLESTON
COUNTY COMMISSIONER, PCT. #1

[Signature of Scott Haag]

SCOTT HAAG
COUNTY COMMISSIONER, PCT. #2

[Signature of Kevin Webb]

KEVIN WEBB
COUNTY COMMISSIONER, PCT. #3

[Signature of Jen Crownover]

JEN CROWNOVER
COUNTY COMMISSIONER, PCT. #4

ATTEST:

[Signature of Bobbie Koepf]
BOBBIE KOEPP, COUNTY CLERK



RESOLUTION NO. 301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, DECLARING SUPPORT & COMMITMENT FOR THE HIGHLANDER SENIOR VILLAGE AT THE NORTHWEST QUADRANT OF JOHNSON WAY AND FM 1863 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.

WHEREAS, Highlander Senior Village, LP has proposed a development for affordable rental housing at the Northwest Quadrant of Johnson Way and FM 1863 named Highlander Senior Village in the Extraterritorial Jurisdiction of the City of Bulverde, Texas; and

WHEREAS, Highlander Senior Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Highlander Senior Village; and

WHEREAS, Highlander Senior Village, LP has requested funding in the form of a grant or waiver of development fees in the amount of \$250 for the development of Highlander Senior Village as a Commitment of Development Funding from the City of Bulverde, Texas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, THAT:

Section 1. The City of Bulverde, Texas, acting through its governing body, hereby confirms that it supports the proposed Highlander Senior Village located at the Northwest Quadrant of Johnson Way and FM 1863, TDHCA Application number 18019 and that this formal action has been taken to put on record the opinion expressed by the City of Bulverde on February 20, 2018.

Section 2. The City of Bulverde, Texas, acting through its governing body, hereby adopts this resolution as evidence of its Commitment of Development Funding in the amount of \$250 to be provided to the development of Highlander Senior Village, in the form of a grant or waiver of development fees.

Section 3. For and on behalf of the Governing Body, Danny Batts, City Manager of the City of Bulverde, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.


Section 4. That this resolution is effective upon adoption by the City Council.

PASSED AND APPROVED this 20th day of February, 2018.

CITY OF BULVERDE, TEXAS



ATTEST:



Maria Franco, City Secretary

By: 
Bill Krawietz, Mayor



KYLE BIEDERMANN
TEXAS STATE REPRESENTATIVE • DISTRICT 73

January 30, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th
Austin, TX 78701-2410

Dear Ms. Holloway,

The purpose of this letter is to express my full support for Highlander Senior Village ("the Development"), TDHCA Project No. 18019, which has been submitted to the Texas Department of Housing and Community Affairs.

Due to the incredible growth my region is experiencing, there is a strong demand for high quality, affordable housing to assist lower-income individuals and households as well as persons on fixed-incomes such as our disabled, veterans, and seniors. This application will not only provide needed housing units for seniors in my district, it will also create jobs and provide an economic benefit to the community.

I urge you to grant an award to this deserving project. Should you have any questions or concerns regarding this letter of support, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kyle Biedermann".

Kyle Biedermann
Texas State Representative
House District 73

February 27, 2018



Texas Department of Housing and Community Affairs

P.O. Box 13941

Austin, Texas 78711-3941

Attn: Ms. Marni Holloway

Director of Multifamily Finance

RE: Letter of Community Organization Support for Highlander Senior Village, a development for seniors in Region 9 Rural: Competitive Multifamily 9% HTC Application No. 18019

Dear Ms. Holloway:

On behalf of the Bulverde Senior Center dba Bulverde Spring Branch Activity Center, which is a 501(c)(3) non-profit organization serving the needs of individuals and their families in Western Comal County. I am pleased to provide this letter of support for the proposed, 66-unit, mixed- income multifamily housing community for seniors known as Highlander Senior Village.

It is our understanding that Highlander Senior Village, LP is the entity for the project that is requesting an award of 9% Housing Tax Credits from the Texas Department of Housing & Community Affairs. We further understand that Highlander Senior Village will serve a wide range of incomes in order to accommodate the diverse housing needs of mixed- income seniors in the Bulverde-Spring Branch area.

This proposed development will be located within the service area of the Bulverde Spring Branch Activity Center, in the Johnson Ranch mixed-used project near the northeast corner of Hwy 281 and FM 1863.

As a community service organization, our mission is to enhance the lives of citizens of all ages through programs involving education, exercise, social activities, transportation, health and nutrition. In addition to our own programs, we also provide rental opportunities of our facility to enable our members to gather for family reunions, showers, receptions, retirement parties, anniversaries, and community-based meetings.

We offer two types of memberships to our residents: the first is for associate members who are aged 49 years and younger; and secondly, for persons 50 years and older, who can enjoy activities which are geared more to our senior population.

There is a tremendous need in Bulverde and the surrounding Spring Branch area for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed incomes.

Currently our area does not have any high quality affordable housing options, especially for our seniors; therefore, these housing units will meet a serious need. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community.

Should you have any questions, please feel free to contact me at (830) 438-3111.

Attached is a copy of our nonprofit letter of determination from the IRS, as we understand is required by TDHCA. I am also attaching a list of our Board members and information detailing the services we provide to the Bulverde/Spring Branch area.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly Kelley".

Kimberly Kelley

Executive Director

Bulverde Spring Branch Activity Center

830-438-3111 Office

kkelley@bsbac.com Email

Attachments



Provisions™
A 25:35 Outreach

2295-1 Bulverde Road
PO Box 343
Bulverde, TX 78163
830.438.7899

<http://provisionsoutreach.org>

February 19, 2018

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Attn: Ms. Marni Holloway
Director of Multifamily Finance

RE: Letter of Community Organization Support for Highlander Senior Village, a development for seniors in Region 9 Rural: Competitive Multifamily 9% HTC Application No. 18019

Dear Ms. Holloway:

On behalf of the Bulverde Food Pantry, doing business as Provisions: A 25:35 Outreach, a 501(c)(3) nonprofit agency which serves the needs of individuals and families in Western Comal and Northern Bexar Counties, I am pleased to provide this letter of support for the proposed, 66-unit, mixed-income multifamily housing community for seniors known as Highlander Senior Village, which is requesting an award of 9% Housing Tax Credits from the Texas Department of Housing & Community Affairs.

This proposed development will be located within the service area of Provisions in the Johnson Ranch mixed-used development near the northeast corner of Hwy 281 and FM 1863.

Provisions is a faith-based organization formed by an alliance of area churches in the Texas Hill Country, serving neighbors who are lacking life's immediate necessities—of which, food is the most important. As a community service organization, we have a staff of volunteers who are assembled from the participating churches and other sources within Western Comal County. We have been active in the community as a private, nonprofit service provider since October 1991. We receive donations of food, toiletries, services, and money, which allow us to provide immediate assistance to clients, in addition to meeting emergency needs for food and other basic essentials. We are responsive to clients' needs on a case by case basis, as they arise from personal crises or chronic circumstances.

One of the more profound needs in Bulverde is for high-quality, affordable housing to assist lower-income individuals and households, disabled persons, and persons on fixed incomes like our seniors. We urge your approval of this proposed development and look forward to referring our clients to this greatly needed addition to affordable housing upon the project's completion.

I am attaching a copy of our nonprofit letter of determination from the IRS, a list of current Board Members, as well as information about our organization, service area, and information about whom we serve.

We are pleased to provide our support of the Housing Tax Credit Application of Highlander Senior Village, LP. Should you have any questions, please feel free to contact me at (830) 438-7899.

Sincerely,

Weslea Miller
Executive Director, 210.316.1940
bfpi@gvtc.com
(Attachment)



Matthew 25:35: "For I was hungry and you gave me something to eat, I was thirsty and you gave me something to drink, I was a stranger and you invited me in."
The Bulverde Food Pantry, dba Provisions: A 25:35 Outreach is a 501(c)(3) nonprofit organization



Johnson Ranch

February 20, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Letter of Support for Highlander Senior Village, Competitive Multifamily 9% HTC Application No. 18019

Dear Ms. Holloway:

The Board of Directors of the Johnson Ranch Master Community Association met today, February 20, 2018, and unanimously voted to support the proposed Highlander Senior Village, TDHCA #18019.

It is our understanding that Highlander Senior Village, LP is the entity proposing Highlander Senior Village, and requesting an award of 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs. The proposed development is located northwest of the intersection of Johnson Way and FM 1863, within the Johnson Ranch Master Planned Community.

As requested, a copy of the map of the Johnson Ranch Master Community Association, Inc. is enclosed and the site for the proposed Highlander Senior Village is marked on the map.

Please do not hesitate to call on me should you or others have any questions.

Sincerely,



Charles P. Hill
Vice President



Ryan Johnson
Board Member

Johnson Ranch Master Community Association, Inc.

DHJB Development, LLC

102-A Cordillera Ridge, Boerne, TX 78006 • 830-336-2518 • JohnsonRanch-TX.com

Community Input Scoring Items

TDHCA#: 18024

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Habitat for Humanity

Name of Community Organization

Celeste Cox

Contact Name

Support
 Opposition

C. Chamber of Commerce

Name of Community Organization

Melissa Cromwell

Contact Name

Support
 Opposition

D. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

**CITY OF CELINA
RESOLUTION NO. 2017- 201 R**

**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 SOUTH SIDE OF E. SUNSET BLVD
AND WEST OF COUNTY ROAD 89.**

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

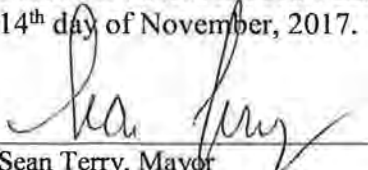
WHEREAS, Palladium Celina Senior Living, Ltd., has proposed a development for affordable rental housing located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas named Palladium Celina Senior Living in the City of Celina; and

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 2018 Competitive 9% Housing Tax Credits for Palladium Celina Senior Living.

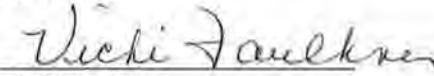
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CELINA, TEXAS;**

1. That the City Council hereby confirms that it supports the proposed Palladium Celina Senior Living located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas, and that this formal action has been taken to put on record the opinion expressed by the city on November 14th, 2017, and
2. That for and on behalf of the Governing Body, Vicki Faulkner, Celina 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 the City Council of the City of Celina, Texas, this the 14th day of November, 2017.


Sean Terry, Mayor

ATTEST:


Vicki Faulkner
City Secretary



STATE of TEXAS
HOUSE of REPRESENTATIVES



REPRESENTATIVE SCOTT SANFORD
DISTRICT 70 – COLLIN COUNTY

January 18, 2018

Palladium Celina Senior Living
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240

RE: Palladium Celina Senior Living Development

Dear Tom Huth,

I received the Public Notification for Palladium Celina Senior Living located near Sunset Blvd and County Road 89 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 per Resolution 2017-201R on November 14th, 2017, I also support Palladium Celina Senior Living 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



December 11, 2017

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living – located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the south side of E. Sunset Blvd and west of County Road 89, 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", with a long, sweeping underline that extends to the right.

Carter Morris
President & CEO

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – 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.

BOARD OF DIRECTORS

Matt Hilton.....President
Terry Busha..... Past Pres.
Marty Smith.....Pres-Elect
Larry Pietenpol.....VicePres
Jason Jupiterwala.....Treasurer
Rache Barnette.....Asst. Treasurer
Nelson Carter.....Secretary
Tim Baker.....Asst.Secretary
Doc Compton
Jeremy Gilstrap
Hunter Lord
JR Russell
Olive Swearingen
Bud Ward
Terry Wegner

December 21, 2017

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living – located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas

Mrs. Holloway,

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
Brian Umberger
Sharon Weideman
Bill Whitfield, Past Mayor

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the south side of E. Sunset Blvd and west of County Road 89, 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.

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.

Ex-Officio
Corbett Howard, Past Mayor
Terri Ricketts, Celina

Sincerely,

Celeste H. Cox

Celeste, Cox. CEO

STAFF – Dept. Heads

Celeste CoxCEO
Ruthie Drye.....CFO
Robert Manley.....COO
Rick Greene.....ReStore Mgr
Elizabeth Johnston...Fund.Dev./Mktg.Mgr.
Bryant Knepp.....Project Mgr Const
Dawn Serr....Family & Volunteer Mgr.

Randy Hullett....Legal Counsel
Chris Everett.....Legal Counsel111

Enclosures:

- 1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



Help build it!

September 29, 2015

North Collin County HFH
PO Box 153
McKinney, TX 75070-0153

RE: 501(c)(3) Letter for North Collin County HFH, Partner ID# 1328-5090

Dear Affiliate Leader:

This letter will confirm that North Collin County HFH (McKinney HFH, Inc. DBA- North Collin County HFH), with employer identification number 75-2443511, is considered a subordinate under the group tax exemption umbrella of Habitat for Humanity International, Inc. ("HFHI") under Section 501(c)(3) of the Internal Revenue Code.

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.

Enclosed is a copy of the determination letter dated March 9, 2015, provided by the IRS as evidence of HFHI's tax exempt status as well as its group exemption. The determination letter, together with this letter, confirms North Collin County HFH's subordinate status and provides evidence of its tax exempt status under Section 501(c)(3) of the Code.

In partnership,

Beverly Huffman

Director, US/Canadian Support Services Center
Habitat for Humanity International 877-434-4435
USSupportCenter@habitat.org · habitat.org | **Habitat. We build.**

Enclosure



2018 Board of Directors

Justin Steiner – Chairman
Legacy Mutual Mortgage

Cindy Peters – Past Chairman
Keller Williams North Country

Chad Cunningham –
Chairman Elect
C4 Roofing

Karla Scheve - Secretary
Financial Advisor TM

Amanda Thrash – Treasurer
Texas Health
Neighborhood Prosper

Chad Anderson
Moyer Anderson Insurance Group

Michelle Meeks
Crossland Construction

Dr. Josh Forbes
Synergy Chiropractic Wellness

Connor Nichols
Herrin Real Estate

Caleb Lavey
Rex Real Estate

Bill Hemby
Celina ISD

CELINA STAR MEMBERS

Austin Bridge & Road
Independent Bank
Lamar National Bank
Light Farms
Texas Star Bank

December 13, 2017

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living (Application #18024) – located on the south side of East Sunset Boulevard and West of County Road 89, City of Celina, Collin County, Texas.

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the south side of East Sunset Boulevard and West of County Road 89, City of Celina, Collin County, Texas.

The Greater Celina Chamber of Commerce is a tax-exempt organization and has the overall betterment, development, and improvement of the community 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.

Thank you,

A handwritten signature in black ink that reads "Melissa Cromwell".

Melissa Cromwell
President
The Greater Celina Chamber of Commerce

Enclosure:

1. Proof of tax-exempt status
2. Newsletter showing our calendar of events – proof of our current activity

312 W. Walnut, Celina, TX 75009
www.celinachamber.org
972-382-3300

**THE REWARDS OF BELONGING TO THE GREATER CELINA CHAMBER OF
COMMERCE ARE FULLTIME REPRESENTATION AND
YEAR-ROUND RESULTS!**

January 21, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Celina Senior Living – located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Celina Senior Living apartment community, located on the south side of E. Sunset Blvd and west of County Road 89, 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,



Dave Marshall

Apartment Life
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#: 18026

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Lockhart Area Senior Activity Center

Name of Community Organization

Severo Castillo

Contact Name

Support
 Opposition

B. Lockhart Chamber of Commerce

Name of Community Organization

Christie Pruitt

Contact Name

Support
 Opposition

C. Greater Caldwell County Hispanic Chamber of Commerce

Name of Community Organization

Mike Capello

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. 2018-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOCKHART, TEXAS,
EXPRESSING SUPPORT FOR THE PROPOSED MAPLE PARK SENIOR VILLAGE
DEVELOPMENT TO BE LOCATED AT THE NORTHWEST QUADRANT OF CLEARFORK
STREET AND CITY LINE ROAD IN THE CITY OF LOCKHART**

WHEREAS, Maple Park Senior, LP has proposed a development for affordable rental housing at the Northwest Quadrant of Clearfork Street and City Line Road named Maple Park Senior Village in the City of Lockhart, Texas; and

WHEREAS, Maple Park Senior, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Maple Park Senior Village; and

WHEREAS, the City Council supports the above described development because affordable senior housing is needed in Lockhart; and

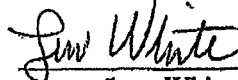
WHEREAS, City staff has checked the developer references and past projects and found them commendable and an asset in the communities where they are located;

THEREFORE BE IT RESOLVED that the City Council of the City of Lockhart, Texas, acting through its governing body, hereby confirms that it supports the proposed Maple Park Senior Village located at the Northwest Quadrant of Clearfork Street and City Line Road, TDHCA application and that this formal action has been taken to put on record the opinion expressed by the City of Lockhart on January 2, 2018, and

FURTHER BE IT RESOLVED that for and on behalf of the Governing Body, the City Secretary of the City of Lockhart, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


Passed and approved this the 2nd day of January, 2018.

CITY OF LOCKHART



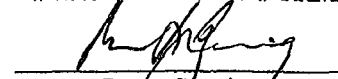
Lew White
Mayor

ATTEST:

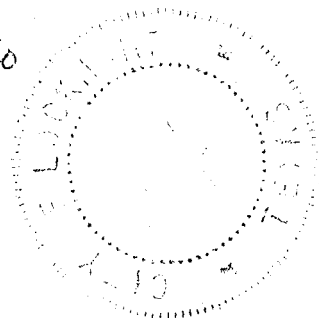


Connie Constancio, TRMC
City Secretary

APPROVED AS TO FORM:



Peter Gruning
City Attorney





STATE REPRESENTATIVE
JOHN P. CYRIER

DISTRICT 17

January 10, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support Letter for Maple Park Senior Village (TDHCA # 18026), Lockhart, Caldwell County, Texas

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Maple Park Senior Village (the Development), located on Clearfork Street near the NW corner of the intersection of Clearfork St. and City Line Rd., Lockhart, Caldwell County, Texas. The Development, will provide needed housing for the residents of my district.

Thank you for including my support for Maple Park Senior Village into the full application for the Development.

Sincerely,

A handwritten signature in black ink, appearing to read "J.P. Cyrier".

Representative John Cyrier
Texas State House of Representatives

Lockhart Area Senior Activity Center

901 Boise D' Arc Street, Lockhart, Texas 78644

February 7, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Holloway,

Please accept this Letter of Support from Lockhart Area Senior Activity Center, Inc. for the 2018 9% LIHTC application for the proposed Maple Park Senior Village submitted by Maple Park Senior, LP. The proposed 48 unit senior apartment community will be located on Clearfork Street, west of City Line Road.

Lockhart Area Senior Activity Center, Inc. has been serving the community of Lockhart since 2000. The LASAC facility has been serving the senior community by offering a comfortable place where individuals can congregate, play games, socialize and exercise. We offer a daily well balanced meal at a reasonable price and deliver meals to the home bound. As we recognize the growth in our community, we see firsthand the need for affordable senior housing.

That is why it is our sincere hope that TDHCA will consider and fund the proposed Maple Park Senior Village.

Sincerely,



Severo Castillo

Director

Lockhart Area Senior Activity Center, Inc.



February 22, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Holloway,

Please accept this letter of support from the Lockhart Chamber of Commerce for the 2018 9% LIHTC application for the proposed Maple Park Senior Village (TDHCA#18026), to be located on Clearfork Street, west of City Line Road.

The mission of the Lockhart Chamber of commerce is to promote the economic wellbeing of all citizens, provide services to membership, to communicate views of the business community, to enhance the quality of life of the entire community, and to supportive constructive initiatives on major issues of public policy.

We support Maple Park Senior Village because it will enhance the quality of life of those seniors in our community that it will serve.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marni Holloway".

Lockhart Chamber of Commerce
Board of Directors



February 19, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Holloway,

Please accept this letter of support from the Greater Caldwell County Hispanic Chamber of Commerce for the 2018 9% LIHTC application for the proposed Maple Park Senior Village (TDHCA#18026), to be located on Clearfork Street, west of City Line Road.

Our mission is to promote and strengthen the economic welfare of the business community in Caldwell County by supporting proactive actives in the area of education, civic leadership, and community development. We support Maple Park Senior Village because we believe that it will be of great value to the community, as it will be the first affordable housing in Lockhart focused on severing local seniors.

If you have any questions, please do not hesitate to contact us at (512) 398-9600.

Sincerely,

A handwritten signature in blue ink, appearing to be "Mike Capello", written over a horizontal line.

Mike Capello
President
Greater Caldwell Co. Hispanic Chamber of Commerce

Community Input Scoring Items

TDHCA#: 18033

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. East Fort Bend Human Needs Ministry

Name of Community Organization

Vickie Coates

Contact Name

Support
 Opposition

C. Goodwill

Name of Community Organization

Alma Ybarra

Contact Name

Support
 Opposition

D. Fort Bend Seniors

Name of Community Organization

Manuela Arroyo

Contact Name

Support
 Opposition

E. The Promise Church

Name of Community Organization

Pastor Maceo Smedley

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION OF
FORT BEND COUNTY COMMISSIONERS COURT SUPPORTING THE
DEVELOPMENT OF THE MIRAMONTE, THE MIRAMONTE SINGLE
LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Sngle Living in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte , a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Sngle Living, a single family proposed development;

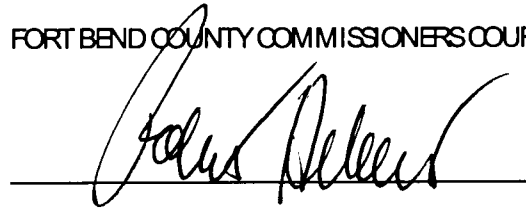
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

NOW, THEREFORE, BE IT RESOLVED, that the Fort Bend County, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Sngle Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; and that this formal action has been taken to put on record the opinion expressed by the Fort Bend County on January 23rd, 2018; and

BE IT FURTHER RESOLVED that for and on behalf of the Commissioners Court of Fort Bend County, Judge Robert E. Hebert is 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 23rd day of January 2018.

FORT BEND COUNTY COMMISSIONERS COURT

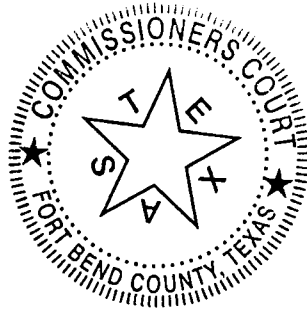


Robert E. Hebert, County Judge
Mayor

ATTEST:



Laura Richard, County Clerk



RESOLUTION NO. 10-18

A RESOLUTION OF THE CITY OF STAFFORD, TEXAS SUPPORTING THE DEVELOPMENT OF THE MIRAMONTE; THE MIRAMONTE SINGLE LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Single Living in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte, a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Single Living, a single family proposed development;

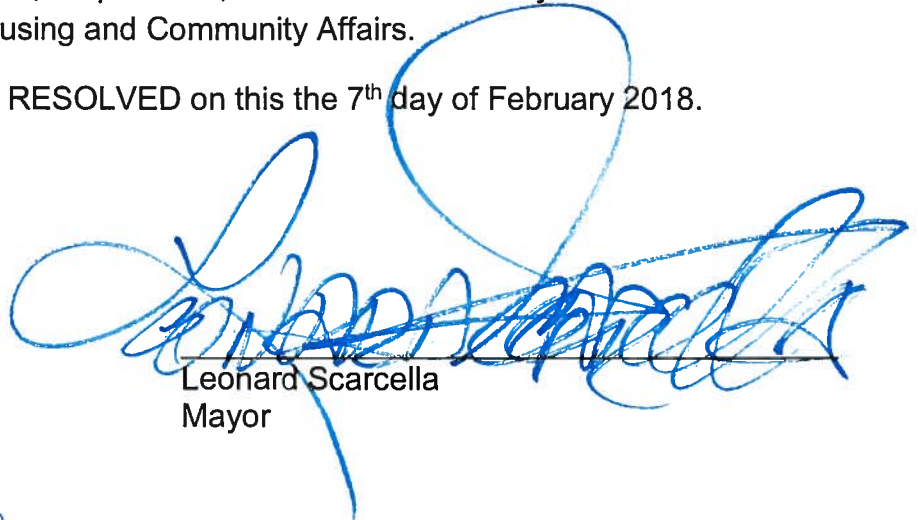
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAFFORD, TEXAS:

Section 1. The City of Stafford, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Single Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; all located on Moore Road in the extraterritorial jurisdiction of the City, and that this formal action has been taken to put on record the opinion expressed by the City of Stafford on February 7, 2018; and

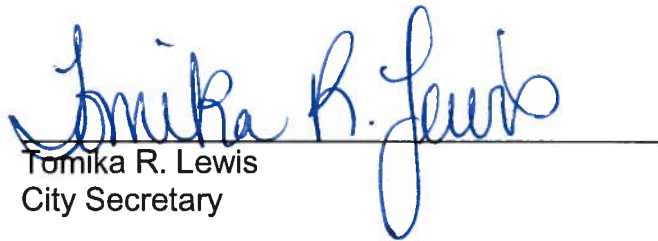
Section 2. That for and on behalf of the City of Stafford City Council, Mayor Leonard Scarcella is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 7th day of February 2018.



Leonard Scarcella
Mayor

ATTEST:



Tomika R. Lewis
City Secretary

Texas House of Representatives



RON REYNOLDS
STATE REPRESENTATIVE

January 23, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing in support of MGroup's application for funding under the Housing Tax Credit Program for the Miramonte, TDHCA Application #18033.

This transformative project is proposed on Moore Road in the Fifth Street CDP which is an area in my district that will benefit from high quality affordable housing this application will deliver.

Providing quality affordable housing that MGroup is known for that will assist the working families in my district is a priority for me, and I believe the Miramonte development represents a responsible approach that deserves favorable consideration. The Miramonte Village master plan will create a unique living environment that incorporates innovative architecture and housing options that are simply not available in the area.

I encourage you to please consider The Miramonte application for funding under the Housing Tax Credit Program.

Sincerely,

A handwritten signature in black 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.TEXAS.GOV

District Office:
2440 Texas Parkway, Suite 102
Missouri City, Texas 77489
(281) 208-3574
Fax (281) 208-3696

FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES



February 10, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. The Fort Bend Chamber of Commerce is a tax exempt 501(c) 3 not-for-profit organization that serves the communities of Fort Bend County in which these developments will be located. The Chamber's primary purpose is to maintain and improve the excellence in the quality of life for Fort Bend County and to provide significant positive change to the community. We are committed to being a catalyst for economic prosperity, tourism and community involvement. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fort Bend and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Keri Schmidt, CCE, IOM
President | CEO

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, Connie Esposito*

*Executive Director, Vickie Coates
Director of Finance, Britni Buccieri
Food Pantry Coordinator, Mandi Fought
Financial Assistant, Debbie Kinne
Grant Administrator, Lynda Wiles
Volunteer Coordinator, Jordan Keyes
Community Outreach Coordinator,
Stacey Williams
Tri-City Churches Resale Shop Senior
Manager, Mary Miano*

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 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. East Fort Bend Human Needs Ministry is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. Our mission is to address the basic human needs of families in temporary financial crisis. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

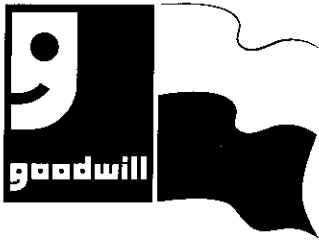
Sincerely,

Vickie Coates
Vickie Coates
Executive Director

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



**Goodwill Industries
of Houston**

OFFICERS OF THE CORPORATION

Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

Rich Jochetz**
Secretary

Bill J. Kacal***
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

BOARD OF DIRECTORS

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Jim D'Agostino***

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Stephanie Donaho

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Dick Hite

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George Lindahl*

Allene Lucas*

Brad Marks

Jerry Martin

Elexa Orrange

Tony Pilegge

Coleman Rowland

Robert N. Shaw

Barbara Vilutis

Henry D. Wilde, Jr., M.D.*

William Key Wilde*

February 9, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. Goodwill Industries is a tax exempt 501(c) 3 not- for –profit organization that serves all of Fort Bend County in which the these developments will be located. Goodwill provides job training, employment placement services, rehabilitation for people of limited employability as well as other community-based programs for people who have barriers preventing them from otherwise obtaining a job. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in the communities we serve and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Alma Duldulao-Ybarra, MBA
Director of Workforce Development

* Life Member

** Executive Committee Member

*** Advisory Director





Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

February 12, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Chairman
Ray Aguilar

Vice Chairman
Eric Robins

Treasurer
Gregory Schockling

Assistant Treasurer
Jim Coppedge

Secretary
Rick Forlano

Assistant Secretary
Guadalupe Cabello

Board Members
Erle Gooding
Robert Gracia
Joe Gurecky
John C. Kennedy
Courtney Mason
Sandra McNeil

Chief Executive Officer
Manuela H. Arroyos

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County.

Fort Bend Seniors Meals on Wheels is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. With the support of the local communities, we have been able to deliver hot nutritious meals to seniors for the past 44 years, and now serve more than 1,000 seniors each day.

There is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding areas, and we believe these developments will help meet those needs and provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Manuela H. Arroyos
CEO, Fort Bend Seniors Meals on Wheels



February 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711



Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. The Promise Church is a tax exempt 501(c) 3 not- for –profit organization that serves the community in which the these developments will be located and whose primary purpose is for the betterment of the community. Through our various ministries and outreach programs we seek to enrich the quality of life, to help those in need and to guide the spiritual growth of the families we serve. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and the surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maceo Smedley', written in a cursive style.

Pastor Maceo Smedley



12033 Hwy 6
Fresno, TX 77545



www.promisechurch.org
fb.com/promisechurch



(832) 303-2602
(281) 972-9015

Community Input Scoring Items

TDHCA#: 18036

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. [Food Bank of West Central Texas](#)

Name of Community Organization

[Jody Houston](#)

Contact Name

- Support
 Opposition

B. [Central Texas Opportunitites, Inc. dba Community Action Partnership](#)

Name of Community Organization

[Hanna Adams](#)

Contact Name

- Support
 Opposition

C. [West Central Texas COG - West Central Texas Aging and Disability Resource Center](#)

Name of Community Organization

[Michelle Parker](#)

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. 2017 12-19-17 R

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR CLYDE RANCH AND COMMITMENT OF DEVELOPMENT FUNDING

WHEREAS, Clyde Housing Partners, LP has proposed a development for affordable rental housing at IH-20 approximately .6 miles west of N. Hays Road and south of IH-20 named Clyde Ranch in the City; and

WHEREAS, Clyde Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Clyde Ranch.

It is hereby RESOLVED, that the City, acting through its governing body, hereby confirms that it supports the proposed Clyde Ranch located at IH-20 approximately .6 miles west of N. Hays Road and south of IH-20 and that this formal action has been taken to put on record the opinion expressed by the City on December 19, 2017, and the City confirms that it will commit fee waivers in an amount of \$250 to Clyde Housing Partners, LP conditioned upon receipt of Housing Tax Credits.

FURTHER RESOLVED that for and on behalf of the Governing Body, City of Clyde Mayor, Rodger Brown are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Adopted this 19th day of December, 2017.



Mayor, Rodger Brown

Attest:



City Secretary, Connie Thornton





MIKE LANG



STATE REPRESENTATIVE • DISTRICT 60

BROWN • CALLAHAN • COLEMAN • EASTLAND • HOOD • PALO PINTO • SHACKELFORD • STEPHENS

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Clyde Ranch
IH-20 approx .6 miles west of N. Hays Road, Clyde, Texas

Dear Mr. Irvine,

I received the Public Notification for Clyde Ranch, located at the above address in Clyde and in Texas State House District 60, 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 "Mike Lang".

MIKE LANG
State Representative
District 60
Texas House of Representatives



5505 North First Street
Abilene, Texas 79603

Telephone 325.695.6311
Fax (office) 325.695.6827
Fax (warehouse) 325.695.3948

www.fbwt.org

February 9, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Clyde Ranch, TDHCA#18036 in Clyde, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Clyde Ranch, an affordable housing development to be located in Clyde at IH-20 approx. 6 miles west of N Hays Road, in Callahan County.

The Food Bank of West Central Texas is a 501(c)(3) nonprofit organization that serves the Clyde community by collecting donated food to distribute to other non-profit agencies serving the needy of the Big Country. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Clyde Ranch will serve our clients well and will promote a high quality of life for the underserved citizens of Clyde and Callahan County.

Should you have any questions or concerns, please do not hesitate to contact me at (325) 695-6311 or at jodyhouston@fbwt.org. Thank you for your consideration.

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.



Helping People. Changing Lives.

*Central Texas Opportunities, Inc.
118 W Pecan, Suite 405
Coleman, Texas 76834*

(325)625-4167 (325)625-3335 (fax)

February 1, 2017

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Clyde Ranch, TDHCA#18036 in Clyde, Texas

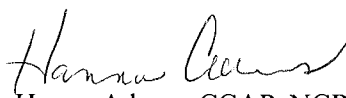
Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Clyde Ranch, an affordable housing development to be located in Clyde at IH-20 approx. .6 miles west of N Hays Road, in Callahan County.

Central Texas Opportunities, Inc. is a 501(c)(3) nonprofit organization that builds thriving and self-sufficient communities in Clyde and 7-county service area by creating equal opportunities for all individuals and families throughout the Central Texas region. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Clyde Ranch will serve our clients well and will promote a high quality of life for the underserved citizens of Clyde and Callahan County.

Should you have any questions or concerns, please do not hesitate to contact me at (325) 625-4167 or at hadams@ctoinc.org. Thank you for your consideration.

Sincerely,


Hanna Adams, CCAP, NCRT
Executive Director,
Central Texas Opportunities, Inc.
118 W. Pecan, Suite 405
Coleman, Texas 76834



WEST CENTRAL TEXAS COUNCIL OF GOVERNMENTS

Planning - Training - Community Development - Human Services

February 27, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Clyde Ranch, TDHCA#18036 in Clyde, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Clyde Ranch, an affordable housing development to be located in Clyde at IH-20 approx. .6 miles west of N Hays Road, in Callahan County.

The West Central Texas Aging and Disability Resource Center is a department within the West Central Texas Council of Governments. Our primary goal is to assist individuals of any age with a disability, those over 60 years of age, veterans, family caregivers and agency professionals with referrals and information on accessing the most appropriate resource applicable to their situation. Referral and information services for a wide variety of needs including housing, utility assistance, transportation, disaster relief, and resources for caregivers. In particular, the Housing Navigator Program maintains and builds relationships with affordable and accessible housing providers, as well as, works with consumers to identify the best resources for their needs. As an organization that regularly works within the area, and has a primary purpose of improving our communities across a nineteen-county region, we believe that Clyde Ranch will serve our clients well and will promote a high quality of life for the underserved citizens of Clyde and Callahan County.

Should you have any questions or concerns, please do not hesitate to contact me at (325) 793-8417. Thank you for your consideration.

Sincerely,

Michelle Parker
Director of Community Programs

Community Input Scoring Items

TDHCA#: 18038

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. South Plains Food Bank

Name of Community Organization

David Weaver

Contact Name

- Support
 Opposition

B. Guadalupe Economic Services Corporation

Name of Community Organization

Diana Lopez

Contact Name

- Support
 Opposition

C. Catholic Charities Diocese of Lubbock

Name of Community Organization

Cynthia Quintanilla

Contact Name

- Support
 Opposition

D. Guadalupe Neighborhood Association

Name of Community Organization

Lala Chavez

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

RESOLUTION

WHEREAS, 3rd Street Lofts Housing Partners, L.P. has proposed a development for affordable rental housing to be named the 3rd Street Lofts to be located at 301 Paris Avenue, Lubbock, Texas; and

WHEREAS, 3rd Street Lofts Housing Partners, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the 3rd Street Lofts; and

WHEREAS, the City Council of the City of Lubbock hereby finds that the proposed development of the 3rd Street Lofts at 301 Paris Avenue, Lubbock, Texas by 3rd Street Lofts Housing Partners, L.P. would be a public benefit to the City of Lubbock; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council of the City of Lubbock hereby confirms and supports the application for the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the 3rd Street Lofts at 301 Paris Avenue, Lubbock, Texas by 3rd Street Lofts Housing Partners, L.P.; and

THAT the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver not to exceed five hundred dollars (\$500) to be applied to an application for a permit by 3rd Street Lofts Housing Partners, L.P. if it is awarded the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the 3rd Street Lofts; and

THAT the Mayor of the City of Lubbock is hereby authorized and directed to certify for and on behalf of the City of Lubbock, this resolution to the Texas Department of Housing and Community Affairs.

Passed by the City Council on February 22, 2018.



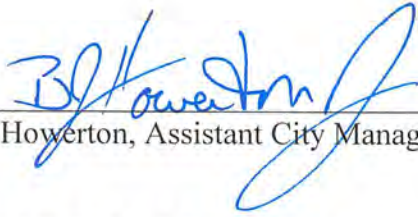
DANIEL M. POPE, MAYOR

ATTEST:



Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Assistant City Manager

APPROVED AS TO FORM:



Justin Pruitt, Assistant City Attorney



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Chief Executive Officer
David Weaver, Jr.

5605 MLK Boulevard
Lubbock, Texas 79404
phone: 806.763.3003
fax: 806.741.0850
spfb@spfb.org
www.spfb.org

February 12, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: 3rd Street Lofts, TDHCA#18037 in Lubbock, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for 3rd Street Lofts, an affordable housing development to be located in Lubbock at 301 Paris Avenue, in Lubbock County.

South Plains Food Bank is a 501(c)(3) nonprofit organization that serves the Lubbock community as a humanitarian resource responsible for securing, growing, processing, and distributing food to charitable organizations and persons in need. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that 3rd Street Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Lubbock and Lubbock County.

Should you have any questions or concerns, please do not hesitate to contact me at 806-763-3003. Thank you for your consideration.

Sincerely,

David Weaver
CEO



***Growing, Educating and Supporting
agricultural-based Communities.***

February 21, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
RE: 3rd Street Lofts, TDHCA#18037 in Lubbock, Texas

Dear Ms. Holloway,

Please accept this letter in support of the 3rd Street Lofts. I am writing this letter to voice my support for 3rd Street Lofts, an affordable housing development to be located in Lubbock at 301 Paris Avenue, in Lubbock County.

Guadalupe Economic Services Corporation (GESC) is a 501(c)(3) nonprofit organization dedicated to serving communities by increasing access to safe and affordable housing, health and educational. We serve the Lubbock community with a root cause focused on growing, educating and supporting agricultural based communities by increasing access to safe and affordable housing, health and education with partners whose mission align with our commitment and passion to serve. GESC believes that healthy neighborhoods are the foundation of a strong community. ***We are proponents of local control and empowering the neighborhood to have a voice in the decisions that mold the future of their community.***

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that 3rd Street Lofts will serve our clients well and will promote a high quality of life for the underserved citizens of Lubbock and Lubbock County.

Should you have any questions or concerns, please do not hesitate to contact me at 806-744-4416. Thank you for your consideration.

Sincerely,

Diana Lopez
Executive Director



Catholic Charities
Diocese of Lubbock

Providing Help, Creating Hope, Serving all People

102 Ave. J
Lubbock, Texas 79401

February 26, 2018

Bishop of Lubbock
Robert M. Coerver

Executive Director
Cynthia Quintanilla

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

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RE: 3rd Street Lofts, TDHCA#18037 in Lubbock, Texas

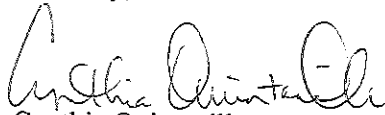
Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter in support of an affordable housing development, to be located at 301 Paris Avenue, in Lubbock County.

Catholic Charities of Lubbock is a 501(c)(3) nonprofit organization that serves Lubbock community by providing compassionate, competent and professional social services that respond to those in crisis and offers resources and support to individuals and families in our West Texas communities. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that additional affordable housing will serve our clients well and will promote a high quality of life for the underserved citizens of Lubbock and Lubbock County.

Should you have any questions or concerns, please do not hesitate to contact me at (806) 765-8475 or at cynthiaq@cclubbock.org. Thank you for your consideration.

Sincerely,


Cynthia Quintanilla
Executive Director

Office: (806) 765-8475

Fax: (806) 765-8630

Immigration:

(806) 741-0409

Resale Center:

(806) 763-8315

www.cclubbock.org



Catholic
Charities
USA®

Working to Reduce Poverty in America.



Catholic Charities of Lubbock



@CCLBK



Lubbock Area United Way
Community Partner

Guadalupe Neighborhood Association
119 N. Ave L
Lubbock, TX 79401

February 27, 2018

Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Guadalupe Neighborhood Support for 3rd Street Lofts 18038 Lubbock, Texas

Dear Mr. Irvine:

The Guadalupe Neighborhood of Lubbock Texas is pleased to lend its support to the proposed 3rd Street Lofts which is in our neighborhood boundaries that are easily found on the City of Lubbock's website, see attached map. We appreciate the formal notification of the project. We support this project because it will fill a need for affordable housing for families in Lubbock. Additionally, there is a space buffer between this multifamily project and our historic single-family neighborhood that makes for a compatible land use.

The City Council also provided unanimous support for the development on February 22, 2018. Thank you for considering the input our local community. Please feel free to contact me at 806-445-5138 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Lala Chavez". The signature is written in a cursive, flowing style.

Lala Chavez

Guadalupe Neighborhood Association President

Community Input Scoring Items

TDHCA#: 18039

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Await

Contact Name

Support
 Opposition

B. Connections Individual and Family Services

Name of Community Organization

Kellie Stallings

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. 2018-02-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREGORY, TEXAS, EXPRESSING (A) SUPPORT FOR THE APPLICATION OF SAN PATRICIO HOUSING COMMISSION, LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS (TEX GOV'T CODE §2306.6703(a)(4)) AND FOR THE REHABILITATION OF ORCHID CIRCLE HOMES AND LAS PALMAS HOMES, TWO EXISTING APARTMENT COMMUNITIES AGGREGATING 58-UNITS, WHICH ARE LOCATED IN GREGORY, TEXAS; AND (B) RECOGNITION OF A COMMITMENT OF FUNDING ASSISTANCE BY THE CITY OF GREGORY TO THE PROJECT; AND (C) RECOGNITION THAT THE PROJECT CONTRIBUTES MORE THAN ANY OTHER TO THE CITY'S CONCERTED REVITALIZATION EFFORTS; AND (D) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, San Patricio Housing Commission, LP (“Applicant”) has brought to the City of Gregory a proposal to re-develop two (2) existing affordable rental housing communities in Gregory, Texas, named Orchid Circle Homes and Las Palmas Homes, which apartment communities are located on two (2) scattered sites in Gregory, San Patricio County, Texas, and aggregate 58-units. The sites are described as (i) Orchid Circle Homes located at 103 Granajo Street, Gregory, Texas 78359, and (ii) Las Palmas Homes located in the block bounded by Polk, Doddridge Street, Colima and Beech, Gregory, Texas 78359, both housing communities being as more particularly described on **Exhibit A** made a part hereof for all purposes (collectively, the “Gregory Apartment Communities”).

WHEREAS, the Applicant intends to file an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of 2018 Competitive 9% Housing Tax Credits (HTC) for the rehabilitation of the Gregory Apartment Communities.

WHEREAS, the Applicant has requested from the City Council of the City of Gregory support for its application to the TDHCA, and for the rehabilitation of the Gregory Apartment Communities, the commitment of required funding assistance for its application and identification as the development contributing most to the City’s concerted revitalization efforts;
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREGORY, TEXAS, that:

1. The City of Gregory, acting through its governing body, hereby confirms that it supports the rehabilitation of the Gregory Apartment Communities for affordable rental housing at the locations described on **Exhibit A** hereto, and pursuant to Tex. Gov’t Code §2306.6703(a)(4), additionally supports and approves the development, the Applicant’s application to the TDHCA, and authorizes an allocation of HTCs.

2. The City of Gregory, acting through its governing body, hereby approves a commitment to the Gregory Apartment Communities of permanent funding assistance in an amount of \$250 or more which, in the City's discretion, may be in the form of a grant, reduced fees, or gap funding.

3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Gregory set forth in this Resolution shall be contingent on: (i) the Applicant securing HTC's from TDHCA in the amount sufficient to rehabilitate the Gregory Apartment Communities, and (ii) development approvals by the City of Gregory in connection with the rehabilitation of the Gregory Apartment Communities.

4. The City of Gregory is not a related party to the Applicant, and any funding assistance committed by the City of Gregory toward the rehabilitation of the Gregory Apartment Communities pursuant to this resolution will not have been provided to the City of Gregory by the Applicant or any related party to the Applicant.

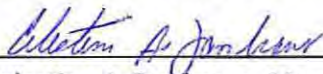
5. The City of Gregory hereby identifies the Gregory Apartment Communities as being the development that contributes more than any other to the concerted revitalization efforts of the City.

6. This formal action has been taken to put on record the opinion expressed by the City of Gregory as of the date of this resolution.

7. The Mayor and the City Secretary of the City of Gregory, each acting without the necessity of joinder of the other, are authorized, empowered and directed to certify these resolutions to the TDHCA upon request.

DULY RESOLVED by the City Council of the City of Gregory, Texas on this 26 day of Feb, 2018.

CITY OF GREGORY, TEXAS



Celestino A. Zambrano, Mayor

ATTEST:



Norma S. Garcia, City Secretary



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

J.M. LOZANO

District 43

HIGHER EDUCATION, CHAIR • ENVIRONMENTAL REGULATION

29 January 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Sharon Gamble,
Multifamily Finance Administrator

Re: TDHCA Application No. 18039; Orchid Circle Homes & Las Palmas Homes, Gregory, TX

Dear Ms. Gamble,

I am writing to acknowledge my support for the rehabilitation of Orchid Circle Homes and Las Palmas Homes, two existing rental housing communities in Gregory, Texas by San Patricio Housing Commission, LP (Applicant). These apartment communities consist of a total of 58-units and are located on scattered sites in the City of Gregory, San Patricio County, Texas 78359 (the Project). I 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 rehabilitation of the Project.

The Project is located in my District 43. After reviewing the Project and discussing it with the Gregory Housing Authority, I am convinced that the rehabilitation of the Project will play an important role in addressing the continuing need and support for affordable housing in District 43.

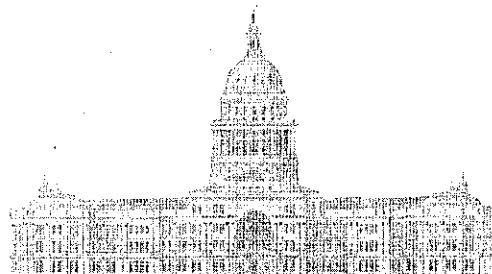
Therefore, I offer my unequivocal support for the Project and its application and respectfully request the Texas Department of Housing and Community Affairs approve the application for funding of housing tax credits to this Project.

If you have any further questions or need to discuss this matter, please feel free to contact my office.

Best personal regards,

A handwritten signature in black ink, appearing to be "JML", written in a cursive style.

Representative J. M. Lozano,



January 30, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance

Re: TDHCA No. 18039 – Orchid Circle & Las Palmas

Dear Ms. Gamble:

Please let this letter serve to acknowledge that Community Action Corporation of South Texas is aware of and supports the rehabilitation of Orchid Circle Homes and Las Palmas Homes, 2 existing rental housing communities in Gregory, Texas by San Patricio Housing Commission, LP (Applicant). These apartment communities consist of 58-units in the aggregate and are located on the following 2 scattered sites: (i) Orchid Circle Homes located at 103 Granajo Street, and (ii) Las Palmas Homes located in the block bounded by Polk Street, Doddridge Street, Colima and Beech (collectively, the Project). 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 rehabilitate the Project.

Community Action Corporation of South Texas serves the community needs of south Texas including a facility located in Gregory. We have tax exempt status and are not a government entity. The Head Start Program serves families and their children ages 3-5. The program has a very comprehensive curriculum, the Opening Windows for Learning (OWL) curriculum. The staff prepares children for kindergarten, with the priority on education, reading, phonemic awareness, numeracy awareness, language, literacy and physical development.

We support the effort by the Applicant to provide quality affordable housing in Gregory, Texas.

If you have any questions or need additional information, please contact me at your convenience.

Sincerely,



Ann E. Awalt
Executive Director

February 2, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Sharon Gamble, Tax Credit Administrator, Multifamily Finance
Re: TDHCA No. 18039 – Orchid Circle & Las Palmas

Dear Ms. Gamble:

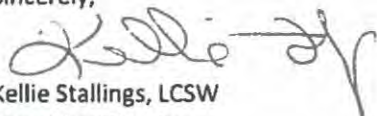
Please let this letter serve to acknowledge that Connections Individual and Family Services, Inc. is aware of and supports the rehabilitation of Orchid Circle Homes and Las Palmas Homes, 2 existing rental housing communities in Gregory, Texas by San Patricio Housing Commission, LP (Applicant). These apartment communities consist of 58-units in the aggregate and are located on the following 2 scattered sites: (i) Orchid Circle Homes located at 103 Granajo Street, and (ii) Las Palmas Homes located in the block bounded by Polk Street, Doddridge Street, Colima and Beech (collectively, the Project). 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 rehabilitate the Project.

Connections Individual and Family Services, Inc. has been a tax exempt social services organization since 1981 with the purpose of providing youth, families, and communities opportunities for a brighter future. Our agency tag line is "Empowering Youth. Connecting Families. Building Futures." We have served the community of San Patricio County, including Gregory, since 1997 and have partnered with the Applicant many years in order to maximize the available resources in the community. Connections has provided much needed crisis intervention, counseling, and substance abuse prevention for youth and families living in subsidized housing as well as in the community as a whole. Therefore, Connections is aware of the need for affordable housing and looks forward to this opportunity to enhance collaboration and build capacity within the community of Gregory. As part of our agency's partnership in these efforts, we commit to the following:

- Attend community partner meetings as scheduled throughout the duration of the project.
- Coordinate with the Applicant to identify current services gaps, develop service linkages within the community, and share best practices for the benefit of project participants.
- Provide substance abuse prevention education, and after-school/summer activities to benefit youth and families in the project.
- Provide emergency shelter for at-risk youth who are homeless, have run away, or are experiencing severe conflict with their family as needed.

Please see attached information on our purpose and tax exempt status. We support the effort the Applicant's efforts to provide quality affordable housing in Gregory, Texas. If you desire any additional information, please feel free to contact us.

Sincerely,


Kellie Stallings, LCSW
Executive Director

Community Input Scoring Items

TDHCA#: 18040

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. South Plains Food Bank

Name of Community Organization

David Weaver

Contact Name

Support

Opposition

B. Communities in Schools

Name of Community Organization

Kenna West

Contact Name

Support

Opposition

C. Family Services Association of Lubbock dba Family Counseling Services

Name of Community Organization

Bryan Moffitt

Contact Name

Support

Opposition

D. Catholic Charities Diocese of Lubbock

Name of Community Organization

Cynthia Quintanilla

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Resolution #121117B

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR FARMHOUSE ROW AND COMMITMENT OF DEVELOPMENT FUNDING

WHEREAS, Slaton Housing Partners, LP has proposed a development for affordable rental housing at 15003 FM 400 named Farmhouse Row in the City; and

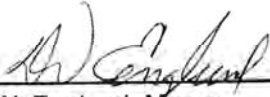
WHEREAS, Slaton Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Farmhouse Row.

It is hereby RESOLVED, that the City, acting through its governing body, hereby confirms that it supports the proposed Farmhouse Row located at 15003 FM 400 and that this formal action has been taken to put on record the opinion expressed by the City on December 11, 2017, and the City confirms that it will commit fee waivers in an amount of \$250 to Slaton Housing Partners, LP conditioned upon receipt of Housing Tax Credits.

FURTHER RESOLVED that for and on behalf of the Governing Body, D. W. Englund, Mayor of the City of Slaton are 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 December 2017.

City of Slaton



D. W. Englund, Mayor

ATTEST:



Toni Chrestman, City Secretary



RESOLUTION

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR FARMHOUSE ROW

WHEREAS, Slaton Housing Partners, LP has proposed a development for affordable rental housing at approximately 15003 FM 400 named Farmhouse Row in the City of Slaton Extraterritorial Jurisdiction (ETJ) and in Lubbock County; and

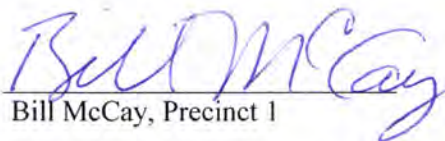
WHEREAS, Slaton Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Farmhouse Row; and

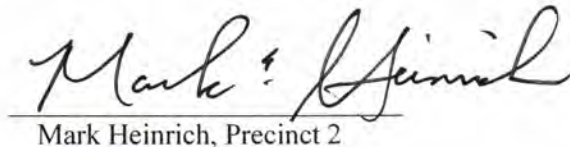
WHEREAS, there is a need for affordable rental housing in the community; and

It is hereby RESOLVED, that Lubbock County, acting through its governing body, hereby confirms that it supports the proposed Farmhouse Row located approximately 15003 FM 400 (TDHCA identification number 18040) and that this formal action has been taken to put on record the opinion expressed by the Lubbock County Commissioners Court on January 22nd, 2018.

FURTHER RESOLVED that for and on behalf of the Governing Body of Lubbock County, the Commissioners' Court of Lubbock County are hereby authorized, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Adopted this 22nd day of January 2018.


Bill McCay, Precinct 1


Mark Heinrich, Precinct 2


Gilbert A. Flores, Precinct 3


Patti Jones, Precinct 4

absent
Tom Head, County Judge



P.O. Box 2910
Austin, Texas 78768-2910

STATE OF TEXAS
HOUSE OF REPRESENTATIVES
DUSTIN BURROWS
District 83

512-463-0542
Fax: 512-463-0671

January 18, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: 18040 Farmhouse Row
Approx. 15003 FM 400 Slaton, Texas

Dear Mr. Irvine,

I received the Public Notification for Farmhouse Row, located at the above address in Slaton and in Texas State House District 83, 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 "Dustin Burrows".

Dustin Burrows
State Representative District 83
Texas House of Representatives





BOARD OF DIRECTORS

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Jim Graves
Chase Head
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Dr. Heenan Johnson, II
Bentan Kastman
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Nervai Pollard
Abie Rappy
John Richardson
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Maria Strong
Genia Tillinghast
Russ Wallace
Tom Winzeler
Skipper Wood
Emie Young

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Lucy Brown
Emeritus Member
Rose Wilson
Emeritus Member
Tom Hurley
Emeritus (Board President, 1991-1997)

Chief Executive Officer
David Weaver, Jr.

5605 MLK Boulevard
Lubbock, Texas 79404
phone: 806.763.3003
fax: 806.741.0850
spfb@spfb.org
www.spfb.org

February 12, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Farmhouse Row, TDHCA#18040 in Slaton, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Farmhouse Row, an affordable housing development to be located in Slaton at 15003 FM 400, in Lubbock County.

South Plains Food Bank is a 501(c)(3) nonprofit organization that serves the Slaton community as a humanitarian resource responsible for securing, growing, processing, and distributing food to charitable organizations and persons in need. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Farmhouse Row will serve our clients well and will promote a high quality of life for the underserved citizens of Slaton and Lubbock County.

Should you have any questions or concerns, please do not hesitate to contact me at 806-763-3003. Thank you for your consideration.

Sincerely,

David Weaver
CEO



Communities
In Schools

The South Plains

1946 Avenue Q, 3rd Floor • Lubbock • Phone (806) 368-8090 • Fax (806) 368-8093 • www.cissouthplains.org

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HB Construction
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Lubbock-Cooper ISD
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Angela Walker -
Wells Fargo
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Human Services
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Andrea Juarez -
Region 17 ESC

Michael Postar -
Affordable Storage

Advisory Board

Chris Griffith -
Wells Fargo Bank

Abel Reyna -
McCleskey, Harriger,
Brazill, & Graf, LLP

Jereme Ragsdale -
Sign Design

Communities In Schools of the South Plains, Inc.
1946 Avenue Q, 3rd Floor
Lubbock, TX 79411

January 11, 2018

Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701-2410

RE: Farmhouse Row, TDHCA#18040, Slaton, Texas

To Whom It May Concern,

We are contacting you regarding an affordable housing development project planned to be located at approximately 15003 FM 400 in Slaton, Texas in Lubbock County. As a non-profit 501(c)3 organization on the South Plains we are excited to hear of said project that would greatly impact our community in such a tremendous way. Communities In Schools supports this project because we feel it will provide housing to those in need across the community.

Our Mission is to surround students with a community of support, empowering them to stay in school, and achieve in life. A large part of making this happen involves providing community resources to at-risk students with low income parents. We provide services to many homeless students because there is not enough affordable housing within our community as is to support the demand.

In Closing, Communities In Schools of the South Plains is extremely supportive of this project and hope it will provide affordable housing to give those in need a place to live for many years to come. We also would like to thank you for providing this opportunity to Slaton, Texas and the entire south plains community.

Sincerely,

Kenna West
Chief Executive Officer
806-368-8090
kenna.west@cissouthplains.org

Our mission is to surround students with a community of support to empower them to stay in school and achieve in life!



A Lubbock Area United Way Community Partner Agency



Family Counseling Services

individuals • couples • families • groups

Our mission is to listen!

February 28, 2018

Mami Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Farmhouse Row, TDHCA#18040 in Slaton, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Farmhouse Row, an affordable housing development to be located in Slaton at 15003 FM 400, in Lubbock County.

Family Counseling Services is a 501(c)(3) nonprofit organization that serves the Slaton community by providing high quality counseling and educational services to Lubbock and the surrounding areas. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Farmhouse Row will serve our clients well and will promote a high quality of life for the underserved citizens of Slaton and Lubbock County.

Should you have any questions or concerns, please do not hesitate to contact me at (806) 747-3488. Thank you for your consideration.

Sincerely,

Bryan Moffitt, PhD, JD
Executive Director
Family Counseling Services
5701 Avenue P
Lubbock, Texas 79412





Catholic Charities
Diocese of Lubbock

Providing Help, Creating Hope, Serving all People

102 Ave. J
Lubbock, Texas 79401

February 28, 2018

Bishop of Lubbock
Robert M. Coerver

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Executive Director
Cynthia Quintanilla

Board of Directors

RE: Farmhouse Row, TDHCA#18040 in Slaton, Texas

President
John Hart

Dear Ms. Holloway,

Vice President
Joyce Badger

Please accept this letter in support of the aforementioned project. I am writing this letter in support of an affordable housing development to be located in Slaton at 15003 FM 400, in Lubbock County.

Treasurer
Kirk Rodriguez

Catholic Charities of Lubbock is a 501(c)(3) nonprofit organization that serves the Slaton community by providing compassionate, competent and professional social services that respond to those in crisis and offers resources and support to individuals and families in our West Texas communities. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that affordable housing will serve our clients well and will promote a high quality of life for the underserved citizens of Slaton, TX and Lubbock County.

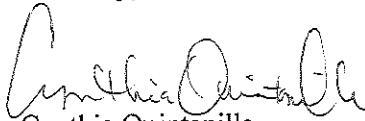
Secretary
Anita Rangel

Virginia Alamanza
Amy Craig
Pat Conover
Aurora Hernandez

Should you have any questions or concerns, please do not hesitate to contact me at (806) 765-8475 or at cynthiaq@cclubbock.org. Thank you for your consideration.

Ann Howe
Nancy Klemme
Joe MacLean
Micah Marble
Margie Olivarez
Steven Wever
Rev. Brian Wood

Sincerely,


Cynthia Quintanilla
Executive Director

Office: (806) 765-8475
Fax: (806) 765-8630
Immigration:
(806) 741-0409
Resale Center:
(806) 763-8315

www.cclubbock.org



Community Input Scoring Items

TDHCA#: 18043

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. East Fort Bend Human Needs Ministry

Name of Community Organization

Vickie Coates

Contact Name

Support
 Opposition

C. Goodwill

Name of Community Organization

Alma Ybarra

Contact Name

Support
 Opposition

D. Fort Bend Seniors

Name of Community Organization

Manuela Arroyos

Contact Name

Support
 Opposition

E. The Promise Church

Name of Community Organization

Pastor Maceo Smedley

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION OF
FORT BEND COUNTY COMMISSIONERS COURT SUPPORTING THE
DEVELOPMENT OF THE MIRAMONTE, THE MIRAMONTE SINGLE
LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Sngle Living in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte , a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Sngle Living, a single family proposed development;

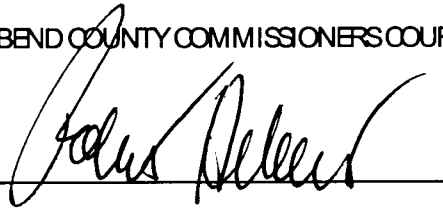
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

NOW, THEREFORE, BE IT RESOLVED, that the Fort Bend County, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Sngle Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; and that this formal action has been taken to put on record the opinion expressed by the Fort Bend County on January 23rd, 2018; and

BE IT FURTHER RESOLVED that for and on behalf of the Commissioners Court of Fort Bend County, Judge Robert E. Hebert is 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 23rd day of January 2018.

FORT BEND COUNTY COMMISSIONERS COURT

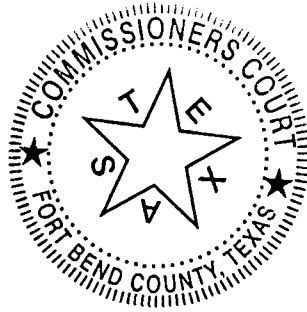


Robert E. Hebert, County Judge
Mayor

ATTEST:



Laura Richard, County Clerk



RESOLUTION NO. 10-18

A RESOLUTION OF THE CITY OF STAFFORD, TEXAS SUPPORTING THE DEVELOPMENT OF THE MIRAMONTE; THE MIRAMONTE SINGLE LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Single Living in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte, a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Single Living, a single family proposed development;

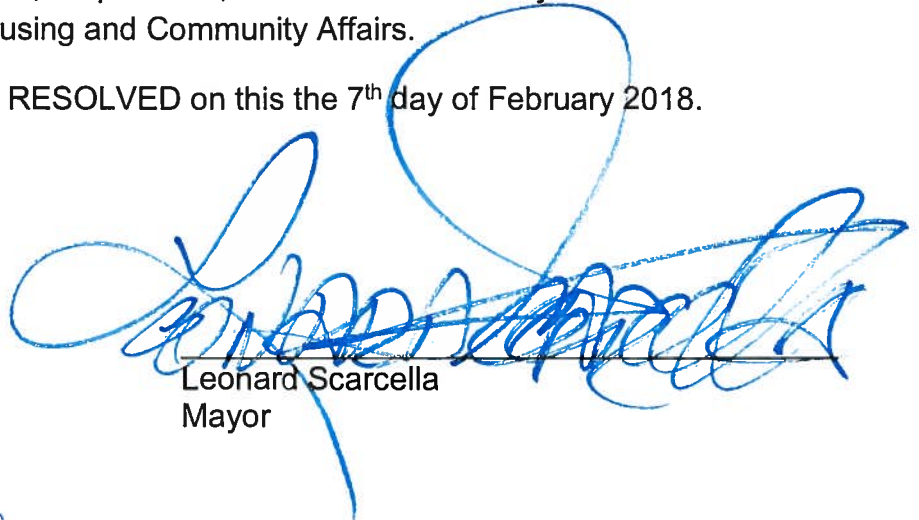
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAFFORD, TEXAS:

Section 1. The City of Stafford, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Single Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; all located on Moore Road in the extraterritorial jurisdiction of the City, and that this formal action has been taken to put on record the opinion expressed by the City of Stafford on February 7, 2018; and

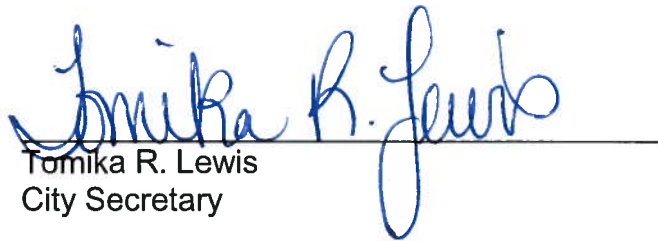
Section 2. That for and on behalf of the City of Stafford City Council, Mayor Leonard Scarcella is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 7th day of February 2018.



Leonard Scarcella
Mayor

ATTEST:



Tomika R. Lewis
City Secretary

Texas House of Representatives



RON REYNOLDS
STATE REPRESENTATIVE

January 23, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine,

I am writing in support of OGC Huntington Miramonte Apartments, LP's application for funding under the Housing Tax Credit Program for the Huntington at Miramonte, TDHCA Application #18043.

This transformative project is proposed on Moore Road in the Fifth Street CDP which is an area in my district that will benefit from high quality affordable housing this application will deliver.

Providing quality affordable housing that will assist the elderly in my district is a priority for me, and I believe the Miramonte development represents a responsible approach that deserves favorable consideration. The Miramonte Village master plan will create a unique living environment that incorporates innovative architecture and housing options that are simply not available in the area. The need for senior affordable housing continues to be overwhelming in my district and this development will help to meet those demands.

I encourage you to please consider The Huntington at Miramonte 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.TEXAS.GOV

District Office:
2440 Texas Parkway, Suite 102
Missouri City, Texas 77489
(281) 208-3574
Fax (281) 208-3696

FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES



February 10, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. The Fort Bend Chamber of Commerce is a tax exempt 501(c) 3 not-for-profit organization that serves the communities of Fort Bend County in which these developments will be located. The Chamber's primary purpose is to maintain and improve the excellence in the quality of life for Fort Bend County and to provide significant positive change to the community. We are committed to being a catalyst for economic prosperity, tourism and community involvement. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fort Bend and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Keri Schmidt, CCE, IOM
President | CEO

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, Connie Esposito

Executive Director, Vickie Coates
Director of Finance, Britni Buccieri
Food Pantry Coordinator, Mandi Fought
Financial Assistant, Debbie Kinne
Grant Administrator, Lynda Wiles
Volunteer Coordinator, Jordan Keyes
Community Outreach Coordinator,
Stacey Williams
Tri-City Churches Resale Shop Senior
Manager, Mary Miano

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 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. East Fort Bend Human Needs Ministry is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. Our mission is to address the basic human needs of families in temporary financial crisis. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

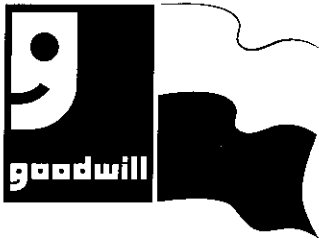
Sincerely,


Vickie Coates
Executive Director

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



**Goodwill Industries
of Houston**

OFFICERS OF THE CORPORATION

Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

Rich Jochetz**
Secretary

Bill J. Kacal***
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

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Sharon Birkman Fink

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Dick Hite

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George Lindahl*

Allene Lucas*

Brad Marks

Jerry Martin

Elexa Orrange

Tony Pilegge

Coleman Rowland

Robert N. Shaw

Barbara Vilutis

Henry D. Wilde, Jr., M.D.*

William Key Wilde*

February 9, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. Goodwill Industries is a tax exempt 501(c) 3 not- for –profit organization that serves all of Fort Bend County in which the these developments will be located. Goodwill provides job training, employment placement services, rehabilitation for people of limited employability as well as other community-based programs for people who have barriers preventing them from otherwise obtaining a job. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in the communities we serve and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Alma Duldulao-Ybarra, MBA
Director of Workforce Development

* Life Member

** Executive Committee Member

*** Advisory Director





Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

February 12, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

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Ray Aguilar

Vice Chairman
Eric Robins

Treasurer
Gregory Schockling

Assistant Treasurer
Jim Coppedge

Secretary
Rick Forlano

Assistant Secretary
Guadalupe Cabello

Board Members
Erle Gooding
Robert Gracia
Joe Gurecky
John C. Kennedy
Courtney Mason
Sandra McNeil

Chief Executive Officer
Manuela H. Arroyos

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County.

Fort Bend Seniors Meals on Wheels is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. With the support of the local communities, we have been able to deliver hot nutritious meals to seniors for the past 44 years, and now serve more than 1,000 seniors each day.

There is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding areas, and we believe these developments will help meet those needs and provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

A handwritten signature in black ink that reads 'Manuela H. Arroyos'. The signature is written in a cursive style.

Manuela H. Arroyos
CEO, Fort Bend Seniors Meals on Wheels



February 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711



Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. The Promise Church is a tax exempt 501(c) 3 not- for –profit organization that serves the community in which the these developments will be located and whose primary purpose is for the betterment of the community. Through our various ministries and outreach programs we seek to enrich the quality of life, to help those in need and to guide the spiritual growth of the families we serve. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and the surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maceo Smedley', written in a cursive style.

Pastor Maceo Smedley



12033 Hwy 6
Fresno, TX 77545



www.promisechurch.org
fb.com/promisechurch



(832) 303-2602
(281) 972-9015

Community Input Scoring Items

TDHCA#: 18047

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. East Fort Bend Human Needs Ministry

Name of Community Organization

Vickie Coates

Contact Name

Support
 Opposition

C. Goodwill

Name of Community Organization

Alma Ybarra

Contact Name

Support
 Opposition

D. Fort Bend Seniors

Name of Community Organization

Manuela Arroyos

Contact Name

Support
 Opposition

E. The Promise Church

Name of Community Organization

Paster Maceo Smedley

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION OF
FORT BEND COUNTY COMMISSIONERS COURT SUPPORTING THE
DEVELOPMENT OF THE MIRAMONTE, THE MIRAMONTE SINGLE
LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Sngle Living in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford, Fort Bend County; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte , a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Sngle Living, a single family proposed development;

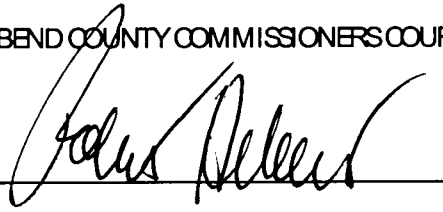
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

NOW, THEREFORE, BE IT RESOLVED, that the Fort Bend County, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Sngle Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; and that this formal action has been taken to put on record the opinion expressed by the Fort Bend County on January 23rd, 2018; and

BE IT FURTHER RESOLVED that for and on behalf of the Commissioners Court of Fort Bend County, Judge Robert E. Hebert is 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 23rd day of January 2018.

FORT BEND COUNTY COMMISSIONERS COURT

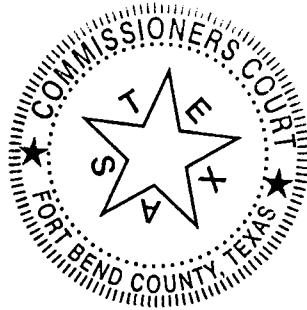


Robert E. Hebert, County Judge
Mayor

ATTEST:



Laura Richard, County Clerk



RESOLUTION NO. 10-18

A RESOLUTION OF THE CITY OF STAFFORD, TEXAS SUPPORTING THE DEVELOPMENT OF THE MIRAMONTE; THE MIRAMONTE SINGLE LIVING AND THE HUNTINGTON AT MIRAMONTE

WHEREAS, Miramonte Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named The Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte SF Partners, Ltd. has proposed a development for affordable rental housing on Moore Road named Miramonte Single Living in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, OGC Huntington Miramonte Apartments, LP. has proposed a development for affordable rental housing on Moore Road named The Huntington at Miramonte in the extraterritorial jurisdiction of the City of Stafford; and

WHEREAS, Miramonte Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte, a multifamily proposed development;

WHEREAS, Miramonte SF Partners, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Miramonte Single Living, a single family proposed development;

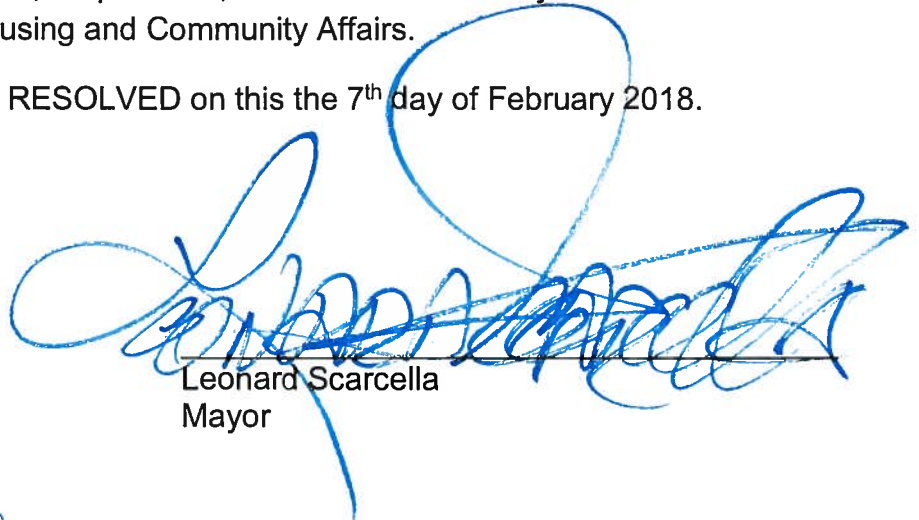
WHEREAS, OGC Huntington Miramonte Apartments, LP. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Huntington at Miramonte , a senior living proposed development;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAFFORD, TEXAS:

Section 1. The City of Stafford, acting through its governing body, hereby confirms that it supports the proposed The Miramonte, TDHCA application number 18033; The Miramonte Single Living, TDHCA application number 18047 and the Huntington at Miramonte, TDHCA application number 18043; all located on Moore Road in the extraterritorial jurisdiction of the City, and that this formal action has been taken to put on record the opinion expressed by the City of Stafford on February 7, 2018; and

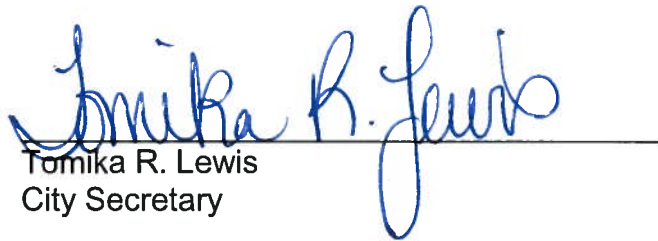
Section 2. That for and on behalf of the City of Stafford City Council, Mayor Leonard Scarcella is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND RESOLVED on this the 7th day of February 2018.



Leonard Scarcella
Mayor

ATTEST:



Tomika R. Lewis
City Secretary

Texas House of Representatives



RON REYNOLDS STATE REPRESENTATIVE

January 23, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18047 – Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine,

I am writing in support of MGroup's application for funding under the Housing Tax Credit Program for the Miramonte Single Living, TDHCA Application #18047.

This transformative project is proposed on Moore Road in the Fifth Street CDP which is an area in my district that will benefit from high quality affordable housing this application will deliver.

Providing quality affordable housing that MGroup is known for that will assist the working families in my district is a priority for me, and I believe the Miramonte development represents a responsible approach that deserves favorable consideration. The Miramonte Village master plan will create a unique living environment that incorporates innovative architecture and housing options that are simply not available in the area.

I encourage you to please consider the Miramonte Single Living 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.TEXAS.GOV

District Office:
2440 Texas Parkway, Suite 102
Missouri City, Texas 77489
(281) 208-3574
Fax (281) 208-3696

FORT  BEND
CHAMBER OF COMMERCE
CONVENTION AND VISITORS SERVICES



February 10, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. The Fort Bend Chamber of Commerce is a tax exempt 501(c) 3 not-for-profit organization that serves the communities of Fort Bend County in which these developments will be located. The Chamber's primary purpose is to maintain and improve the excellence in the quality of life for Fort Bend County and to provide significant positive change to the community. We are committed to being a catalyst for economic prosperity, tourism and community involvement. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fort Bend and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Keri Schmidt, CCE, IOM
President | CEO

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, Connie Esposito*

*Executive Director, Vickie Coates
Director of Finance, Britni Buccieri
Food Pantry Coordinator, Mandi Fought
Financial Assistant, Debbie Kinne
Grant Administrator, Lynda Wiles
Volunteer Coordinator, Jordan Keyes
Community Outreach Coordinator,
Stacey Williams
Tri-City Churches Resale Shop Senior
Manager, Mary Miano*

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 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. East Fort Bend Human Needs Ministry is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. Our mission is to address the basic human needs of families in temporary financial crisis. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

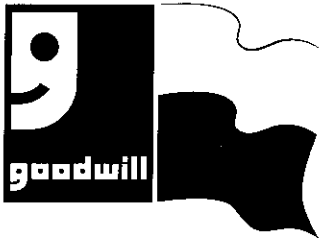
Sincerely,


Vickie Coates
Executive Director

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



**Goodwill Industries
of Houston**

OFFICERS OF THE CORPORATION

Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

Rich Jochetz**
Secretary

Bill J. Kacal***
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

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Jim D'Agostino***

Ann Deaton

Stephanie Donaho

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George Lindahl*

Allene Lucas*

Brad Marks

Jerry Martin

Elexa Orrange

Tony Pilegge

Coleman Rowland

Robert N. Shaw

Barbara Vilutis

Henry D. Wilde, Jr., M.D.*

William Key Wilde*

February 9, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, all located on Moore Road in the Fifth Street Area of Fort Bend County. Goodwill Industries is a tax exempt 501(c) 3 not- for –profit organization that serves all of Fort Bend County in which the these developments will be located. Goodwill provides job training, employment placement services, rehabilitation for people of limited employability as well as other community-based programs for people who have barriers preventing them from otherwise obtaining a job. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in the communities we serve and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

Alma Duldulao-Ybarra, MBA
Director of Workforce Development

* Life Member

** Executive Committee Member

*** Advisory Director





Committed to helping seniors remain independent by enhancing their quality of life through services and resources, since 1974.

February 12, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Chairman
Ray Aguilar

Vice Chairman
Eric Robins

Treasurer
Gregory Schockling

Assistant Treasurer
Jim Coppedge

Secretary
Rick Forlano

Assistant Secretary
Guadalupe Cabello

Board Members
Erle Gooding
Robert Gracia
Joe Gurecky
John C. Kennedy
Courtney Mason
Sandra McNeil

Chief Executive Officer
Manuela H. Arroyos

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County.

Fort Bend Seniors Meals on Wheels is a tax exempt 501(c) 3 not-for-profit organization that serves the community in which these developments will be located and whose primary purpose is to better the community and to enrich the lives of the citizens we serve. With the support of the local communities, we have been able to deliver hot nutritious meals to seniors for the past 44 years, and now serve more than 1,000 seniors each day.

There is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and surrounding areas, and we believe these developments will help meet those needs and provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

A handwritten signature in black ink that reads 'Manuela H. Arroyos'. The signature is written in a cursive style.

Manuela H. Arroyos
CEO, Fort Bend Seniors Meals on Wheels



February 8, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711



Attn: Tax Credit Division

RE: TDHCA #18043 – The Huntington at Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18033 – The Miramonte
Fifth Street CDP; ETJ of Stafford, Texas

TDHCA #18047 – The Miramonte Single Living
Fifth Street CDP; ETJ of Stafford, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the proposed developments, The Huntington at Miramonte, The Miramonte and the Miramonte Single Living, located on Moore Road in the Fifth Street Area of Fort Bend County. The Promise Church is a tax exempt 501(c) 3 not- for –profit organization that serves the community in which the these developments will be located and whose primary purpose is for the betterment of the community. Through our various ministries and outreach programs we seek to enrich the quality of life, to help those in need and to guide the spiritual growth of the families we serve. We believe that there is a tremendous need for housing that is affordable to the citizens of modest means living in Fifth Street and the surrounding area and these developments will help meet those needs and will provide safe, decent and quality affordable housing that is currently not available.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maceo Smedley', written in a cursive style.

Pastor Maceo Smedley



12033 Hwy 6
Fresno, TX 77545



www.promisechurch.org
fb.com/promisechurch



(832) 303-2602
(281) 972-9015

Community Input Scoring Items

TDHCA#: 18052

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Classical Music Institute

Name of Community Organization

Paul Mantalvo

Contact Name

Support
 Opposition

C. SMART

Name of Community Organization

Yvette Benavides

Contact Name

Support
 Opposition

D. Cesar E. Chavez Legacy and Educational Foundation

Name of Community Organization

Ernest J. Martinez

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION **2018-02-08-0011R**

**IN SUPPORT OF NACOGDOCHES LOFTS MULTI-FAMILY PROJECT
APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX
CREDITS.**

* * * * *

WHEREAS, NRP Lone Star Development LLC, through an affiliate Nacogdoches Lofts Ltd., has proposed a development for affordable rental housing at Nacogdoches Road North of Spring Farm Street, to be known as Nacogdoches Lofts, in the City of San Antonio, Council District 10; and

WHEREAS, NRP Lone Star Development LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Nacogdoches Lofts; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports NRP Lone Star Development LLC's 9% tax credit application for Nacogdoches Lofts, located at Nacogdoches Road North of Spring Farm Street, San Antonio, Texas 78247, TDHCA #18052, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

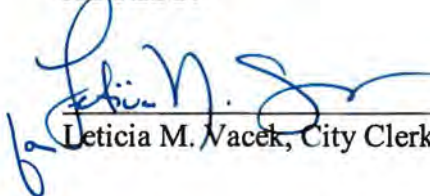
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Nacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	20P (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19A, 19B, 20A, 20B, 20C, 20E, 20H, 20I, 20L, 20M, 20P)						
Date:	02/08/2018						
Time:	09:51:22 AM						
Vote Type:	Motion to Approve						
Description:	Nacogdoches Lofts, located at Nacogdoches and Spring Farm roads in Council District 10						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				



TEXAS HOUSE *of* REPRESENTATIVES

TOMAS URESTI

DISTRICT 118

February 9, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Nacogdoches Lofts
TDHCA #18052

Dear Mr. Irvine:

I want to express my support of the proposed Nacogdoches Lofts Senior Community development. I am always pleased to learn of new investments in my district that will continue to contribute to the vitality of the area. In particular, the building of quality, affordable housing for senior constituents.

The NRP Group has applied to your department for Housing Tax Credits to assist in developing approximately 110 units to be located at Nacogdoches Road North of Spring Farm Street, San Antonio, Bexar County, Texas 78247.

I believe that this housing will 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,

A handwritten signature in black ink, appearing to read "Tomas Uresti".

Representative Tomas Uresti
Texas House of Representatives District 118

TOMAS.URESTI@HOUSE.TEXAS.GOV

CAPITOL OFFICE: E2.712 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • PHONE (512) 463-0714 • FAX (512) 463-1458



February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Nacogdoches Lofts
TDHCA # 18052

Dear Mr. Irvine:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed 110 unit SENIOR development - Nacogdoches Lofts - to be located Nacogdoches Rd N of Spring Farm St, San Antonio, Bexar County, Texas 78247. 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 senior citizens 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 2018 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





Melanie Matcek
Executive Director

Paul M. Montalvo
Artistic Director

Board of Directors

Roberto Espinosa
Chairman

Col. JD English
Vice Chairman/Treasurer

Sarah Szuminski
Vice Chairman/Marketing

Juan Carlos Almanza

Diane Bennack

Laura Ehrenberg-Chesler

Stephanie Dick

Manuel Fierro

Donna guerra

David Heller, D.M.A.

Tuesdae Knight

Anthony Medrano

Paul M. Montalvo

Mario Ochoa

Silvia Santinelli, D.M.A.

Melissa Unsell-smith

Patricia Pliego Stout

Kimberly Terry, M.D.

JR Trevino

Guillermo Vela

Founders

Robert C. Ehlers

Silvia Santinelli, D.M.A.

Paul M. Montalvo

February 7, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Nacogdoches Lofts
TDHCA #18052

Dear Mr. Irvine,

We would like to express our support for the proposed Nacogdoches Lofts development, located at approximately Nacogdoches Road North of Spring Farm Street, San Antonio, Bexar County, Texas. Our organization includes membership from throughout the City of San Antonio and Bexar County and is devoted to cultivating the realm of classical music for new and versed music lovers through education and performances.

The Classical Music Institute (CMI) is a 501(c)(3) non-profit and we are supportive of the proposed housing development because it will provide quality housing for senior citizens in San Antonio.

Part of CMI's mission is to offer free classical music education to at least 90% of our participants. Through generous donations and community support, we are given the opportunity to serve Bexar County's youth through continued classical music programing, as well as educational opportunities and outreach.

We encourage you to support this application for tax credits in the 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Montalvo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Paul Montalvo
Artistic Director



Board of Directors

February 7, 2018

Samantha Demory

Greg Murray

Amanda Poplawsky

Chris Weber

Carlos Zapata

Mr. Tim Irvine
Executive Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Nacogdoches Lofts
TDHCA #18052

Directors

Andy Benavides
Executive Director

Yvette Benavides
Director

Tax Exempt No.
26-1206439

Dear Mr. Irvine,

We would like to express our support for the proposed Nacogdoches Lofts development, located in San Antonio at Nacogdoches Road North of Spring Farm Street, in Bexar County, Texas. S.M.A.R.T., our 501(c)(3) nonprofit works throughout the City of San Antonio and Bexar County building community through arts education, community outreach, exhibitions and residency programming.

Our work throughout the community contributes to the overall betterment, development and improvement of the lives of young people and their families. We provide residents with the opportunity to experience the arts and culture as well as educational programs. 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 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Yvette Benavides
Director



February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Nacogdoches Lofts
TDHCA #18052

Dear Mr. Irvine,

The Cesar E. Chavez Legacy and Educational Foundation is a 501(c) (3) nonprofit organization that serves the San Antonio community. Our mission includes community outreach, providing scholarships, and educating people, particularly our youth, about the values 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 would like to express our support for the proposed Nacogdoches Lofts Senior development, located at approximately Nacogdoches Road North of Spring Farm Street in San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and the Bexar County region. We encourage quality affordable housing made accessible to seniors like the ones we aim to serve through our efforts.

We encourage you to support this application for tax credits in the 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ernest J. Martinez
Chair – Board of Directors

18053

**ALAZAN LOFTS HAS
BEEN TERMINATED**

Thomas Wetzler
1311 Schley Ave.
San Antonio, Texas
78210

Housing Tax Credit Program,
Neighborhood Input
P.O.Box 13941 (MC 332-10)
Austin, TX 78711-3941

To whom it may concern:
Dear Sir or Ma'am,

As a resident home owner in Highland Park San Antonio, I wish you to deny funding, tax credit, and/or approval for the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio.

The project was presented to the neighborhood at the last possible moment with little time or notice prior to the City counsel hearing, which seemed to be packed with non residency NRP supporters. The one meeting in the neighborhood presented by NRP Group resulted in overwhelming opposition to the project, especially by homeowners surrounding the property. There was little communication with the Highland Park Neighborhood Association. The project planes as presented and rumored have changed often, leaving all in the neighborhood in the dark as to details. All of the plans have been for two or more stories, as we are led to believe. The number of units proposed has never been clear, always too many for the lot size. Perhaps a tactic to imply cooperation.

I can't help but think this was on purpose; and deceptive in appearance if not intent.

The well of openness and good will was poisoned from the beginning of this project, the water muddied more as we sought answers.

In practicable terms, this project is absolutely not proper for this site:

The area for blocks around the project are overwhelmingly one story single family homes. Anything larger in building stories would obstruct the skyline, diminish privacy, compromise the character of our neighborhood and make this a less attractive place to live for all.

The streets and properties directly West of the site flood during heavy rains; increased run-off would increase the problem.

The existing water and sewer lines are old, and passed capacity now. There are back-flow problems in the sewer line now. I know of no address made to this issue.

The increase in population density will adversely affect our quality of life.

The increase in traffic will compromise our safety.

There seems to be poor accommodation for parking, further compromising traffic issues and safety issues. This neighborhood was built in the 1920s; under-designed for motor vehicles in the numbers we have now.

It is a three long block walk to the bus stop, then a two mile ride to a grocery store and other stores. The site is distant from parks in the area.

We support development and affordable housing in our neighborhood; but smart development. This Piedmont Lofts project is not it.

It is my wish that this letter be read at the appropriate meeting or hearing. Please feel free to contact me if there are questions, or clarity required.

If possible, I would like to hear back as to the results regarding the Piedmont Lofts proposal.

Best Regards,

Sincerely,

Thomas E Wetzler

A handwritten signature in cursive script that reads "Thomas E Wetzler".

211 Astor Street
San Antonio, Texas 78210-5137
April 6, 2018

Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Sir or Ma'am:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, Texas 78210. The construction of a multi-unit apartment complex in the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

We believe the plan was presented to the neighborhood without adequate research. We fear it will have a negative impact on:

- Property values
- Vehicular and pedestrian traffic
- Neighborhood schools (more children without a bigger tax base)
- Aging water, sewage, and electrical utilities
- Nearby streets and sidewalks
- Emergency response
- Privacy and safety for nearby residents

The introduction of high-density housing into the neighborhood will change the character of my neighborhood, which primarily consists of single-family residences.

The complex's location within the neighborhood also presents problems to the its own residents: The development, which does not appear to allow for adequate parking, is inconvenient to public transportation, parks and other places for recreation, and grocery stores.

Please help us stop politicians and developers who really don't know my neighborhood from determining what should be built here.

Sincerely,


Gregory N. Ripps

ATTN: Nicole Fisher
Housing Tax Credit Program, Neighborhood Input
P.O. Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Ms. Fisher:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, TX 78210. The construction of a multi-unit apartment complex near the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

We believe the plan was presented to our neighborhood without adequate research. We fear it will have a negative impact on:

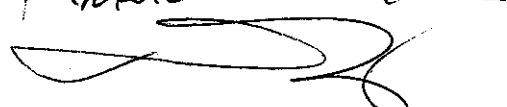
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The complex's location within our neighborhood also presents problems to its own residents: The development, which does not appear to allow for adequate parking, is inconvenient to public transportation, parks and other places for recreation, and grocery stores.

Please help us stop politicians and developers who really don't know our neighborhood from determining what should be built here.

Sincerely,

Francis Gaudin


Housing Tax Credit Program
Neighborhood Input
P. O. Box 13941
(MC 332-10)
Austin, Texas 78711-3941

Dear Ms. Nicole Fisher:


Please join me and my neighbors in OPPOSING NRP Group's plan to build the PIEDMONT LOFTS Project in Highland Park here in San Antonio, Texas. I believe that the development of a multi-unit apartment complex at the site of the Moose Lodge 744, at 826 East Highland Boulevard., San Antonio, Texas 78210 WILL BE UNFAIR BOTH TO CURRENT NEIGHBORHOOD RESIDENTS AND TO THE PEOPLE WHO ARE EXPECTED TO LIVE IN IT.

The speed with which this plan was presented to the neighborhood suggests that inadequate study went into it. The development will impact real estate values and sales, vehicle and foot traffic, and neighborhood schools. THE INJECTION OF 50 PLUS FAMILIES into the neighborhood will change the character of my neighborhood, which primarily consists of single-family residences. IT WILL STRAIN ALREADY AGING WATER AND ELECTRIC UTILITIES, DRAINAGE, NEARBY STREETS AND SIDEWALKS, AND EMERGENCY RESPONSE.

The project's location within the neighborhood also would present problems to the apartment complex's own residents: The place, whose plans appear not to allow for adequate parking, is inconvenient to public transportation, parks and other recreation sites, and grocery stores.

Furthermore, I am concerned that government entities are encouraging high density developments such as this in single-family residential neighborhoods through tax credits and other incentives. I object to bureaucrats and developers who really don't know my neighborhood determining what should be built here.

Sincerely,



Eulalio Acosta

Maria A. Acosta
454 Avant Avenue
San Antonio, Texas 78210
June 8, 2018

Nicole Fisher
TDHCA Board
Housing Tax Credit Program
Neighborhood Input
P. O. Box 13941
(MC 332-10)
Austin, Texas 78711-3941

Dear Ms. Nicole Fisher:


Please join me and my neighbors in OPPOSING NRP Group's plan to build the PIEDMONT LOFTS Project in Highland Park here in San Antonio, Texas. I believe that the development of a multi-unit apartment complex at the site of the Moose Lodge 744, at 826 East Highland Boulevard., San Antonio, Texas 78210 WILL BE UNFAIR BOTH TO CURRENT NEIGHBORHOOD RESIDENTS AND TO THE PEOPLE WHO ARE EXPECTED TO LIVE IN IT.

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The project's location within the neighborhood also would present problems to the apartment complex's own residents: The place, whose plans appear not to allow for adequate parking, is inconvenient to public transportation, parks and other recreation sites, and grocery stores.

Furthermore, I am concerned that government entities are encouraging high density developments such as this in single-family residential neighborhoods through tax credits and other incentives. I object to bureaucrats and developers who really don't know my neighborhood determining what should be built here.

Sincerely,



Maria A. Acosta

Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Sir or Ma'am:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, Texas 78210. The construction of a multi-unit apartment complex in the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

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The complex's location within the neighborhood also presents problems to the its own residents: The development, which does not appear to allow for adequate parking, is inconvenient to public transportation, parks and other places for recreation, and grocery stores.

Please help us stop politicians and developers who really don't know our neighborhood from determining what should be built here.

Sincerely,

Beth E. Carr
915 Hammond Ave.
San Antonio, Tx.
78210

Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Sir or Ma'am:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, Texas 78210. The construction of a multi-unit apartment complex in the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

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Please help us stop politicians and developers who really don't know our neighborhood from determining what should be built here.

Sincerely,

Liz Dominguez

Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Sir or Ma'am:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, Texas 78210. The construction of a multi-unit apartment complex in the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

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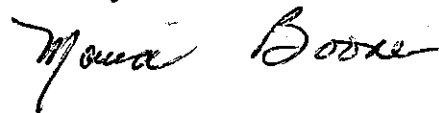
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Please help us stop politicians and developers who really don't know our neighborhood from determining what should be built here.

Sincerely,

A handwritten signature in cursive script that reads "Maria Boone".

Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Dear Sir or Ma'am:

I join my neighbors in opposing NRP Group's plan to build the Piedmont Lofts project at 826 E. Highland Blvd., San Antonio, Texas 78210. The construction of a multi-unit apartment complex in the center of the Highland Park neighborhood will be unfair to both current residents and the people who are expected to live in it.

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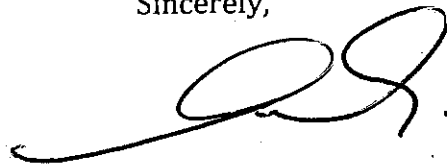
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Please help us stop politicians and developers who really don't know our neighborhood from determining what should be built here.

Sincerely,




Carmen Vega
521 Keyton Ave

6-20-18

Housing Tax Credit Program

I urge you to deny tax credits for the Piedmont Lofts Project proposed by NRP Group at 826 E Highland Blvd. This 50 plus unit is wrong for a single family residence neighborhood. If it were a good idea, a builder could build it without the incentive of tax credits. It does not help our tax base, for schools or any other purpose. The location is wrong for a multi-unit project: it is more than 2 miles from a full-service grocery store, which could not be reached by a single bus trip. The nearest bus stop is about 3 blocks away. This project would stress our aging water, sewer and electric infrastructure. I live in a home built in 1946, which is younger than about half the neighborhood. We care about our neighbors and believe this project would harm our neighborhood.

Paula Massengale
1131 Bailey Ave
San Antonio TX 78210



Community Input Scoring Items

TDHCA#: 18054

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Classical Music Institute

Name of Community Organization

Paul Montalvo

Contact Name

Support
 Opposition

C. SMART

Name of Community Organization

Yvette Benavides

Contact Name

Support
 Opposition

D. Cesar E. Chavez Legacy and Educational Foundation

Name of Community Organization

Ernest J. Martinez

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION **2018-02-08-0004R**

**IN SUPPORT OF PIEDMONT LOFTS MULTI-FAMILY PROJECT
APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX
CREDITS.**

* * * * *

WHEREAS, NRP Lone Star Development LLC, through an affiliate Piedmont Lofts Ltd., has proposed a development for affordable rental housing at 826 E. Highland Blvd., to be known as Piedmont Lofts, in the City of San Antonio, Council District 3; and

WHEREAS, NRP Lone Star Development LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Piedmont Lofts; **NOW, THEREFORE:**


BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports NRP Lone Star Development LLC's 9% tax credit application for Piedmont Lofts, located at 826 E. Highland Blvd., San Antonio, Texas 78210, TDHCA #18054, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.


M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



February 6, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Piedmont Lofts
TDHCA # 18054

Dear Mr. Irvine:

On behalf of the Greater San Antonio Builders Association (GSABA), I would like to express our support for the proposed approximate 56 unit multifamily development - Piedmont Lofts - to be located approximately at 826 E. Highland Blvd, San Antonio, Bexar County, Texas 78210. 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 2018 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





Melanie Matcek
Executive Director

Paul M. Montalvo
Artistic Director

Board of Directors

Roberto Espinosa
Chairman

Col. JD English
Vice Chairman/Treasurer

Sarah Szuminski
Vice Chairman/Marketing

Juan Carlos Almanza

Diane Bennack

Laura Ehrenberg-Chesler

Stephanie Dick

Manuel Fierro

Donna guerra

David Heller, D.M.A.

Tuesdae Knight

Anthony Medrano

Paul M. Montalvo

Mario Ochoa

Silvia Santinelli, D.M.A.

Melissa Unsell-smith

Patricia Pliego Stout

Kimberly Terry, M.D.

JR Trevino

Guillermo Vela

Founders

Robert C. Ehlers

Silvia Santinelli, D.M.A.

Paul M. Montalvo

February 7, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Piedmont Lofts
TDHCA #18054

Dear Mr. Irvine,

We would like to express our support for the proposed Piedmont Lofts development, located at approximately 826 E. Highland Blvd., San Antonio, Bexar County, Texas. Our organization includes membership from throughout the City of San Antonio and Bexar County and is devoted to cultivating the realm of classical music for new and versed music lovers through education and performances.

The Classical Music Institute (CMI) is a 501(c)(3) non-profit and we are supportive of the proposed housing development because it will provide quality housing for citizens in San Antonio.

Part of CMI's mission is to offer free classical music education to at least 90% of our participants. Through generous donations and community support, we are given the opportunity to serve Bexar County's youth through continued classical music programing, as well as educational opportunities and outreach.

We encourage you to support this application for tax credits in the 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Montalvo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Paul Montalvo
Artistic Director



Board of Directors

Samantha Demory
Greg Murray
Amanda Poplawsky
Chris Weber
Carlos Zapata

February 7, 2018

Mr. Tim Irvine
Executive Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Piedmont Lofts
TDHCA #18054

Directors

Andy Benavides
Executive Director

Yvette Benavides
Director

Tax Exempt No.
26-1206439

Dear Mr. Irvine,

We would like to express our support for the proposed Piedmont Lofts development, located in San Antonio at 826 E. Highland Blvd., in Bexar County, Texas. S.M.A.R.T., our 501(c)(3) nonprofit works throughout the City of San Antonio and Bexar County building community through arts education, community outreach, exhibitions and residency programming.

Our work throughout the community contributes to the overall betterment, development and improvement of the lives of young people and their families. We provide residents with the opportunity to experience the arts and culture as well as educational programs. 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 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Yvette Benavides
Director



February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Piedmont Lofts
TDHCA #18054

Dear Mr. Irvine,

The Cesar E. Chavez Legacy and Educational Foundation is a 501(c)(3) nonprofit organization that serves the San Antonio community. Our mission includes community outreach, providing scholarships, and educating people, particularly our youth, about the values 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 would like to express our support for the proposed Piedmont Lofts development, located at approximately 826 E. Highland Blvd., in San Antonio, Texas. Our nonprofit is involved in advocacy, awareness and education throughout San Antonio and the Bexar County region. We applaud quality affordable housing made accessible to families and individuals like the ones we aim to serve through our efforts.

We encourage you to support this application for tax credits in the 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Ernest J. Martinez
Chair – Board of Directors

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

- 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: Piedmont Lofts

Development Street Address: 826 E. Highland Blvd

Development City: San Antonio, TX

Development County: Bexar

TDHCA # (for office use only): 18054

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: HIGHLAND PARK Neighborhood Assoc.

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:

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): This is a neighborhood association that includes homeowners and residents

As of **January 26, 2018 or March 1, 2018**, (as applicable) this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Jose R. Martinez

Title: Vice President

Physical Address: 2703 S. Walters

Mailing Address (if different from above): _____

City: San Antonio, TX ZIP Code: 78210

Phone: (214) 500-8609 Email: jrmartinez1001@gmail.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Nicole Sanchez
 Title: Secretary
 Physical Address: 1727 Hicks Ave
 Mailing Address (if different from above): _____
 City: San Antonio, TX ZIP Code: 78210
 Phone: (210) 376-7736 Email: nicolesanchez1003@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:

* Increased population density compared to the surrounding historic single family homes. It would not fit the fabric of the neighborhood. There has not been adequate planning, nor adequate public input. Would add additional strain on aging infrastructure, with no improvement to existing drainage issues. A sharp increase in traffic would cause issues in the surrounding neighborhood streets and an additional burden to the school due to the tax abatement. No information provided on any impact to prop values, overuse of facilities due to additional unplanned people, trash recycling, privacy concerns across the alley and finally in a bad location for grocery or park access w/o a vehicle. *

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 Highland Park are formed by Interstate Highway 10/US 90 to the north, Interstate 37 on the west, Fair Avenue on the south and Clark Avenue on the East.


QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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

2/26/18

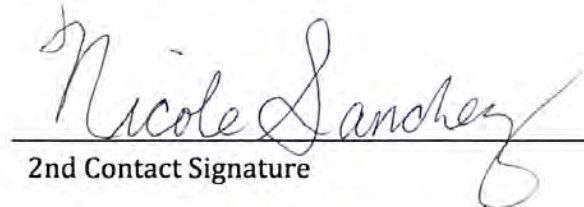
 Date

José R. Martínez Jr

 1st Contact Printed Name

VP - HPNA

 Title



 2nd Contact Signature

Feb 26, 2018

 Date

NICOLE SANCHEZ

 2nd Contact Printed Name

SECRETARY

 Title

Community Input Scoring Items

TDHCA#: 18057

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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 of Hood County

Name of Community Organization

Carol Davidson

Contact Name

Support

Opposition

B. Hood County YMCA

Name of Community Organization

Tony Shuman

Contact Name

Support

Opposition

C. Mission Granbury

Name of Community Organization

Dusti Scovel

Contact Name

Support

Opposition

D. Granbury Chamber of Commerce

Name of Community Organization

Mike Scott

Contact Name

Support

Opposition

E. United Way of Hood County

Name of Community Organization

Becky Mauldin

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 18-04

A RESOLUTION OF THE CITY OF GRANBURY, TEXAS (A) EVIDENCING SUPPORT FOR THE PROPOSED NEW CONSTRUCTION OF THE PROPOSED ELDERLY HOUSING TAX CREDIT DEVELOPMENT, GRANBURY MANOR; AND (B) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Granbury Manor, LP, has advised the City of Granbury that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits within Region #3, Rural Category, in the City of Granbury's ETJ, Hood County, Texas; and,

WHEREAS, Granbury Manor, LP, has proposed a development for a new affordable elderly multi-family housing development at Meander Road, named Granbury Manor in the City of Granbury's ETJ, Hood County, Texas; and,

WHEREAS, there is a TDHCA scoring item that requires a de minimis commitment of development funding by the local political subdivision (City of Granbury) who confirms the City of Granbury will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for the development; and,

WHEREAS, the City Council of the City of Granbury, Texas wishes to evidence its support for the proposed Project in the City of Granbury's ETJ and to facilitate the possible award of Housing Tax Credits to the Project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Granbury, acting through its governing body, hereby confirms its support for the proposed Granbury Manor to be located at Meander Road, Granbury, Texas (TDHCA Application Number 18057); and this formal action has been taken to put on record the opinion expressed by the City of Granbury.

SECTION 1.

This resolution supports and is intended to allow Granbury Manor, LP, to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for the Hill Court Villas located in Granbury, Texas.

SECTION 2.

The governing body of the City of Granbury confirms it will provide streamlined site plan and permit review or other assistance which is valued at least in the amount of \$500 for site plan and permit review for Granbury Manor; and,

SECTION 3.

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 the City Manager, for carrying out these resolutions; and,

SECTION 4.

The City Manager is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and,

SECTION 5.

These resolutions shall be effective as of the date of passage by the City Council.

PASSED AND APPROVED this 6th day of February, 2018.



Nin Hulett, Mayor

ATTEST:



Carla Walker, City Secretary



RESOLUTION

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR GRANBURY MANOR AND COMMITMENT OF DEVELOPMENT FUNDING

WHEREAS, Granbury Manor LP has proposed a development for affordable rental housing at Meander named Granbury Manor in Hood County; and

WHEREAS, Granbury Manor LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Granbury Manor.

It is hereby **RESOLVED**, that Hood County, acting through the Hood County Commissioners' Court, hereby confirms that it supports the proposed Granbury Manor located at Meander/18057 and that this formal action has been taken to put on record the opinion expressed by Hood County on February 13, 2018, and the County confirms that it will commit fee waivers in an amount of \$250 to Granbury Manor LP conditioned upon receipt of Housing Tax Credits.

Be it **FURTHER RESOLVED** that for and on behalf of the Hood County Commissioners' Court of Hood County, the Hood County Commissioners are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Adopted this 13th day of February 2018.

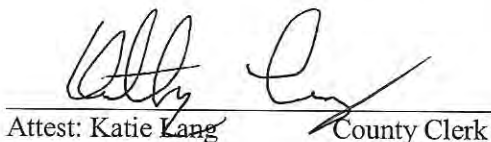

Darrell Cockerham, County Judge


James Deaver Commissioner Precinct 1


Lloyd "Butch" Barton Commissioner Precinct 2


Bruce White Commissioner Precinct 3


Steve Berry Commissioner Precinct 4


Attest: Katie Lang County Clerk





MIKE LANG



STATE REPRESENTATIVE • DISTRICT 60

BROWN • CALLAHAN • COLEMAN • EASTLAND • HOOD • PALO PINTO • SHACKELFORD • STEPHENS

January 29, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: 18057 Granbury Manor
Meander Road, South of North Fork Court, Granbury Texas 76049

Dear Mr. Irvine,

I received the Public Notification for Granbury Manor, located at the above address in Granbury and in Texas State House District 60, which I represent.

With the unanimous support of the Granbury City Council and with no citizen opposition, 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 "Mike Lang".

Mike Lang
State Representative
District 60
Texas House of Representatives
Room E1.410, Capitol Extension



Help build it!

February 6, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: TDHCA No. 18057-Granbury Manor

Dear Mr. Irvine:

I am writing this letter in support of the construction of Granbury Manor, THDCA Application Number 18057, a Senior affordable housing community, located at Meander Road, South of North Fork Court, Granbury, Texas in Hood County.

The Habitat for Humanity of Hood County is a non-profit organization that is active in the community of Granbury with a primary purpose of bettering the community that this development will serve. We believe that there is a need for 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.

Sincerely,

A handwritten signature in blue ink that reads "Carol Davidson".

Carol Davidson

Executive Director

Habitat for Humanity of Hood County



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

February 6, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: TDHCA No. 18057-Granbury Manor

Dear Mr. Irvine:

I am writing this letter in support of the construction of Granbury Manor, THDCA Application Number 18057, a Senior affordable housing community, located at Meander Road, South of North Fork Court, Granbury, Texas in Hood County.

The YMCA of Metropolitan Fort Worth - Hood County YMCA is a non-profit organization that is active in the community of Granbury with a primary purpose of bettering the community this development will serve. We believe there is a need for housing that is affordable for citizens of modest means and this development will help meet that need.

Should you require any additional information, you may contact me at 817-335-9622 ext. 2272 or tshuman@ymcafw.org.

Sincerely,

Tony Shuman
President/CEO



New beginnings for hurting families

February 6, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: TDHCA No. 18057-Granbury Manor

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Granbury Manor, THDCA Application Number 18057, a general affordable housing community, located at Meander Road, South of North Fork Court, Granbury, Texas in Hood County.

MISSION GRANBURY is a non-profit agency with six programs that help victims of domestic violence and individuals and families who have fallen on hard times. Our greatest barrier to helping them become self-sufficient is the lack of affordable housing in our community. This project will make a significant difference in the lives of so many. We know there is a need for housing that is affordable for citizens of modest means and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Dusti Scovel".

Dusti Scovel
Executive Director



February 12, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18057 – Granbury Manor

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Granbury Manor TDHCA Application Number 18057 an elderly limitation affordable housing community, located at approximately Meander Road and South of North Fork Court, Granbury, Texas.

The Granbury Chamber of Commerce, Inc. is a non-profit organization that is active in the community of Granbury with the primary purpose of bettering the community that this development will serve. We believe that there is a need for housing that is affordable for the citizens of modest means and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Scott', with a long horizontal flourish extending to the right.

Mike Scott
President and CEO

3408 E. Highway 377
Granbury, TX 76049
P 817-573-1622
F 817-573-0805
www.granburychamber.com



United Way of Hood County

February 13, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18057 – Granbury Manor

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Granbury Manor TDHCA Application Number 18057 an elderly limitation affordable housing community, located at approximately Meander Road and South of North Fork Court, Granbury, Texas.

THE UNITED WAY OF HOOD COUNTY is a non-profit organization that is active in the community of Granbury with a mission of, “increasing the organized capacity of people to care for one another in Hood County”. The primary purpose of our organization is to assess the needs of the community, plan how to best meet the needs, and to partner (financially and with support) with organizations in line with this mission. Knowing the current situation of limited, substandard, and unaffordable housing options in Hood County, the addition of this development would certainly make positive progress forward. In short, we believe that there is a need for housing that is affordable for citizens of modest means and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Becky Mauldin".

Becky Mauldin
Executive Director

Community Input Scoring Items

TDHCA#: 18058

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Bryan/College Station Chamber of Commerce

Name of Community Organization

Glen Brewer

Contact Name

Support
 Opposition

B. United Way

Name of Community Organization

Alison Prince

Contact Name

Support
 Opposition

C. Elder-Aid

Name of Community Organization

Carol Jones

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. 01-11-18-2j

A RESOLUTION OF THE CITY OF COLLEGE STATION, TEXAS, DECLARING SUPPORT FOR THE HUNTINGTON SITE 1 (APPLICATION NUMBER 18058) TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE YEAR 2018.

WHEREAS, the City of College Station received a request from MGroup Holdings Inc. for support of an affordable senior rental housing development, The Huntington Site 1 at Lakeway Drive, College Station, Texas, and

WHEREAS, MGroup Holdings Inc. intends to submit an application to the Texas Department of Housing and Community Affairs in order to receive a tax credit allocation for the year 2018, and

WHEREAS, the construction of affordable rental housing in accordance with the City of College Station Consolidated Plan which demonstrates a need for this type of development; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS

PART 1: That the City Council hereby declares support of the application for tax credits for The Huntington Site 1.

PART 2: That the development of The Huntington Site 1 fulfills a need for additional affordable rental housing in accordance with the City of College Station Consolidated Plan.

PART 3: That the development will receive funding commitment in the amount of \$500.00 to be made in the form of paid building and/or permit fees.

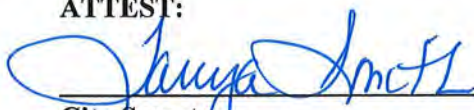
PART 4: It is found and determined that the meeting at which this Resolution was passed was open to the public as required, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PART 5: That for and on behalf of the City of College Station, the mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PART 6: That this Resolution shall take effect immediately from and after its passage.

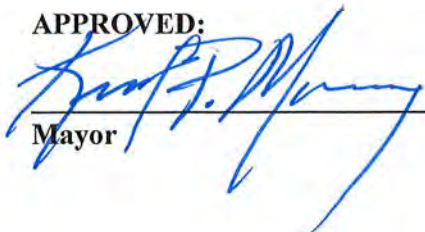
ADOPTED this 11th day of January, AD 2018

ATTEST:



City Secretary

APPROVED:



Mayor

APPROVED:



City Attorney



JOHN RANEY



STATE REPRESENTATIVE • DISTRICT 14

January 29, 2018

Mr. Tim Irvine
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attn: Tax Credit Division

RE: TDHCA #18058 – The Huntington at College Station
Lakeway Dr – SE of Hwy 6 – College Station, Texas

Dear Mr. Irvine,

I am writing in support of OGC CS Huntington Apartments, LP's application for funding under the Housing Tax Credit Program for the Huntington at College Station, TDHCA Application #18058.

This age restricted new development which targets persons age 62 and older is proposed off Lakeway Drive in the College Station Medical District which is an area in my district that will benefit from high quality affordable senior housing this application will deliver.

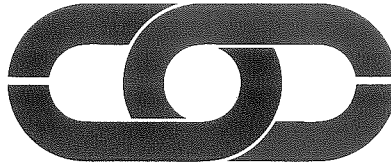
Providing quality affordable housing that will assist the elderly in my district is a priority for me, and I believe the Huntington at College Station development represents a responsible approach that deserves favorable consideration.

I encourage you to please consider The Huntington at College Station's application for funding under the Housing Tax Credit Program.

Sincerely,

A handwritten signature in cursive script that reads "John Raney".

Representative John Raney
State Representative District 14



Chamber of Commerce
Bryan / College Station

February 20, 2018

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #18058 – The Huntington at College Station
College Station, Texas

It is my understanding that OGC CS Huntington Apartments, LP. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable senior housing located on Lakeway Drive in the Medical District in College Station, Texas. Please allow us the opportunity to offer our support for this project.

There is a significant number of elderly persons in the College Station area who are in need of senior housing that is affordable and whose standard and quality of life would be enhanced by a development such as The Huntington at College Station. Therefore, a senior citizens housing facility as proposed by OGC CS Huntington Apartments, LP will help meet the unfilled need for quality affordable rental housing in this area.

The Bryan-College Station 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.

The Bryan-College Station of Commerce serves the communities of College Station and Brazos County.

Sincerely,

Copy: Oldham Goodwin Group
MGroup Holdings, Inc.



Elder-Aid
Serving the Brazos Valley since 1990

January 29, 2018

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #18058 – The Huntington at College Station
College Station, Texas

It is my understanding that OGC CS Huntington Apartments, LP. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable senior housing located on Lakeway Drive in the Medical District in College Station, Texas. Please allow us the opportunity to offer our support for this project.

There are a significant number of elderly persons in the College Station area who are in need of senior housing that is affordable and whose standard and quality of life would be enhanced by a development such as The Huntington at College Station. Therefore, a senior citizens housing facility as proposed by OGC CS Huntington Apartments, LP will help meet the unfilled need for quality affordable rental housing in this area.

Elder-Aid offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington.
Elder-Aid serves the communities of College Station and Brazos County.

Sincerely,

Carol D. Jones
Executive Director
Elder-Aid
979-823-5127

Copy: Oldham Goodwin Group
MGroup Holdings, Inc.



United Way
of the Brazos Valley

February 6, 2018

Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711

Attention: Tax Credit Division

Re: TDHCA #18058 – The Huntington at College Station
College Station, Texas

It is my understanding that OGC CS Huntington Apartments, LP. is requesting an allocation of tax credits from the Texas Department of Housing and Community Affairs to help build quality affordable senior housing located on Lakeway Drive in the Medical District in College Station, Texas. Please allow United Way of the Brazos Valley the opportunity to offer our support for this project.

United Way fights for the health, education and financial stability of every person in the Brazos Valley and serves the communities of College Station and Brazos County. With a significant number of elderly persons in the College Station area in need of affordable senior housing, a development such as The Huntington at College Station would enhance the standard and quality of life for its residents. Therefore, a senior citizens housing facility as proposed by OGC CS Huntington Apartments, LP will help meet the unfilled need for quality affordable rental housing in this area.

Because a development such as this would have a direct impact on the financial stability and health of our senior residents, United Way of the Brazos Valley offers our strong support for this project and recommends your most favorable consideration for an allocation of tax credits for The Huntington.

Sincerely,

A handwritten signature in black ink that reads "Alison Prince". The signature is fluid and cursive, with the first name being more prominent.

Alison Prince
President & CEO
United Way of the Brazos Valley

Copy: Oldham Goodwin Group
MGroup Holdings, Inc.

Community Input Scoring Items

TDHCA#: 18064

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 of Tarrant County

Name of Community Organization

Donald R. Smith

Contact Name

Support
 Opposition

B. REACH

Name of Community Organization

Charlotte A Stewart

Contact Name

Support
 Opposition

C. Apartment Life

Name of Community Organization

Dave Marshall

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

NO. 4907-02-2018

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PALLADIUM FAIN STREET, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT PALLADIUM FAIN STREET CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS OF THE RIVERSIDE NEIGHBORHOOD EMPOWERMENT ZONE

WHEREAS, the City's 2017 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, Palladium Fain Street, Ltd., an affiliate of Palladium USA, has proposed a development for affordable multifamily rental housing named Palladium Fain Street to be located at the northwest corner of Fain Street and Kings Highway in the City of Fort Worth;

WHEREAS, Palladium Fain Street, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive (9%) Housing Tax Credits for Palladium Fain Street apartments, a new complex consisting of approximately 120 units, of which at least ten percent (10%) of the total units will be Rental Assistance Demonstration units and at least twenty-five percent (25%) of the total units will be market rate units;

WHEREAS, TDHCA's 2018 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to concerted revitalization efforts" of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones ("NEZ") in accordance with Chapter 378 of the Texas Local Government Code beginning in 2001 in order to promote affordable housing and economic development in the designated zones, and currently has twenty (20) NEZs (M&C G-12897). All of the City's NEZs are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2017 Comprehensive Plan, Part III, Chapter 10:Economic Development);



WHEREAS, the Palladium Fain Street apartments are located in the Riverside NEZ created by the City in 2003; and

WHEREAS, the City has determined that the application for Palladium Fain Street apartments submitted to TDHCA by Palladium Fain Street, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Riverside NEZ.

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 Palladium Fain Street, Ltd. to the Texas Department of Housing and Community Affairs for 2018 Competitive (9%) Housing Tax Credits for the purpose of the development of Palladium Fain Street apartments to be located at the northwest corner of Fain Street and Kings Highway (TDHCA Application No. 18064), 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 fee waivers in an amount not exceed \$2,500.00 to Palladium Fain Street, Ltd. conditioned upon receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Palladium Fain Street apartments (TDHCA Application No. 18064) as the development in the 2018 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Riverside Neighborhood Empowerment Zone, 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, 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, Palladium Fain Street, Ltd.

Adopted this 13th day of February, 2018.

ATTEST:

By: Ronald P. Gonzales
Ronald P. Gonzales, Assistant City Secretary





1500 N Main St., Ste. 200
Fort Worth, TX 76164
Tel 817-258-8000, Fax 817-258-8074

January 22, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application # 18064
Proposed Palladium Fain Street – located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Fain Street apartment community, located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant County, Texas.

United Way of Tarrant County 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 Fain Street 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.

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 of this application process for Palladium Fort Worth.

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

Tel 2-1-1



Resource Centers on Independent Living
www.reachcils.org

February 12, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application # 18064
Proposed Palladium Fain Street – located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Fain Street apartment community, located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant County, Texas.

Rehabilitation, Education and Advocacy for Citizens with Handicaps, Inc. (REACH) is a tax-exempt organization that has the overall betterment, development, and improvement of the communities we serve as one of our main goals. Please see the enclosures as evidence of our tax-exempt status and involvement in the North Texas community.

The Palladium Fain Street site is within our Fort Worth center's service area and we look forward to working with this affordable apartment community once it's constructed. One of the most requested types of assistance we receive from people with disabilities is for help in finding affordable and accessible housing options in our service areas. The Palladium Fain Street site will be a new option we can share with them.

Sincerely,


Charlotte A. Stewart
Executive Director

Enclosures

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



February 16, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Fain Street – located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Fain Street apartment community, located on the north side of Fain Street west of Kings Highway, City of Fort Worth, Tarrant 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 Fain Street 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,

Dave Marshall
Apartment Life

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#: 18067

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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

Support

Donald R. Smith

Opposition

Contact Name

B. REACH

Name of Community Organization

Support

Charlotte A. Stewart

Opposition

Contact Name

C. Apartment Life

Name of Community Organization

Support

Dave Marshall

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

**CITY OF CROWLEY
RESOLUTION NO. R02-2018-279**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, CONFIRMING SUPPORT FOR THE PROPOSED PALLADIUM CROWLEY DEVELOPMENT LOCATED ON THE NORTH SIDE OF CROWLEY PLOVER ROAD AND EAST OF CANOE WAY, CITY OF CROWLEY, TARRANT COUNTY, TEXAS.

WHEREAS, the City of Crowley, Texas (the "City") is a Home Rule municipality located in Tarrant and Johnson Counties, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Crowley Home Rule Charter; and

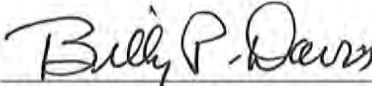
WHEREAS, Palladium Crowley, Ltd., has proposed a development for affordable rental housing located on the north side of Crowley Plover Road and east of Canoe Way named Palladium Crowley in the City of Crowley; and

WHEREAS, Palladium Crowley, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Palladium Crowley.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS;

1. That the City Council hereby confirms that it supports the proposed Palladium Crowley (Application # 18067) located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas, and that this formal action has been taken to put on record the opinion expressed by the city on February 1, 2018, and
2. That for and on behalf of the Governing Body, Mayor Billy Davis 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 Crowley, Texas, this the 1st day of February, 2018.



Billy P. Davis, Mayor

ATTEST:



Carol C. Konhauser, City Secretary

TEXAS HOUSE OF REPRESENTATIVES



STATE REPRESENTATIVE

BILL ZEDLER

DISTRICT 96

CAPITOL OFFICE:

P.O. Box 2910
Austin, Texas 78768-2910
512.463.0374 Fax: 512.463.0364

DISTRICT OFFICE:

5840 West Interstate 20, Suite 110
Arlington, Texas 76017
817.483.1885 Fax: 817.478.1887

February 27, 2018
Palladium Crowley
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240

Dear Tom Huth,

I received the Public Notification for Palladium Crowley (#18067) located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas and the 96th District, which I represent.

Based on the support granted by City Council of the City of Crowley on February 1, 2018, I also support Palladium Crowley which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "William W. Zedler". The signature is fluid and cursive, with the first name "William" and last name "Zedler" clearly legible.

Bill Zedler
State Representative, District 96





1500 N Main St., Ste. 200
Fort Worth, TX 76164
Tel 817-258-8000, Fax 817-258-8074

January 23, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Crowley (TDHCA Application 18067) – located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Crowley apartment community, located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas.

United Way of Tarrant County 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 Crowley 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.

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 of this application process for Palladium Fort Worth

Sincerely,

A handwritten signature in blue ink that reads "Donald R. Smith".

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

Tel 2-1-1



Resource Centers on Independent Living
www.reachcils.org

February 12, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Crowley (TDHCA Application 18067) – located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Crowley apartment community, located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas.

Rehabilitation, Education and Advocacy for Citizens with Handicaps, Inc. (REACH) is a tax-exempt organization that has the overall betterment, development, and improvement of the communities we serve as one of our main goals. Please see the enclosures as evidence of our tax-exempt status and involvement in the North Texas community.

The Palladium Crowley site is within our Fort Worth center's service area and we look forward to working with this affordable apartment community once it's constructed. One of the most requested types of assistance we receive from people with disabilities is for help in finding affordable and accessible housing options in our service areas. The Palladium Crowley site will be a new option we can share with them.

Sincerely,

Charlotte A. Stewart
Charlotte A. Stewart
Executive Director

Enclosures

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



February 16, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Crowley (Application 18067) – located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Crowley apartment community, located on the north side of Crowley Plover Road and east of Canoe Way, City of Crowley, Tarrant 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 Crowley 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,

Dave Marshall
Apartment Life

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#: 18068

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 of Denton County

Name of Community Organization

Gary Henderson

Contact Name

Support
 Opposition

B. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support
 Opposition

C. Interfaith Ministries of Denton, Inc.

Name of Community Organization

Condell Garden

Contact Name

Support
 Opposition

D. Giving Hope, Inc.

Name of Community Organization

Tyheshia Scott

Contact Name

Support
 Opposition

E. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 18-295

A RESOLUTION OF THE CITY OF DENTON, TEXAS EVIDENCING SUPPORT FOR THE PROPOSED NEW CONSTRUCTION OF PALLADIUM TEASLEY LANE APARTMENTS IN DENTON TO PROVIDE AFFORDABLE AND MARKET RATE RENTAL HOUSING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palladium Teasley Lane, Ltd., a Texas to-be-formed limited partnership ("Applicant"), is proposing the new construction of multi-family housing called Palladium Teasley Lane Apartments (the "Project"), which will be located to the west of Teasley Lane and north of Hickory Creek Road, Denton, Denton County, Texas, and which will be owned by the Applicant and used to provide affordable and market rate rental housing; and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (the "TDHCA") for 2018 Competitive Housing Tax Credits to provide equity financing for the Project, and the 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, 10 TAC § 11.9(d)(1), 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, the City Council of the City of Denton, Texas, wishes to evidence its support for this proposed Project in the City of Denton and to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The City of Denton ("City"), being a home-rule city acting through its governing body, hereby confirms its support for the proposed Palladium Teasley Lane Apartments to be located entirely within the city limits of the City of Denton, Texas on the west side of Teasley Lane and north of Hickory Creek Road (TDHCA Application Number 18068) and that this formal action has been taken to put on record the opinion expressed by the City of Denton on February 20, 2018, in accordance with Title 10, Rule 11.9(d)(1) of the Texas Administrative Code.

SECTION 2. The City of Denton, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed \$500.00 to Palladium Teasley Lane, Ltd., conditioned upon Applicant's receipt of TDHCA Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan; and

SECTION 3. 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 Manager or the City Attorney, for carrying out this resolutions and

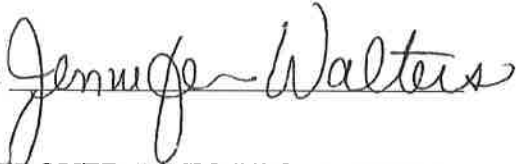
SECTION 4. The City Manager is hereby authorized, empowered, and directed to certify this resolution to the TDHCA, and, that this resolution shall be effective as of their date of passage by City Council.

PASSED AND APPROVED this 20th day of February, 2018.



CHRIS WATTS, MAYOR

ATTEST:
JENNIFER WALTERS, CITY SECRETARY

By: 

APPROVED AS TO LEGAL FORM:
AARON LEAL CITY ATTORNEY

By: 



18068

PALLADIUM TEASLEY LANE

GERARD HUDSPETH
CITY COUNCIL - DISTRICT 1
215 E. MCKINNEY ST.
DENTON, TX 76201

To whom it may concern,

I support this project. It meets a need in our community. The housing market is doing well, which results in lower inventory.

Lower inventory effects affordability. This proposed project offsets the market effects.

Thank you for the opportunity to be heard on this request.

Gratefully,

4/18



**Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications**

March 09, 2018

The Honorable Gerard Hudspeth
City Council of Denton
215 E. McKinney St.
Denton, TX 76201

Re: Notification of Affordable Rental Housing Application(s) Proposed in Your Jurisdiction

Dear City Council Member Hudspeth:

The Texas Department of Housing and Community Affairs (the "Department") has received one or more application(s) by the Application Deadline of March 1, 2018, for the Competitive Housing Tax Credit Program ("HTC") which helps fund the development of affordable rental housing in the community you represent. A development summary for each application submitted in your area is included with this correspondence.

This notification and enclosed materials are provided in accordance with Tex. Gov't Code §2306.1114 to ensure that you are informed of proposed affordable housing activity in your area and so that you may provide your input on the proposed application(s) should you so choose. The Department appreciates receiving views concerning the need for affordable housing within the local districts and how the proposed development(s) may address that need. Your comments will be considered by the Department's Governing Board as it deliberates on the awarding of housing tax credits to a proposed application at its meeting scheduled for July 26, 2018.

The Department will conduct a series of public hearings around the state to collect public comment on all Competitive HTC applications. The public hearing schedule is published on the Department's website at <http://www.tdhca.state.tx.us/multifamily/announcements.htm> and a copy of the public hearing schedule is included with this notification.

The Department's mission is to administer all of its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically to develop high quality affordable housing which allows Texas communities to thrive. The Housing Tax Credit Program is just part of a wide variety of housing finance programs administered by the Department. Through its rental housing finance programs, the Department encourages new construction, reconstruction or rehabilitation of high quality multifamily rental housing, primarily through partnerships between public-private developers and owners. These developments benefit Texans in your district by providing qualified individuals and families with safe, decent and quality affordable housing.

Please mail any comments you may have to TDHCA, Multifamily Finance Division, Attention: Sharon Gamble, Competitive Housing Tax Credit Administrator, P.O. Box 13941, Austin, Texas 78711-3941 or submit by facsimile to (512) 475-1895. If you have any questions or need additional information, please contact Sharon, at (512) 936-7834 or by email at sharon.gamble@tdhca.state.tx.us.

Sincerely,

Marni Holloway

Marni Holloway
Director, Multifamily Finance

Relevant Development Information as Presented by the Applicant:

Programs Applied For:

- Housing Tax Credits-Competitive 9% (HTC)
- Multifamily Direct Loan
- Housing Tax Credits-Non Competitive 4% (HTC)
- TDHCA Tax Exempt Bond

Development Information:

Development Number: 18068

Development Name: Palladium Teasley Lane

Development Address: west side of Teasley Lane and north of Hickory Creek Road

Development City: Denton

Development Zip: 76210

Region: 3

Regional Allocation: Urban

HTC Set Aside: Nonprofit USDA At-Risk

Construction Type: New Construction

Building/Unit Configuration:

- 4 units or more Duplex Fourplex
- Townhome Single Room Occupancy Single Family Construction

Total Restricted Units: 90

Total Market Rate Units: 30

Total Units: 120

Applicant Information:

Owner Contact: Thomas E. Huth

Owner City: Dallas

Owner Address: 13455 Noel Road, Suite 400

Owner State: TX

Owner Phone: (972) 774-4400

Owner Zip: 75240

Owner Email: tom@palladiumusa.com

This Development may include other public benefits such as financing, rental subsidies and tenant supportive services.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

221 East 11th Street, Austin, TX 78701
PO Box 13941, Austin, TX 78711

Main Number: 512-475-3800
Toll Free: 1-800-525-0657

Email: info@tdhca.state.tx.us
Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).



LYNN STUCKY, D.V.M.

STATE REPRESENTATIVE • DISTRICT 64

February 23, 2018

Palladium Teasley Lane
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240

Dear Tom Huth,

I received the Public Notification for Palladium Teasley Lane (Application #18068) located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas and the 64th District, which I represent.

Based on the support of the City of Denton, I also support Palladium Teasley Lane which will serve the constituents in my District.

Sincerely,

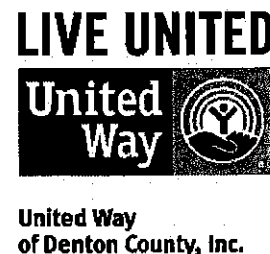
Lynn Stucky, DVM
State Representative
District 64

February 7, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

1314 Teasley Lane
Denton, TX 76205

Tel: (940) 566-5851
Fax: (940) 898-8976
UnitedWayDenton.org



RE: Proposed Palladium Teasley Lane – located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas (TDHCA Application Number 18068)

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Teasley Lane apartment community, located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas.

The United Way of Denton County is a tax-exempt organization whose mission is to improve lives in Denton County. We provide backbone support the Denton County Homelessness Leadership Team, a county-wide initiative to ensure that homelessness is rare, brief and nonrecurring for residents. This team has developed a comprehensive strategic plan to increase access to housing that is safe, affordable and accessible for everyone in Denton County. We are pleased to provide support of the Palladium Teasley Lane development, as we believe this will be a tremendous resource for families in our community, and directly aligns with our mission. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Teasley Lane is within our service area and we look forward to working with this affordable apartment community once constructed to ensure the coordination and navigation of key social services available in the county. If you have any questions, please feel free to contact me.

Respectfully,


Gary Henderson

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)





Resource Centers on Independent Living
www.reachcils.org

February 14, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Teasley Lane – located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Teasley Lane apartment community, located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas.

Rehabilitation, Education and Advocacy for Citizens with Handicaps, Inc. (REACH) is a tax-exempt organization and has the overall betterment, development, and improvement of the community we serve as one of our goals. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

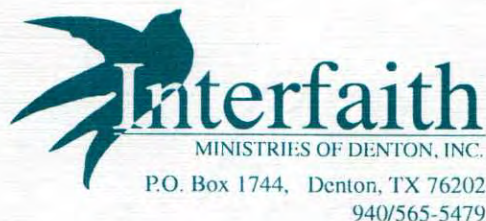
The Palladium Teasley Lane is within our service area and we look forward to working with this affordable apartment community once constructed.

Sincerely,

Charlotte A. Stewart
Executive Director

Enclosures

February 7, 2018



Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Teasley Lane – located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas (TDHCA Application Number 18068)

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Teasley Lane apartment community, located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas.

Interfaith Ministries of Denton, Inc. is a 501(c)3 tax-exempt organization that provides emergency assistance to low income families. We are committed to 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.

Numerous community needs assessments have identified affordable housing as a primary need in our community, and the demand far exceeds the availability. The Palladium Teasley Lane 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 dark red ink that reads "Condell Garden".

Condell Garden, MS
Executive Director
Interfaith Ministries of Denton, Inc.
1109 N. Elm St.
Denton, TX 76201
(940) 566-5927

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)





February 7, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Board of Directors

Margaret Dawson

President

Cynthia Harris

Vice President

Eileen Hall

Secretary

Jean Bush

Treasurer

Pat Cheek

Mark Courts

Eileen Hall

Rev. Cedric Chambers

Kathryn Langley

Jeff Martinez

Desiree Padron

Stephanie Siddle

Jason Stewart

Cher Thornton

Gary Wood

Executive Director

Tyheshia Scott

Advisory Co-Chairs

Shari Brand

Dianne Randolph

RE: Proposed Palladium Teasley Lane – located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas (TDHCA Application Number 18068)

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Teasley Lane apartment community, located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas.

Giving HOPE, 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 Teasley Lane 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,

Tyheshia Scott
Executive Director
Giving Hope, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure



A United Way Partner



February 16, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Teasley Lane – located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Teasley Lane apartment community, located on the west side of Teasley Lane and north of Hickory Creek Road, City of Denton, 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 Teasley Lane 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,

Dave Marshall
Apartment Life

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#: 18069

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Farmersville Chamber of Commerce

Name of Community Organization

Lisa Eastman

Contact Name

- Support
 Opposition

B. Farmersville Outreach Alliance

Name of Community Organization

Judy Brandon

Contact Name

- Support
 Opposition

C. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

- Support
 Opposition

D. Assistance Center of Collin County

Name of Community Organization

Yvonne P. Booker

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

**CITY OF FARMERSVILLE
RESOLUTION #R-2018-0109-002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, SUPPORTING THE PROPOSED PALLADIUM FARMERSVILLE DEVELOPMENT IN AN AREA LOCATED SOUTH OF U.S. HIGHWAY 380 AND WEST OF COUNTY ROAD 607 IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

WHEREAS, the City of Farmersville, Texas (the "City") is a Type A General Law municipality located in Collin County, Texas, created and operating in accordance with the provisions of the Texas Local Government Code; and

WHEREAS, Palladium Farmersville Ltd., has proposed to build an affordable rental housing development in an area located south of U.S. Highway 380 and west of County Road 607 in the City to be named Palladium Farmersville; and

WHEREAS, the City has been informed by Palladium Farmersville, Ltd., that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Palladium Farmersville; and

WHEREAS, the City wishes to formally express its support to TDHCA regarding a proposed affordable rental housing development named Palladium Farmersville to be constructed in an area south of U.S. Highway 380 and west of County Road 607 in the City.

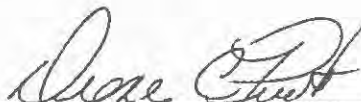
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT;

Section 1. The City Council of the City ("City Council") hereby confirms that it supports the proposed development of Palladium Farmersville which development will be located in an area south of U.S. Highway 380 and west of County Road 607 in the City.

Section 2. The City Council hereby directs Sandra Green, Farmersville City Secretary, to certify this resolution and promptly forward a certified copy hereof to the Texas Department of Housing and Community Affairs.

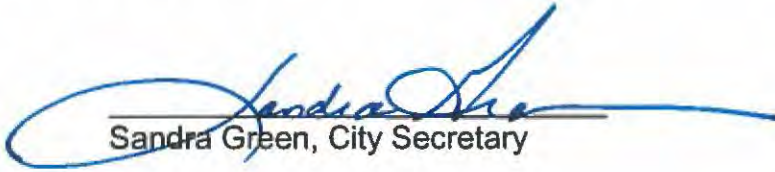
DULY PASSED AND APPROVED by the City Council of the City of Farmersville, Texas this the 9th Day of January, 2018.

APPROVED:



Diane C. Piwko, Mayor

ATTEST:


Sandra Green, City Secretary





STATE REPRESENTATIVE
JUSTIN HOLLAND

DISTRICT 33

January 5, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Palladium Farmersville

To Whom It May Concern,

I am writing this letter in support of Palladium Farmersville apartment community's 2018 application for Housing Tax Credits. The proposed legal description of the project is: Farmersville Market Center II, Lot 4

The Palladium Farmersville is within my district and I look forward to working with local leaders to ensure the success of this project.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Justin Holland".

Justin Holland
State Representative



Farmersville Chamber of Commerce
201 South Main Street
Farmersville, TX 75442



December 14, 2017

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Farmersville – located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Farmersville apartment community, located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas.

The Farmersville 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 Farmersville 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 cursive script that reads "Lisa Eastman". The signature is written in black ink and is positioned above a horizontal line.

Lisa Eastman, Executive Director

Chamber Event Opportunities

Morning Network
Chamber Business Lunch
Annual Banquet in March
Community Shed Sale in April
Car Show & Music Fest in June
Casino Night in May
BugTussle in August
Trick It Up Bike Ride in October
Scare Around The Square in October
Christmas Parade in December

Chamber Board of Directors

Paula Jackson, President
Joe Helmberger, Pres. Elec.
John Hickman
Chris Nickell Dustin Tarrant
Matt Crowder Jeff Adams
Roy Homfld

Farmersville Outreach Alliance

December 21, 2017

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Farmersville – located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas

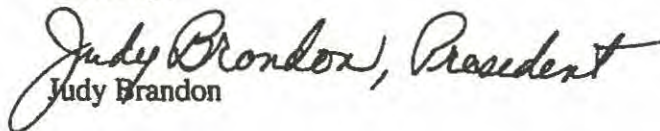
Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Farmersville apartment community, located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas.

The Farmersville Outreach Alliance 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 Farmersville 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,


Judy Brandon

Enclosures:

- Proof of tax-exempt status
- Brochure (or screenshot of website showing calendar of events – proof of current activity)



January 21, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Farmersville – located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Farmersville apartment community, located on the south side of 380 and west of 607, City of Farmersville, 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 Farmersville 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,



Dave Marshall
Apartment Life

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



HONORARY DIRECTORS

Phil Dyer
Former Mayor of Plano
President, Legacy Texas Bank

Honorable Florence Shapiro
Texas State Senator
1992-2012

Scott Johnson
Former Plano
City Council Member

BOARD OF DIRECTORS

Kelly Martin, **Chair**

Joel Berg, **Treasurer**

Robert Miller, **Secretary**

Patrick Rohan

Dan Manack

Lucy Selby

Bob Luss

Elizabeth Ramirez-Washka

Melisa Cargo

Priscilla Brown

Anita deFigueiredo

Leslie Mensching

ACCC STAFF

Yvonne Booker
Executive Director

LaVeeta Hamilton
Program Director

Joyce Geisler
Services Manager

January 23, 2018

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Palladium Farmersville (Application 18069) – located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2018 application round of Housing Tax Credits for the proposed Palladium Farmersville apartment community, located on the south side of 380 and west of 607, City of Farmersville, Collin County, Texas.

The Assistance Center of Collin County is a tax-exempt organization serving the citizens of Collin County. We have served this community for 41 years. Our vision for the overall betterment, development, and improvement of the community as a whole remains our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Farmersville 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,

Yvonne P. Booker
Executive Director
Assistance Center of Collin County
900 18th St.
Plano, Texas 75074

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#: 18077

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Liberty-Dayton Area Chamber of Commerce

Name of Community Organization

Mary Anne Campbell

Contact Name

Support

Opposition

B. Park Forest Resident Council

Name of Community Organization

Terry Arceneaux

Contact Name

Support

Opposition

C. GRACE Initiative of South Liberty County

Name of Community Organization

Glennnda Hardin

Contact Name

Support

Opposition



The City of Liberty

City Council
1829 Sam Houston
Liberty, TX 77575

Meeting: 01/23/18 06:00 PM

Department: Administration
Category: Miscellaneous Issues

RESOLUTION 2018-1

DOC ID: 4017 C

WHEREAS, Park Forest Housing, Ltd. has proposed the acquisition and rehabilitation of the development of affordable rental housing known as Park Forest located at 200 Cook Rd. in the City of Liberty, Liberty County, Texas; and

WHEREAS, Park Forest Housing, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 9% Housing Tax Credits for the Park Forest 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 Liberty supports Park Forest Housing, Ltd., and the Development, in their endeavor; and

WHEREAS, Park Forest Housing, Ltd. has requested an in-kind contribution in the amount of two-hundred fifty and no one-hundredths dollars (\$250.00) for the Park Forest as a commitment of Development funding from the City of Liberty, Texas; and

WHEREAS, in accordance with Section 11.9(d)(7)(B) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body explicitly stating that the Applicant, Park Forest Housing, Ltd., and the Development, are contributing more than any other to the concerted revitalization efforts of the City of Liberty.

BE IT RESOLVED THAT,

The governing body of the City of Liberty, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of two-hundred fifty and no one-hundredths dollars (\$250.00) to be provided to the development in the form of an in-kind contribution through lowering building permit fees by the aforementioned amount.

FURTHER RESOLVED, that in accordance with Section 11.9(d)(7)(B) of the Qualified Allocation Plan, Park Forest Housing, Ltd., and the Development, is contributing more than any other to the concerted revitalization efforts of the City of Liberty as of the date of this resolution; and

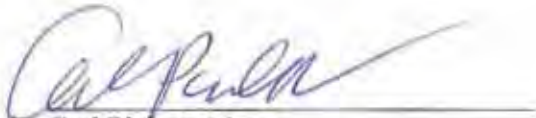
FURTHER RESOLVED, that the City of Liberty, acting through its governing body, hereby confirms that it supports the proposed Park Forest located at 200 Cook Rd. and that this formal action has been taken to put on record the opinion expressed by the City of Liberty on January 23, 2018; and

FURTHER RESOLVED, that the City of Liberty hereby supports the proposed Park Forest, and confirms that its governing body has voted specifically to approve the construction/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

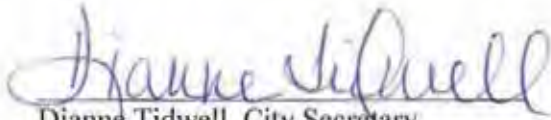
FURTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Carl Pickett is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 23th day of January 2018 at a special meeting of the city council of the City of Liberty.



Carl Pickett, Mayor
City of Liberty



Dianne Tidwell, City Secretary
City of Liberty

Seal

RESULT:	APPROVED [5 TO 1]
MOVER:	Dennis Beasley, Councilperson
SECONDER:	David Arnold, Councilperson
AYES:	Huddleston, Beasley, Potetz, Arnold, Glazener
NAYS:	Libby Simonson
ABSENT:	Carl Pickett



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

ERNEST BAILES

District 18

February 15, 2018

James E. Washburn
Park Forest Housing, Ltd.
LCJ Development, Inc.
P.O. Box 489
New Caney, Texas 77357

Dear Mr. Washburn,

I have received the Public Notification from Park Forest Housing, Ltd. for the Park Forest Apartments located in Liberty, Texas and the 18th House District, which I am honored to represent.

I am pleased to lend my support to Park Forest Housing, Ltd. and the Park Forest Apartments which will serve the constituents in my District.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Ernest J. Bailes, IV".

Representative Ernest Bailes, IV
Texas House of Representatives- House District 18





February 21, 2018

Attn: Mr. Devin Baker

Park Forest Housing, Ltd.

LCJ Development, Inc.

P.O. Box 489

New Caney, TX 77357

Re: #18077 Park Forest Apartments, 200 Cook Road, Liberty, Texas

Mr. Baker:

The Liberty-Dayton Chamber of Commerce would like to express our support for Park Forest Housing, Ltd. in your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs for the acquisition and rehabilitation of the Park Forest Apartments.

Park Forest Apartments is currently a good-standing member of the chamber, and we recognize the need they are currently meeting for our community by providing safe, decent and affordable housing in our community.

It is our hope that the TDHCA recognizes the need for such affordable housing in Liberty, and therein show their support by awarding the appropriate financing necessary to rehabilitate this property that is so vital in our city.

We take great pleasure in providing our full support for this endeavor. Please feel free to contact us should you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Mary Anne Campbell". The signature is written in a cursive style.

Mary Anne Campbell

President, Liberty-Dayton Area Chamber of Commerce

Park Forest Resident Council

February 14, 2018


James E. Washburn
Park Forest Housing, Ltd.
P.O. Box 489
New Caney, Texas 77357

Mr. Washburn,

I have received notification that Park Forest Housing, Ltd. is submitting a tax credit application to the TDHCA for the Park Forest Apartments. I am the president of the Park Forest Resident Council which incorporates this property.

I am happy to lend my support to this project and the owners in applying for tax credits. This apartment complex is in desperate need of 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,


Terry Arceneaux, President
Park Forest Resident Council



G.R.A.C.E. Initiative of South Liberty County

February 28, 2018

Mr. James E. Washburn
Park Forest Housing, Ltd.
LCJ Development, Inc.
P.O. Box 489
New Caney, TX 77357

Re: #18077 Park Forest Apartments, 200 Cook Road, Liberty, Texas

Mr. Washburn:

The G.R.A.C.E. Initiative of South Liberty County would like to express our support for Park Forest Housing, Ltd. in your efforts to obtain Housing Tax Credits from the Texas Department of Housing and Community Affairs for the acquisition and rehabilitation of the Park Forest Apartments.

We recognize the need this community is currently meeting for our community by providing safe, decent and affordable housing in our community. Several of our elderly and disabled clients live in these apartments, and it is in their interest that their homes be upgraded to the standard you have described. It is our hope that the TDHCA recognizes the need for affordable housing in Liberty, and therein shows their support by awarding the appropriate financing necessary to rehabilitate this property that is so vital in our city.

We take great pleasure in providing our full support for this endeavor. Please feel free to contact us should you have questions.

Sincerely,

The Rev. Glenda Hardin, President

(936) 334-2859

Community Input Scoring Items

TDHCA#: 18081

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Communities in Schools of Central Texas

Name of Community Organization

Suki Steinhauer

Contact Name

Support

Opposition

B. Family Eldercare

Name of Community Organization

Kent Herring

Contact Name

Support

Opposition

C. Boys & Girls Clubs of the Austin Area

Name of Community Organization

Misti Potter

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

Note: A QCP support package has been submitted for the development by the East Cesar Chavez Neighborhood Association. In the event this support does not meet qualifications for QCP points, support letters from community organizations have been provided for points under the Input from Community Organizations scoring item.

RESOLUTION NO. 20180201-031

WHEREAS, Austin Affordable Housing Corporation, or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing located at the southwest corner of Chicon Street and East 4th Street to be called the Pathways at Chalmers Courts East Apartments (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18081 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; **NOW, THEREFORE,**

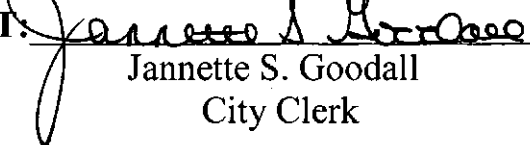
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City of Austin, acting through its governing body, the Austin City Council, confirms that it supports the proposed application no. 18081.

BE IT FURTHER RESOLVED THAT:

The Austin City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to TDHCA.

ADOPTED: February 1, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ FIFTY-FIRST DISTRICT

February 13, 2018

Texas Department of Housing and Community Affairs

Attn: Tim Irvine

Executive Director

221 E. 11th St.

Austin, TX 78701

Email: tim.irvine@tdhca.state.tx.us

RE: Support for Pathways at Chalmers Courts East, TDHCA #18081 – Southwest Corner of Chicon Street and East 4th St., Austin, Texas 78702

Dear Mr. Irvine,

Please accept this letter as my statement of strong support for Pathways at Chalmers Courts East, proposed by the Housing Authority of the City of Austin ("HACA"). HACA's existing public housing development, Chalmers Courts, has not received significant improvements since its construction in 1939. HACA is completing a phased redevelopment of Chalmers Courts, and Pathways at Chalmers Courts East is an integral component of the overall redevelopment plan. I am strongly supportive of HACA's efforts to improve the lives of residents currently living at Chalmers Courts, and offer my support to the redevelopment of Pathways at Chalmers Courts East in the 2018 9% housing tax credit application round.

Please feel free to contact me with any questions.

Sincerely,

Representative Eddie Rodriguez
State Representative, District 51





February 9, 2018

Pathways at Chalmers Courts, LP
Attn: Ron Kowal
Authorized Representative
1124 South IH 35
Austin, TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Chalmers Courts East, TDHCA #18081 – Southwest Corner of Chicon Street and East 4th St., Austin, Texas 78702

Dear Mr. Kowal,

Please accept this letter as my statement of support for Pathways at Chalmers Courts East, proposed by Pathways at Chalmers Courts East, LP, an affiliate of the Housing Authority of the City of Austin (“HACA”).

Communities In Schools of Central Texas (CIS) is active in the Chalmers Courts East development area, and is a tax-exempt, community-based nonprofit organization. CIS’ primary purpose is to support and empowering students to complete high school, ready for life. Through campus-based programs and special projects, CIS creates a network of volunteers, social services, businesses, and other community partners that work together to break down barriers and help students succeed. We have a strong working relationship with the Austin Housing Authority, helping children and families together for 15 years.

Pathways at Chalmers Courts East is an integral component of the overall redevelopment plan of HACA’s existing public housing development, Chalmers Courts. I am strongly supportive of HACA’s efforts to improve the lives of residents currently living at Chalmers Courts, appreciate their thoughtful approach to providing transition services and improved living conditions for their residents, and offer my support to the redevelopment of Pathways at Chalmers Courts East.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suki Steinhauser", written over a horizontal line.

Suki Steinhauser
Chief Executive Officer

family ELDERCARE

At home with changing lives.

2018 Board of Directors

Sandra L. Morris
Chair

Mario Rivera
Chair-Elect

Charles Colley
Past Chair

Shubhada Saxena
Secretary

Melissa Harris
Treasurer

Rudy Belton
Memorial Board Member

Clint Alexander
Eric Corum
Shayne Eddleman

Cass Grange
Deborah Kerr
Eric Lassberg
Bill McHugh
Gail K. Miller

Johanne Ibsen-Wolford

President's Council

Jackie Lelong
Founder Of Family Eldercare

Jacqueline Angel
Michelle Bonilla
Tom Buckle
Don Carnes
Ellis "Pat" Craig
John Crane
Mark Davis
Clyde Farrell
Alva Finck

Cheryl George
Holly Gilman

Deborah Green
Diane "Dede" Hebner

Grova Jones
Frank Leffingwell

Barbara Lipscomb
Donna Loflin

Ann Marett

J.C. "Dusty" McCormick

Susan Sharlot

Gail Sulak

Gaye Thompson

Brent Weber

February 14, 2018

Pathways at Chalmers Courts, LP
Attn: Ron Kowal
Authorized Representative
1124 South IH 35
Austin, TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Chalmers Courts East, TDHCA #18081 – Southwest Corner of Chicon Street and East 4th St., Austin, Texas 78702

Dear Mr. Kowal,

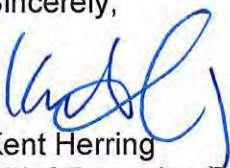
Please accept this letter as my statement of support for Pathways at Chalmers Courts East, proposed by Pathways at Chalmers Courts East, LP, an affiliate of the Housing Authority of the City of Austin ("HACA").

Family Eldercare is active in the area containing the Pathways at Chalmers Courts East development site and is a tax-exempt organization. Family Eldercare assists clients in obtaining essential services and has a primary purpose guided by the vision that seniors and adults with disabilities should live in a supportive community with dignity and as much independence as possible.

Pathways at Chalmers Courts East is an integral component of the overall redevelopment plan of HACA's existing public housing development, Chalmers Courts. I am strongly supportive of HACA's efforts to improve the lives of residents currently living at Chalmers Courts, and offer my support to the redevelopment of Pathways at Chalmers Courts East.

Please feel free to contact me with any questions.

Sincerely,


Kent Herring
Chief Executive Officer

generously supported by

**St. David's
FOUNDATION**

February 19, 2018

Pathways at Chalmers Courts, LP
Attn: Ron Kowal
Authorized Representative
1124 South IH 35
Austin, TX 78704
Email: ronk@hacanet.org

RE: Support for Pathways at Chalmers Courts East, TDHCA #18081 –
Southwest Corner of Chicon Street and East 4th St., Austin, Texas 78702

Dear Mr. Kowal,

Please accept this letter as my statement of support for Pathways at Chalmers Courts East, proposed by Pathways at Chalmers Courts East, LP, an affiliate of the Housing Authority of the City of Austin (“HACA”).

Boys & Girls Clubs of the Austin Area (BGCAA) is active in the area containing the Pathways at Chalmers Courts East development site and is a tax-exempt organization. BGCAA has a primary purpose of providing out of school time programs to youth ages 6-18. We focus on areas of impactful youth development in Academic Achievement, Healthy Lifestyles and living, and Character and Leadership Development. Our mission is to “inspire and enable all young people, especially those who need us most, to reach their full potential as productive, responsible and caring citizens.”

Pathways at Chalmers Courts East is an integral component of the overall redevelopment plan of HACA’s existing public housing development, Chalmers Courts. I am strongly supportive of HACA’s efforts to improve the lives of residents currently living at Chalmers Courts, and offer my support to the redevelopment of Pathways at Chalmers Courts East.

Please feel free to contact me with any questions.

Sincerely,



Misti S. Potter
CEO



Administrative Offices
5407 N. IH35, Suite 402
Austin, Texas 78723
Tel: (512) 444-7199

Board of Directors

- Samer M. Zabaneh, Chair
- William Talbot, Chair Elect
- Terrell Gates,
Immediate Past Chair
- Dean M. Johnson, Treasurer
- Lynn H. Butler, Secretary
- The Honorable Ben Barnes
Chair Emeritus
- Dr. John Sibley Butler*
Vice Chair Emeritus
- James A. Broaddus
- Maricé Brown
- George Casey
- Karen Casey
- Mike Coffin
- C. Jeff Cook
- Michael Guptan
- Jay Harvey
- William A. Heine
- Stacey Heller
- Sean Kelly
- Eric Lassberg
- Phillip A. Lay
- Matt Martin
- Michael J. McLaughlin
- Sean Mills
- Gretchen Mitchell
- David Parks
- Jorge T. Rangel
- Brad Schlosser
- Randy Stone
- Michael Volpe
- Jordan Ware
- Mario Zambrano

Chief Executive Officer
Misti S. Potter

Our Mission: To inspire and enable all young people, especially those who need us most, to realize their full potential as productive, responsible and caring citizens.

GREAT FUTURES START HERE.

www.bgcaustin.org

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

- 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: Pathways at Chalmers Courts East

Development Street Address: SW Corner of Chicon St. and E. 4th St.

Development City: Austin

Development County: Texas

TDHCA # (for office use only): 18081

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: East Cesar Chavez Neighborhood Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:
 , , ,

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): ECC NA is a registered organization with the City of Austin charged with representing the interests of our neighborhood as they are described in the Neighborhood Plan.

As of **March 1, 2018**, this Neighborhood Organization is on record with (*select one of the following*):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Susan Benz

Title: ECC NA Treasurer

Physical Address: 1101 E 6th St, Austin, TX

Mailing Address (if different from above): _____

City: Austin ZIP Code: 78702

Phone: 512-220-9542 Email: benz@BenzResourceGroup.com
 QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Leslie Thompson
 Title: ECC NA Secretary
 Physical Address: 1403 Holly St
 Mailing Address (if different from above): _____
 City: Austin ZIP Code: 78702
 Phone: 512-971-9773 Email: 1lesliethompson@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:

ECCNA supports the application because it:

adds affordable housing units in a quickly gentrifying neighborhood; includes additional 2,3 and 4 bedroom units for families; it improves the neighborhood; includes sufficient parking for residents; includes community development programming and space; includes space for community engagement

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 for the neighborhood are the alley between East 6th and East 7th on the north,

Chicon on the east, Town Lake on the south and Interstate Highway 35 (IH-35) on the west.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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):



Feb 5, 2018

1st Contact Signature

Date

Susan Benz

Treasurer

1st Contact Printed Name

Title



2nd Contact Signature

2/15/18

Date

Leslie Thompson

Secretary

2nd Contact Printed Name

Title

Community Input Scoring Items

TDHCA#: 18084

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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 Food Bank](#)

Name of Community Organization

[Dr. Luz Myriam Neira](#)

Contact Name

Support

Opposition

B. [Our Casas](#)

Name of Community Organization

[Dario Lopez](#)

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

A RESOLUTION **2018-02-08-0001R**

**IN SUPPORT OF ARTISAN AT RUIZ MULTI-FAMILY PROJECT
APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX
CREDITS.**

* * * * *

WHEREAS, ARDC Ruiz, Ltd. has proposed a development for affordable rental housing at 1507 Ruiz Street, to be known as Artisan at Ruiz, in the City of San Antonio, Council District 1; and

WHEREAS, ARDC Ruiz, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Artisan at Ruiz; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports ARDC Ruiz, Ltd.'s 9% tax credit application for Artisan at Ruiz, located at 1507 Ruiz Street, San Antonio, Texas 78207, TDHCA #18084, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

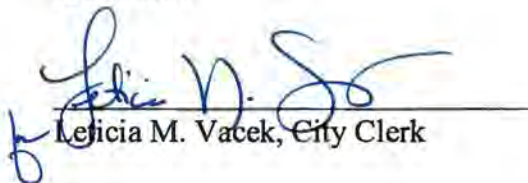
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

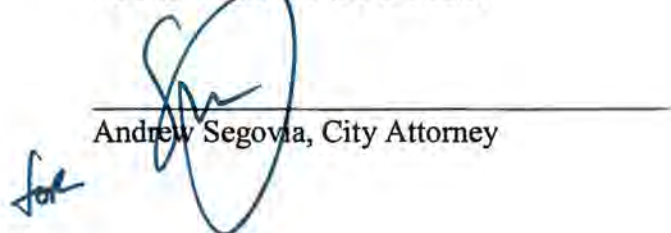
PASSED AND APPROVED this 8th day of February, 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

A RESOLUTION **2018-02-15-0013R**

IDENTIFYING ARTISAN AT RUIZ AS CONTRIBUTING MORE THAN ANY OTHER TO THE CONCERTED REVITALIZATION EFFORTS OF THE MUNICIPALITY IN THE UNIVERSITY PARK WEST/BLUERIDGE RENEWSA TARGET AREA.

* * * * *

WHEREAS, ARDC Ruiz, Ltd. has proposed a development (the "Development") for affordable rental housing at 1507 Ruiz Street, to be known as Artisan at Ruiz, in the City of San Antonio, Council District 1; and

WHEREAS, ARDC Ruiz, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, on February 8, 2018, the City Council approved a resolution of local government in support of the Development; and

WHEREAS, staff has identified that the Development is located within the University Park West/Blueridge REnewSA Target Area; and

WHEREAS, City Council finds that the Development contributes more than any other to the concerted revitalization efforts of the City to the designated area; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City hereby identifies Artisan at Ruiz as the development in the 2018 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the University Park West/Blueridge REnewSA Target Area.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

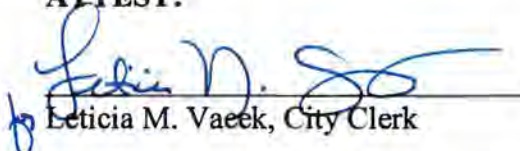
PASSED AND APPROVED this 15th day of February, 2018.



M A Y O R

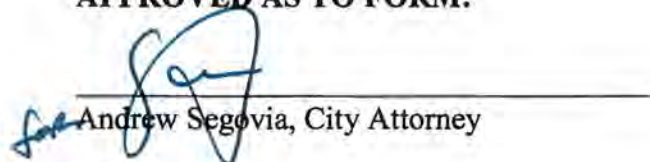
Ron Nirenberg

ATTEST:



Leticia M. Vaack, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



DIANA ARÉVALO

TEXAS STATE REPRESENTATIVE • DISTRICT 116

February 28, 2018

Ms. Jacqueline Ortiz
21260 Gathering Oak, Suite 101
San Antonio, Texas 78260

Dear Ms. Ortiz,

I received the Public Notification for Artisan at Ruiz in San Antonio and the 116 district, which I represent.

I am pleased to lend my support to this particular Development because of my desire to support affordable in San Antonio. Moving forward, I remain committed to working with the residents and neighborhood associations in the vicinity of this project to ensure their issues and concerns are addressed and met.

Respectfully,

Diana Arévalo
Texas State Representative
House District 116

cc: Marni Holloway
Sharon D. Gamble

February 22, 2018



TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Artisan at Ruiz, TDHCA #18084

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18084, Artisan at Ruiz to be located at 1507 Ruiz in San Antonio, TX.

The San Antonio Food Bank 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,

 , Ph.D.
Dr. Luz Myriam Neira
Director Nutrition, Health, & Wellness Division



Our Casas Resident Council Inc.

2300 W. Commerce St. Ste. #218

San Antonio, Texas 78207

Phone: (210) 354-2400 Fax: (210) 354-2402 Email: ourcasas@stic.net

Date:2/23/2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Artisan at Ruiz
TDHCA # 18084

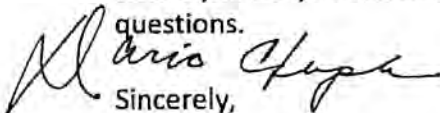
We would like to express our support for the proposed Artisan at Ruiz, a multifamily development, located at 1507 Ruiz, San Antonio, Texas 78207. Our non-profit is involved as its purpose the development of affordable housing as well as the provision of housing related supportive services throughout the San Antonio and Bexar County region. We encourage quality affordable housing accessible to families like the ones we aim to serve through our efforts.

The mission of Our Casas Resident Council, Inc. (Our Casas) is to develop and implement initiatives for the empowerment of low-income families. Our Casas organizes, motivates, and assists low-income and moderate-income families to move towards self-sufficiency and into the economic mainstream of employment and homeownership.

Homebuyer education, financial capacity and housing counseling services have been provided to over 5,000 clients. 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 2018 application cycle.

Thank you for your attention and please do not hesitate to contact me if you have any questions.


Sincerely,

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- 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: Artisan at Ruiz
 Development Street Address: 1507 Ruiz
 Development City: San Antonio, TX 78207
 Development County: Bexar County
 TDHCA # (for office use only): 18084

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Prospect Hill Neighborhood Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:

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): Neighborhood Association

As of January 26, 2018 or March 1, 2018, (as applicable) this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: JESSICA GARCIA
 Title: SECRETARY
 Physical Address: 1600 BUGH VISTA
 Mailing Address (if different from above): _____
 City: SAN ANTONIO ZIP Code: 78207
 Phone: (210) 212-7700 Email: JESSICA.ANNA.GARCIA@GMAIL.COM

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name:

JASON MATA

Title:

EXECUTIVE DIRECTOR

Physical Address:

1600 BUENA VISTA

Mailing Address (if different from above):

City:

SAN ANTONIO

ZIP Code:

78207

Phone:

(210) 535-4422

Email:

JMATA146@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:

THIS AREA WHERE THE DEVELOPMENT WILL TAKE PLACE IS A VERY LOW INCOME AREA AND IS URGENT NEED FOR HOUSING. AFFORDABLE HOUSING FOR WORKING FAMILIES IS TOP PRIORITY.

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 is Culebra Rd., East is the Alazan Creek, West boundaries include Gen. Mc. Mullen, 24th Street, and 26th Street, South boundaries include Commerce Street, Castroville Rd., Guadalupe St., East boundaries include Zarzamora, Comal, and the Alazan Creek.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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):

* Jessica Ann Garcia 1/25/18
 1st Contact Signature Date

JESSICA ANN GARCIA SECRETARY
 1st Contact Printed Name Title

* [Signature] 1/25/2018
 2nd Contact Signature Date

JASON MATA EXECUTIVE DIRECTOR
 2nd Contact Printed Name Title

Community Input Scoring Items

TDHCA#: 18086

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. San Antonio Food Bank

Name of Community Organization

Dr. Luz Myriam Neira

Contact Name

Support

Opposition

B. Acts of Hope Center

Name of Community Organization

Arylynn Ellis

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

A RESOLUTION **2018-02-08-0010R**

IN SUPPORT OF THE VILLAGE AT OVERLOOK PARKWAY MULTI-FAMILY PROJECT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX CREDITS.

* * * * *

WHEREAS, Franklin Park Overlook, Ltd. has proposed a development for affordable rental housing approximately 750 ft. West of Overlook Parkway and US 281 North to be known as The Village at Overlook Parkway, in the City of San Antonio, Council District 9; and

WHEREAS, Franklin Park Overlook, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Housing Tax Credits for The Village at Overlook Parkway; **NOW, THEREFORE:**

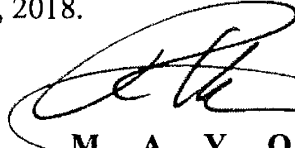
BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports Franklin Park Overlook, Ltd.’s 9% tax credit application for The Village at Overlook Parkway, located approximately 750 ft. West of Overlook Parkway and US 281 North, San Antonio, Texas 78260, TDHCA #18086, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

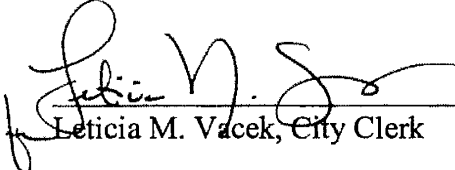
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

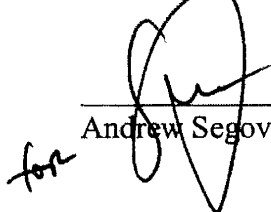
PASSED AND APPROVED this 8th day of February, 2018.

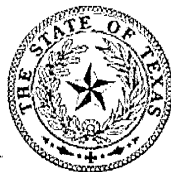

M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



STATE REPRESENTATIVE
LYLE LARSON

DISTRICT 122

Mr. Ryan Wilson
Franklin Development Properties, Ltd
21260 Gathering Oak, Ste. 101
San Antonio, TX 78260

RE: The Village Overlook Parkway, San Antonio, TX
TDHCA #18086

Dear Mr. Wilson:

My office has received the Public Notification for **Village at Overlook Parkway** located at Overlook Parkway and US 281 North, San Antonio, TX and in District 122, which I represent. I have also received confirmation that the proposed development has received support from the City of San Antonio Council Members as well as from the community organizations, Summerglenn and Mountain Lodge HOA's.

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 "Lyle Larson", written over a horizontal line.

Representative Lyle Larson
Texas House of Representatives

February 22, 2018



TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

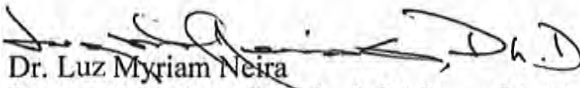
RE: The Village at Overlook, TDHCA #18086

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18086, The Village at Overlok to be located at the SEQ of Overlook Parkway and Hwy US 281 N in San Antonio, TX.

The San Antonio Food Bank 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,


Dr. Luz Myriam Neira
Director Nutrition, Health, & Wellness Division



3910 West Avenue
San Antonio, Texas 78213

Wednesday, February 21, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: The Village at Overlook Parkway
TDHCA # 18086

We would like to express our support for the proposed Village at Overlook Parkway, a multifamily development, located at Overlook Parkway and U.S. 281 North, San Antonio, Texas 78260. Our non-profit is involved in applying contemporary evidence-based solutions to some of the most troubling problems of our time such as lack of food, clothes, education, health and support in San Antonio and Bexar County region. We encourage quality affordable housing accessible to families like the ones we aim to serve through our efforts.

The mission of Acts of Hope Center is *to use evidence-based solutions to bring about positive and sustainable change in the lives of the children, women, and men that we serve.* Acts of Hope Center implements a variety of programs focusing on community health, education and jobs training. 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 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Arlynn Ellis".

Arlynn Ellis, President & CEO

aellis@actsofhopecenter.org

Community Input Scoring Items

TDHCA#: 18087

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. LifeMessage, Inc.

Name of Community Organization

Support

Chris Kizziar

Opposition

Contact Name

B. The Men and Ladies of Honor

Name of Community Organization

Support

Tony Rorie

Opposition

Contact Name

C.

Name of Community Organization

Support

Contact Name

Opposition

D.

Name of Community Organization

Support

Contact Name

Opposition

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition



City of Rowlett

Official Copy

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Resolution: RES-139-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS EXPRESSING SUPPORT FOR THE PEDCOR INVESTMENTS-2017-CLXI, L.P. DEVELOPMENT PROJECT; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; EXPRESSING A COMMITMENT TO PROVIDE DEVELOPMENT FUNDING FOR PEDCOR INVESTMENTS-2017-CXLI'S DEVELOPMENT PROJECT "RESIDENCES OF LONG BRANCH" IN THE FORM OF A PARTIAL FINAL PLAT APPLICATION FEE WAIVER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS Pedcor Investments-2017-CLXI, L.P. has proposed a development for affordable rental housing for eligible families, located at the northwest corner of Rowlett Road and Kyle Road in the City of Rowlett, Dallas County, Texas;

WHEREAS Pedcor Investments-2017-CLXI, L.P., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Residences of Long Branch;

WHEREAS The commitment of development funding by the City of Rowlett is intended to assist the applicant, Pedcor, in qualifying for points under 10 TAC §11.9(d)(2).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1: That the City Council of the City of Rowlett, Texas, hereby confirms that it supports the proposed Residences of Long Branch, located at the northwest corner of Rowlett Road and Kyle Road, City of Rowlett, Dallas County, Texas.

SECTION 2: That the City Council of the City of Rowlett, Texas, hereby confirms its commitment to provide development funding to Pedcor Investments-2017-CXLI's development project "Residences of Long Branch," to be located within the City of Rowlett, Texas, in the form of a partial final plat application fee waiver reducing said application fee from \$600.00 to \$100.00.

SECTION 3: That for and 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.

SECTION 4: That this resolution shall become effective immediately upon its passage.

unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

At a meeting of the City Council on December 5, 2017 this Ordinance be adopted. The motion carried by the following vote:

Ayes: 7 Mayor Dana-Bashian, Mayor Pro Tem Brown, Deputy Mayor Pro Tem Bobbitt, Councilmember Margolis, Councilmember Sherrill, Councilmember Grubisich and Councilmember Bell.

The remainder of this page was intentionally left blank.


Approved by Tammy Dana Baskin
Mayor

Date December 5, 2017

Approved to form by [Signature]
City Attorney

Date December 5, 2017

Approved by Laura Holmark
City Secretary

The seal of the City of Rowlett, Texas, is circular with a five-pointed star in the center. The words "CITY OF ROWLETT, TEXAS" are written around the perimeter of the seal, and there are three smaller stars at the bottom.

Date December 5, 2017

TEXAS HOUSE OF REPRESENTATIVES

Capitol Office
Room GN.10
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

January 19, 2018

Ms. Marni Holloway, Director Multifamily Finance
c/o Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin TX 78711

RE: Residences of Long Branch
Pedcor Investments, LLC

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development referenced above.

The development as proposed would be located at 4217 Rowlett Road in Rowlett, Texas. I find that it will serve the community well by providing much needed affordable housing, and I look forward to seeing the development come to fruition.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Cindy Burkett".

Cindy Burkett
State Representative
District 113



— COMMITTEES —

REDISTRICTING, CHAIR • LOCAL & CONSENT CALENDARS • PUBLIC HEALTH • TRANSPORTATION • SUNSET ADVISORY COMMISSION
HEALTH & HUMAN SERVICES TRANSITION LEGISLATIVE OVERSIGHT



January 22, 2018

Marni Holloway
Director, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin TX 78701

Re: Support for Residences of Long Branch

Dear Ms. Holloway:

I am writing this letter to express my support for the proposed development, Residences of Long Branch, located at the northwest corner of Rowlett Road and Kyle Road in Rowlett. Life Message, Inc. is a nonprofit organization dedicated to serving those in need of food and clothing, giving them an opportunity to build economic stability. We believe that this proposed development, which will provide safe, decent, and affordable housing in the community, will help those same people achieve that same goal of economic stability.

Please do not hesitate to contact me with any questions about our organization.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Kizziar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Kizziar
President

THE MEN & LADIES OF
HONOR
WORLD CHANGERS FOR CHRIST

January 22, 2018

Marni Holloway

Director, Multifamily Finance

Texas Department of Housing and Community Affairs

221 East 11th Street Austin TX 78701

Re: Support for Residences of Long Branch (TDHCA #17363)

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

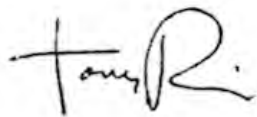
Mr. Michael Gallops
Mayor Pro Tem - Rowlett
Mr. Ronald E. Jones
Mayor - City of Garland
Mr. Tom Leppert
Former Dallas Mayor
Mr. Mark Robison
Owner - Milestone Electric
Mr. Keith Scarborough
Owner, Masterpiece Printing

Dear Ms. Holloway:

I am writing this letter to once again express my support for the proposed development, Residences of Long Branch, located at the northwest corner of Rowlett Road and Kyle Road in Rowlett. The Men and Ladies of Honor, Inc. is a nonprofit organization dedicated to helping at-risk children become future world changers. We believe that this proposed development, which will provide safe, decent, and affordable housing in the community, contributes to that effort and can help those same children achieve that goal, putting them in a position to indeed change the world.

Please do not hesitate to contact me with any questions about our organization.

Sincerely,



Executive Director

Community Input Scoring Items

TDHCA#: 18091

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Metro Dallas Homeless Alliance

Name of Community Organization

Cindy J. Crain, MDHA President and CEO

Contact Name

Support

Opposition

B. Life Message

Name of Community Organization

Chris Kizziar, President/CEO

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. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development that is the most favored project located within the Downtown Tax Increment Finance District and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community that is the most favored project located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;

WJA

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

Region 3/Urban	Name	Address	Zip	Type/L imit
Application 18092	Rowlett Senior Apartment Homes	615 Rowlett Road	75043	Elder limit
Application 18368	The Reserves at Merriwood Ranch	SEQ E Miller Rd/ E Centerville Road	75041	General
Application 18376	Lakeview Pointe Apartments	N side of IH 30, E of Bass Pro Drive	75043	General
Application 18002	Evergreen at Basswood Senior Community	1901 State Hwy 66	75040	Elder limit
Application 18091	Lavon Senior Villas	902 Lavon Drive	75040	Elder limit
Application 18000	Evergreen Garland Senior Community	1102 N. Shiloh Road	75042	Elder limit

Section 2

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

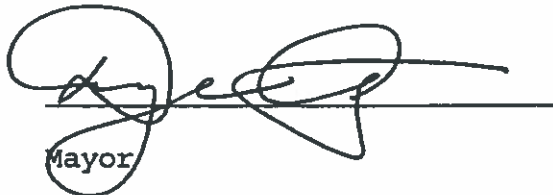
wls

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



CERTIFIED COPY OF RECORD

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I, COURTNEY VANOVER ON BEHALF OF THE UNDERSIGNED CITY SECRETARY'S OFFICE FOR THE CITY OF GARLAND, TEXAS, A GOVERNMENTAL SUBDIVISION OF THE STATE OF TEXAS, IN THE PERFORMANCE OF THE FUNCTIONS OF MY OFFICE, HEREBY CERTIFY THAT THE ATTACHED RECORD IS A FULL, TRUE AND CORRECT COPY OF:

Resolution No. 10325 – 2018 Competitive 9% Housing Tax Credits

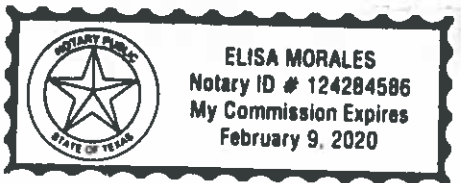
AS THE SAME APPEARS OF RECORD IN MY OFFICE, AND THAT I AM THE LAWFUL POSSESSOR AND HAVE LEGAL CUSTODY OF SAID RECORD.

WITNESS MY HAND ON THIS THE 24th DAY OF JANUARY 2018.

Courtney Vanover

Courtney Vanover
City Secretary's Office

SIGNED BEFORE ME, the undersigned authority, on this the 24th day of January 2018.



Elisa Morales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ANGIE CHEN BUTTON



The State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
512-463-0486
512-463-0793 (fax)

DISTRICT OFFICE:
1200 E. EXECUTIVE DR., STE. 130
RICHARDSON, TEXAS 75081
972-234-8980
972-470-0789 (fax)

January 22, 2018

Ms. Marni Holloway
Director, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Lavon Senior Villas
TDHCA Project No. 18091
902 Lavon Drive
Garland, Texas 75040

Dear Ms. Holloway,

As State Representative of District 112 of Texas, I support the AMTEX Multi-Housing LLC, proposed senior community development referenced above.

The proposed development, Lavon Senior Villas, is located within District 112 at 902 Lavon Drive, Garland, Texas 75040. I find that it will serve the community well by providing much needed affordable senior housing and I look forward to seeing the development come to fruition.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Angie Chen Button".

Angie Chen Button
ACB/ah





2816 Swiss Ave
Dallas, Texas 75204

January 25, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Letter of COMMUNITY ORGANIZATION SUPPORT for LAVON SENIOR VILLAS,
TDHCA APPLICATION NO. 18091, 902 Lavon Drive, Garland, Texas 75040

Dear Ms. Holloway:

On behalf of *Metro Dallas Homeless Alliance*, I am pleased to provide this letter of support for AMTEX Lavon, LP, applicant, for an award of Competitive 9% Housing Tax Credits pursuant to the 2018 funding cycle. The development is located at 902 Lavon Drive, Garland Texas 75040, Dallas County, Texas.

It is our understanding that Lavon Senior Villas will be comprised of 100 affordable units and 20 market-rate units for seniors aged 62 and over. The development is located at 902 Lavon Drive, Garland, Texas, 75040, Dallas County. We recognize the need for more affordable housing for the target population and support the addition of this proposed project to the City of Garland, Texas.

Metro Dallas Homeless Alliance is a nonprofit 501(c)(3) organization. In our capacity as a tax-exempt organization, we have a primary purpose to make homelessness rare, brief and non-recurring. As our experiencing homelessness continues to impact and increasing number of senior citizens, we encourage opportunities for the development of new affordable housing.

Thank you for your consideration.

Most Sincerely,

A handwritten signature in black ink, appearing to be "A. J. C.", written in a cursive style.

President and CEO

Attachments: IRS Letter of Tax-exempt Status and Programs



Life Message

The Spirit of Giving

January 19, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Letter of COMMUNITY ORGANIZATION SUPPORT for LAVON SENIOR VILLAS,
TDHCA APPLICATION NO. 18091: 902 Lavon Drive, Garland, Texas 75040

Dear Ms. Holloway:

Through collaborative partnerships and expanded outreach programs, we are fighting hunger by bringing food and services to our local communities - This is our mission at Life Message.

On behalf of *Life Message*, I am pleased to provide this letter of support for AMTEX Lavon LP, applicant for an award of Competitive 9% Housing Tax Credits pursuant to the 2018 funding cycle. The development is located at 902 Lavon Drive, Garland, Dallas County, Texas.

It is our understanding that Lavon Senior Villas will be comprised of 120 units for seniors. We recognize the need for more affordable senior housing and support the addition of this proposed project to the City of Garland, Texas.

Life Message 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 City of Garland and surrounding communities in Dallas County as a whole.

Thank you for your consideration.

Sincerely,

Chris Kizziar
President/CEO
Life Message

Attachments: IRS Letter of Tax-exempt Status and Programs

Community Input Scoring Items

TDHCA#: 18093

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Northwest Assistance Ministries

Name of Community Organization

Carole Little

Contact Name

Support
 Opposition

B. Mission Greenspoint

Name of Community Organization

Grady Butler

Contact Name

Support
 Opposition

C. St. Paul A.M.E. Church

Name of Community Organization

Pastor Roderick Dawson

Contact Name

Support
 Opposition

D. ICC Houston

Name of Community Organization

Reggie Gray

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carol Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT-ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: 02/20/2018

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0720
Fax (512) 463-6306

TEXAS HOUSE OF REPRESENTATIVES
Senfronia Thompson

10527 Homestead
Houston, Texas 77016
(713) 633-3390
Fax (713) 633-7830

February 26, 2018

Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
Post Office Box 13941
Austin, Texas 78711-3941
sent via email to tim.irvine@tdhca.state.tx.us

RE: Green Oaks Apartments #18093

Dear Mr. Irvine:

Please accept this letter as my support for the proposed Green Oaks Apartments development located at Gears Road, Greens Parkway & Greensmark Drive in Houston.

The new 120- apartment unit development will be located in my legislative district and will provide much-needed affordable housing to my constituents.

I ask for your favorable consideration of the application for housing tax credits for the Green Oaks Apartments.

Please contact me should you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Senfronia Thompson".

Senfronia Thompson
State Representative

ST/mm



February 6, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, Texas 78701

Re: Green Oaks Apartments, Gears Road, Houston, TX
Letter of Support Application No. 18093

Dear Ms. Holloway,

Northwest Assistance Ministries would like to express its support for the Green Oaks Apartments, a proposed workforce housing development to be located in the 1400 block of Gears Road, Houston, Texas. We understand that the developer, AMTEX, is seeking a Resolution of Support from the City of Houston as well as an award for Competitive 9% Multi-Housing Tax Credits.

NAM is a non-denominational, 501 (c) (3), community-based, multi-program social service agency that is supported by more than 43 congregations, 86 Service Affiliates and more than 150 business Community Partners. NAM has served north and northwest Harris County since 1983. Our mission is to strive to meet basic human needs through Neighbors Helping Neighbors.

NAM supports the development of new, well maintained affordable housing opportunities in the area. Please contact me if you have questions.

Sincerely,

Carole Little
Linda and Harlan Martens
NAM Endowed President/CEO

Board of Trustees 2017-2018

Michael D. Watford, Chair

Buddy Bolt

Bret A. Champion, Ed.D.

Scott B. Chenoweth

James Colbert, Jr.

James B. Fryfogle

William L. Ginder

Carl T. Little

Gerald F. Napoles, Ph.D.

Dr. Paul Nazarian

Sue Ortenstone

William N. Sessions, Jr.

Jennifer Stewart

Lauren Temple

Dr. Rodney E. Watson

Danny J. Rea

Past Chair

*Bishop Shelton Bady
President's Advisory Council*

*Carole Little
Linda & Harlan Martens
Endowed President/CEO*

*Denese Hammon
CFO*





Mission Greenspoint

11947 North Freeway
Houston, TX 77060
Phone – 281-872-1422

Fax – 281-872-2044

Email – mgpinfo@missiongreenspoint.org

February 05, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Letter of COMMUNITY ORGANIZATION SUPPORT for GREEN OAKS
APARTMENTS TDHCA APPLICATION NO. 18093

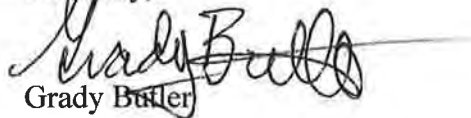
Dear Ms. Holloway:

On behalf of Mission Greenspoint, I am pleased to provide this letter of support for GREEN OAKS Apartments, applicant #18093, for an award of Competitive 9% Housing Tax Credits pursuant to the 2018 funding cycle. The development is located at on Gears Road, Greens Pkwy & Greensmark Drive, Houston, Harris 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 Garland, Texas.

Mission Greenspoint 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 for the citizens of Harris County, the City of Houston and surrounding communities as a whole.

Thank you for your consideration.

Sincerely,



Grady Butler

Executive Director

Attachments: IRS Letter of Tax-exempt Status and Programs

Board of Directors

Executive Director
Grady Butler

Administrator
Cindy Butler

Secretary
Judy Hoya
Aldine Ind. School Dist.

Treasurer
Sandra Harvey
Taxes and ...

Joe Butcher
Butcher's Welding &
Fabricating Service

Keith MacKellar
Retired

Don Marvin
Retired



St. Paul African Methodist Episcopal Church

"The Church at Greenspoint"

1554 Gears Road • Houston, Texas 77067

Rev. Roderick D Dawson
Pastor

Office Phone:
281-537-3300

February 13, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Letter of COMMUNITY ORGANIZATION SUPPORT for GREEN OAKS APARTMENTS TDHCA APPLICATION NO. 18093

Dear Ms. Holloway:

On behalf of the St. Paul A.M.E Church, I am pleased to provide this letter of support for GREEN OAKS Apartments, applicant #18093, for an award of Competitive 9% Housing Tax Credits pursuant to the 2018 funding cycle. The development is located at Gears Road, Greens Pkwy & Greensmark Drive, Houston, Harris 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 Garland, Texas.

St. Paul A.M.E Church 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 for the citizens of Harris County, the City of Houston and surrounding communities as a whole.

Thank you for your consideration.

Sincerely,

Pastor Roderick Dawson

Presidential Investors
Bailey Law Firm
Houston Polo Club
Judy Nichols & Associates
ProMexico
Schneider Group
Tarantino Properties

Chairman Circle Investors
Caldwell Companies
Comerica
Cotton Holdings Inc.
Farouk Systems Inc.
Houston Polo Club
Noble Energy
North Houston District
Quan Law Group
Reliant Energy an NRG Company
Sherbiny Holdings
Syaat
United Airlines
UPS

Partner Investors
A2Z Real Estate
AJER International
Aldine ISD
Anadarko
ANCHOR Executive Center
Automated Security
Baker Hughes
BB&T
Bentley Bratcher & Assoc
BKD, LLP
Capital Grille
CenterPoint Energy
Ceva Logistics
Champions School of Real Estate
Charity Corp.
Clark Gaines
Crane Worldwide
Drucker Hopkins Trials
East West Bank
EnviroLab
FORUM Technologies
Fruition
Foster Global
F5 Financial Inc.
GAC
Galleria Mall
Go-On Group
Halliburton
Hancock & Whitney Bank
Hercules Movers & Packers
Huynh & Festa Law Firm
Insperty
ITvibes
Liberty Mutual
Lone Star College System
Mass Mutual
Marcus & Millichap
METRO
National Signs
North American University
PrimeWay Federal Credit Union
Sarreal
Sunrise Energy
SYSCO
Texas Care Giver
Texas Children's
Thayer O'Neal
Trinity River Associates
Trace
U.S. Department of Commerce
U.S. Promlite
Wells Fargo Bank
Whitley Penn



February 13, 2018

Ms. Marni Holloway, Director
Multifamily Finance Division
TDHCA
221 E. 11th Street
Austin, TX 78701

RE: Letter of COMMUNITY ORGANIZATION SUPPORT for GREEN OAKS
APARTMENTS TDHCA APPLICATION NO. 18093

Dear Ms. Holloway:

On behalf of Houston Intercontinental Chamber of Commerce, I am pleased to provide this letter of support for GREEN OAKS Apartments, applicant #18093, for an award of Competitive 9% Housing Tax Credits pursuant to the 2018 funding cycle. The development is located at on Gears Road, Greens Pkwy & Greensmark Drive, Houston, Harris 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 Garland, Texas.

Houston Intercontinental Chamber of Commerce, is a nonprofit 501(c)(6) organization. In our capacity as a tax-exempt organization, we have a primary purpose for the overall betterment, development and improvement for the citizens of Harris County, the City of Houston and surrounding communities as a whole.

Thank you for your consideration.

Sincerely,

Reggie Gray, President

Houston Intercontinental Chamber of Commerce

Attachments: IRS Letter of Tax-exempt Status and Programs

Community Input Scoring Items

TDHCA#: 18095

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Southeast 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

RESOLUTION NO. 18-011

WHEREAS, Beaumont Retreat W, LP has proposed a new development of affordable rental housing limited to seniors 62 year of age and older, in the 5900 Block of College Street, Beaumont, TX 77707 named Retreat West Beaumont which would be constructed within the City of Beaumont; and,

WHEREAS, the ITEX Group, LLC, a locally based developer, has worked for more than seven months with the Diocese of Beaumont to successful overcome issues the Diocese raised a year ago concerning a similar development and its potential impact on the Diocese's high school; and,

WHEREAS, Beaumont Retreat W, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Retreat West Beaumont, a senior restricted apartment development, to be located on the Games People Play driving range at 5945 of College Street; and,

WHEREAS, the property is currently zoned GC-MD which is appropriate for the proposed use by Beaumont Retreat W, LP;

NOW, THEREFORE, BE IT RESOLVED BY THE

CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this resolution are hereby, in all things, approved and adopted; and,

THAT as provided for in §11.3(b) of the TDHCA Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Beaumont has more than twice

the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and,

BE IT FURTHER RESOLVED, that the City of Beaumont hereby supports the proposed new Beaumont Retreat W, LP development, and confirms that its governing body has voted specifically to approve the construction and of the Retreat West Beaumont elderly limitation apartment development and to authorize an allocation of Housing Tax Credits for this development pursuant to Tex. Gov't Code §2306.6703(a)(4), and,

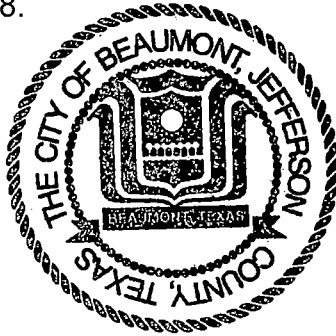
BE IT ALSO RESOLVED, that the City of Beaumont, TX, acting through its governing body, hereby confirms that it is exclusively supporting in the TDHCA 2018 Competitive Tax Credit Application Cycle in the Urban Region 5 Funding Pool, the proposed Beaumont Retreat W, LP's new elderly limitation development to be located in the 5900 Block of College Street, Beaumont, TX 77707 with the TDHCA Application number of #18095 and that this formal action has been taken to put on record the opinion expressed by the City of Beaumont, TX at its regularly scheduled Council Meeting on January 9, 2018, at which a quorum was present; and,

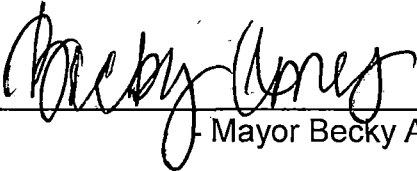
BE IT ALSO RESOLVED, that the City of Beaumont, TX will make a contribution of at least Five Hundred Dollars (\$500) toward the construction of the Retreat West Beaumont in the form of cash or in-kind services; and,

BE IT ALSO RESOLVED, that for and on behalf of the Governing Body, Becky Ames, Mayor of the City of Beaumont, TX and/or Kyle Hayes, City Manager are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 9th day of January, 2018.





- Mayor Becky Ames -



CAPITOL OFFICE
GN.8
P.O. Box 2910
Austin, TX 78768-2910
512-463-0662
Fax: 512-463-8381

DISTRICT OFFICE
One Plaza Square, Suite 203
Port Arthur, TX 77642
409-724-0788
Fax: 409-724-0750
joe.deshotel@house.state.tx.us

STATE of TEXAS
HOUSE of REPRESENTATIVES

JOE DESHOTEL

Texas State Representative
22nd Legislative District

February 13, 2018

Beaumont Retreat W, LP
Attn: Christopher A. Akbari
3735 Honeywood Court
Port Arthur, Texas 77642

Re: State Representative Support for TDHCA Application #18095, Retreat West
Beaumont at approximately the southwest quadrant of College Street and
Wendelin Drive, Beaumont, Texas.

Dear Mr. Akbari;

I received the public notification for Retreat West Beaumont located at approximately the southwest quadrant of College Street and Wendelin Drive, in Beaumont, Texas. This property is located within Texas House of Representative District 22, which I have been privileged to represent since 1999.

I am pleased to support to this development which will serve the senior constituents in my district. Thank you for your company's dedication to providing affordable housing to poor families and the elderly in Southeast Texas.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph D. Deshotel".

Joseph D. Deshotel
State Representative
22nd Legislative District



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

January 31, 2018

Mr. Tim Irving, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Retreat West Beaumont, TDHCA #18095 – Beaumont, TX

Dear Mr. Irvine;

I am writing you on behalf of the Retreat West Beaumont, a new senior limited development, to be located in the 5900 block of College Street, City of Beaumont, Jefferson County, TX. This letter is to affirm our support of this application for the 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exempt status, as well as of our existence and outreach principally to the seniors in Jefferson and Hardin Counties in southeast Texas. We began of Meals on Wheels Services in 1983. We have worked with The ITEX Group for several years and currently provide meals to seniors in their Providence on Major tax credit development in Beaumont and three of their senior tax credit developments in Port Arthur including Crystal Creek, Heatherbrook, as well as O.W. Collins which also serves as a neighborhood center for Congregate Dining. In addition, our services to seniors include Senior Transportation, Animeals and Carenet (a personal emergency response system) worn by seniors with a 2-way phone connection.

If any additional information is needed, please feel free to contact me at (409) 892-4455 or by email elaine@seniormeals.org.

Sincerely,


Elaine Shellenberger
President/CEO



February 7, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Retreat West Beaumont, TDHCA #18095 – Beaumont, TX

Dear Mr. Irvine,

I am writing you on behalf of the Retreat West Beaumont, a new senior living development, to be located in the 5900 block of College Street, City of Beaumont, Jefferson County, TX. This letter is to affirm our support of this application for the 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of the Southeast Texas Food Bank's tax exempt status, as well as of our outreach to the poor in Jefferson County and seven other counties in southeast Texas. We were established in 1991 and currently partner with more than 130 non-profit agencies and schools with a goal of eliminating hunger in our region. Senior housing is an important need in our region and would provide us a valuable potential partnership to advance one of our newer programs. I am attaching a copy of our May 2017 newsletter which describes our Food Box program for seniors 60 and older who qualify for supplemental food as part of a federal feeding program designed to help SNAP eligible seniors. We are nearing our goal of providing monthly food boxes to 2,000 seniors. These food boxes are filled with a blend of staple foods, such as meats, vegetables, grain and cheese, that are important to the nutritional health of seniors. We already provide this service in some senior tax credit developments managed by ITEX Property Management.

If any additional information is needed, please feel free to contact me at (409) 839-8777 or by email dmaher@setxfoodbank.org.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Maher".

Daniel J. Maher
Executive Director

Community Input Scoring Items

TDHCA#: 18096

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Douglass Neighborhood

Name of Community Organization

Takisha Voss

Contact Name

- Support
 Opposition

B. Reach

Name of Community Organization

Charlotte Stewart

Contact Name

- Support
 Opposition

C. Plano Community Homes

Name of Community Organization

Lee Ann Hubanks

Contact Name

- Support
 Opposition

D. Metrocrest Services

Name of Community Organization

Tracy Eubanks

Contact Name

- Support
 Opposition

E. Veterans Center of North Texas

Name of Community Organization

Paul Hendricks

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

RESOLUTION NO. 2018-1-14(R)

A Resolution of the City of Plano, Texas, providing support to 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 3.475± acres located at the northwest corner of G Avenue and 13th/14th Connector; designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Plano Housing Corporation has proposed development for affordable rental housing which will be named "Patriot Park Family Phase I Transit Oriented Development" and will include approximately 139 units on 3.475± acres located at the northwest corner of G Avenue and 13th/14th Connector, 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 2018 Competitive 9% Housing Tax Credits for Patriot Park Family Phase I Transit Oriented Development; and

WHEREAS, Patriot Park Family Phase I Transit Oriented Development will include approximately 28 market rate units and 111 units affordable to families with an income at or below 60% of the area median income; and

WHEREAS, Plano Housing Corporation has submitted a housing tax credit resolution application to the City which satisfies the criteria established in Resolution No. 2016-11-4(R) and application amendments reviewed during the Preliminary Open City Council Meeting on November 13, 2017; and

WHEREAS, the proposed development is located within the Concerted Revitalization Plan area; and

WHEREAS, the applicant, Plano Housing Corporation, is recognized as a 501(c)3 organization by the Internal Revenue Service; 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 of Support 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, the City of Plano will waive a minimum of \$1,000 in fees for each development of which a Resolution of Support was adopted by the City Council; and

RESOLUTION NO. 2018-1-14(R)

WHEREAS, the waiving of the fee 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 Title 10, § 11.09(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for Patriot Park Family Phase I Transit Oriented Development, on 3.475± acres located at the northwest corner of G Avenue and 13th/14th Connector, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on January 22, 2018.


SECTION II. The Resolution of Support is based on the following information presented in the application for Patriot Park Family Phase I Transit Oriented Development:

1. The application met four out of the six City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. Patriot Park Family Phase I Transit Oriented Development will include 28 market rate units and 111 units affordable to families with an income at or below 60% of the area median income.

SECTION III. 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 IV. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 22ND DAY OF JANUARY, 2018.


For Harry LaRosiliere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

Approved as to form:


Paige Mims, CITY ATTORNEY



TEXAS HOUSE OF REPRESENTATIVES

JEFF LEACH

DISTRICT 67

January 19, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

RE: "TDHCA # 18096 Patriot Park Family Units (hereafter, the "Project")"

Dear Director Irvine,

This letter concerns the above-referenced Project within House District 67 in Plano, Texas. This Project is a proposed federal Housing Tax Credit (HTC) program development, administered by the Texas Department of Housing & Community Affairs (TDHCA). The proposed development sits on approximately 5.568 acres bounded by "14th Street" on the north, "G Avenue" on the east, the "13th/14th Connector" on the south, and "F Avenue" on the west.

As the elected State Representative for House District 67, I am writing to express my full support for this Project. My office has performed substantial due diligence necessary to thoroughly vet the merits of this development - including the positive impacts to our veterans community. Most notably, this proposed development presents an opportunity for Collin County to provide approximately 80 units to house veterans and their families - a substantial step towards fulfilling a growing need within our veterans community. Further, after proactive consultation and communication with countless community stakeholders - including veterans, constituents, elected officials, neighborhood associations and the Veterans Center of North Texas - I am confident that our community is fully behind this Project. Moreover, my office has not received a single communication of opposition to this Project.

Should you have any questions or need any additional information, please feel free to contact my office and I will make myself available to you.

Respectfully,

A handwritten signature in black ink that reads "Jeff Leach".

Jeff Leach

Board of Directors

Takisha S.Voss
President

David Evans
Vice President

Ramon Hodridge
Treasurer

Callie Aquaye
Secretary

Tamara Thomas

Nancy Albert

Aretha Lafettye

Dollie Thomas

Pauline White

Mission Statement

To create, plan and implement programs activities and events in our community that will enlighten, educate and train residents to reach self sufficiency and wholesome family living



January 24, 2018

Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

Re: 9% tax credit # 18096 Patriot Park Family & # 18097 Patriot Park Senior Applications

To Whom It Concerns:

I am writing to extend our organization, Douglass Community Neighborhood Associated, full support for the new construction of Patriot Park Family 139 units near 1300 Ave F in downtown Plano. I understand that the Patriot Park Family will be applying for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2018 competitive Round.

This addresses a critical need in Plano and Collin County for much need affordable housing close to transit, jobs, and services. We have a critical shortage of affordable housing of all types. These two developments have broad based community support.

We fully support Plano Housing Corporation in its effort to win tax credits and see these 2 developments to fruition in the coming year. This letter should serve to evidence our tax exempt status and our active work in the community.

Please keep me aware of developments concerning the project.

Respectfully,



Plano Community Homes

www.planocommunityhome.org

December 18, 2017

Texas Department of Housing and Community Affairs
P. O. Box 13941
Austin, Texas 78711

To whom it may concern:

I am writing to extend my organization's full support for the new construction proposed for Patriots Place, located near the corner of 14th Street and Avenue G in Plano, Texas, Collin County. I understand that the Patriot Place apartments will be considered for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2018 competitive round.

I believe this project represents a magnificent opportunity to continue to meet the need for affordable housing in Collin County.

I fully support Plano Housing Corporation 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, including the site mentioned above. We currently have 6 properties serving the elderly at 50% of median income or below with most at 30% and below across 3 campuses in Plano, TX. We have an additional campus for very low-income seniors in Denton, Texas.

Please keep me aware of developments concerning the project.

Sincerely,

Lee Ann Hubanks,
President
Plano Community Home Sponsored Properties

East Campus
1612 Avenue L
Plano, Texas 75074
(972) 423-6058
FAX: (972) 423-9681

West Campus
3905-3915-3925 American Drive
Plano, Texas 75075
(972) 867-1905
FAX: (972) 867-9421

Pioneer Place Senior Housing, Inc.
1928-1932 Avenue K
Plano, Texas 75074
(972) 424-9800
FAX: (972) 424-9808

Fairoaks of Denton, Inc.
1950 Lattimore
Denton, Texas 76209
(940) 891-1719
FAX: (940) 891-6129





January 15, 2018

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711

To Whom It May Concern:

I am writing to extend my organization's full support for the new construction proposed for the Patriot Park Family located near 1300 Avenue F in Plano, Texas, Collin County. I understand that the Patriot Park Family will be considered for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2018 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 Plano Housing Corporation 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

REACH

Resource Centers on Independent Living
www.reachcils.org

January 10, 2018

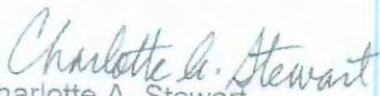
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711

To Whom It May Concern:

I'm submitting this letter to extend REACH's support for the proposed new construction titled Patriot Park Family in downtown Plano.

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 ask for assistance in locating affordable housing options. My staff will have a new housing option to tell them about if Patriot Park Seniors is funded and built.

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



January 5, 2018

Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

Re: 9% tax credit # 18096 Patriot Park Family Application


Texas Department of Housing and Community Affairs

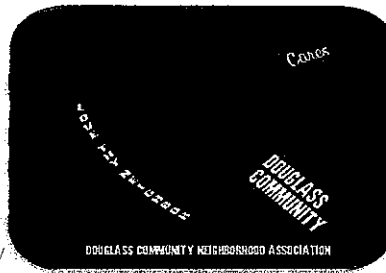
The Veterans Center of North Texas is a non-profit organization centered in Plano, Texas serving Veterans and their families in North Texas. We are highly concerned about the lack of affordable housing in North Texas. There are limited opportunities for our low income Veterans and their families to obtain housing in Collin County as they reintegrate into our communities and establish productive lifestyles. To this end, we support low income tax credit initiatives that can encourage and foster the development of affordable housing that can support our deserving Veterans.

We understand the Patriot Park Family and Patriot Park Senior developments will be applying for 9% low income tax credits from the Texas Department of Housing and Community Affairs in 2018. If approved for development, these projects may be able to provide housing support for our Veterans and their families. We highly encourage full support and approval for these projects for low income tax credit funding.

We appreciate your support and look forward to receiving updates on the approval progress.

Sincerely


PAUL HENDRICKS
Veterans Center of North Texas
469-667-7750



January 5, 2018

Texas Department of Housing and Community Affairs

PO Box 13941

Austin, TX 78711

Re: 9% tax credit # 18096 Patriot Park Family & # 18097 Patriot Park Senior Applications

To Whom It Concerns:

I am writing to extend our organization, Douglass Community Neighborhood Association, full support for the new construction of Patriot Park Family 139 units and Patriot Park Senior 81 units, both near 1300 Ave F in downtown Plano. I understand that the Patriot Park Family and Patriot Park Senior, each will be applying for 9% low income tax credits from the Texas Department of Housing and Community Affairs in the 2018 competitive Round.

This addresses a critical need in Plano and Collin County for much need affordable housing close to transit, jobs, and services. We have a critical shortage of affordable housing of all types. These two developments have broad based community support.

We fully support Plano Housing Corporation in its effort to win tax credits and see these 2 developments to fruition in the coming year.

Please keep me aware of developments concerning the project.

Respectfully,

Takisha S. Voss

Douglass Community Neighborhood Association, President

469-685-4442

Community Input Scoring Items

TDHCA#: 18099

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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 Central Texas

Name of Community Organization

Adam I. Hauser

Contact Name

Support

Opposition

B. Austin Recovery, Inc.

Name of Community Organization

Laura Sovine, LMSW-AP

Contact Name

Support

Opposition

C. Lifeworks (formerly Youth and Family Alliance)

Name of Community Organization

Susan McDowell

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. 20180201-027

WHEREAS, Foundation Communities, Inc., or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing, consisting of single room occupancy units, located at 12207 Waters Park Road to be called the Waters Park Studios (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18099 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; **NOW, THEREFORE,**

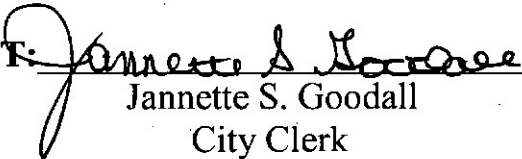
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City of Austin, acting through its governing body, the City Council, hereby confirms that it supports the proposed application no. 18099.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1, 2018

ATTEST: 
Jannette S. Goodall
City Clerk



CELIA ISRAEL

STATE REPRESENTATIVE • DISTRICT 50

February 23, 2018

Mr. Walter Moreau, Executive Director
Foundation Communities
3036 S. 1st Street
Austin, TX 78704

RE: Application Number 18099 - Waters Park Studios

Dear Mr. Moreau:

I have received the Public Notification for the Waters Park Studios development located in Austin and the 50th district, which I represent. This new community will bring critically needed supportive housing to North Austin, and all of the new apartments will serve low-income residents.

Foundation Communities has a long history of developing quality, service-enriched housing and supportive services in Austin. I am pleased to lend my support to this application for the Waters Park Studios development (Reference Number 18099).

Sinceramente,

Celia Israel
Texas State Representative
House District 50



January 30, 2018

Texas Department of Housing and Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Meals on Wheels Central Texas, I am pleased to write this letter of support for Foundation Communities and its proposed Waters Park Studios (#18099) located at 12207 Waters Park Road and 12190 N Mopac Expy, in Austin, Texas.

Meals on Wheels and More is a nonprofit, tax exempt community organization based in Austin, Texas doing business as Meals on Wheels Central 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 these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents and have seen first-hand the positive impact their programs have on the people it serves. Those innovative programs are designed to provide people with the tools they need to break the terrible cycle of poverty. Foundation Communities works with its clients to help them achieve educational success, financial stability, and an overall better quality of life.

Please see our attached 501(c)(3) determination letter. We have also attached a brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is www.mealsonwheelscentraltexas.org and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam I. Hauser', is written over the word 'Sincerely,'.

Adam I. Hauser
President & CEO
Meals on Wheels Central Texas



**Administration &
Outpatient Offices**
4201 South Congress
Suite 202
Austin, TX 78745
512-697-8500

Hicks Family Ranch
13207 Wright Road
Buda, TX 78610
512-697-8600

**Austin Recovery
Board of Directors
2017-2018**

Guy Grace
Chair & Treasurer

Donny Hall
Vice Chair

Lynn Sherman
Secretary

Bill McLellan

Rachael Wyatt

Bob Ellis

Jimmy Earl

Jason Luke Dow

Thomas Champe
Fitzhugh

Dawn Crouch

Charlie Hill

Jay Mechling

Amanda Chapman

Sarah Marshall

Darryl Simchak

January 25, 2018

Texas Department of Housing and Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Austin Recovery, I am pleased to write this letter of support for Foundation Communities and its proposed Waters Park Studios (#18099) located at 12207 Waters Park Road and 12190 N Mopac Expy, in Austin, Texas.

Austin Recovery is a nonprofit, tax exempt community organization based in Austin, Texas. Austin Recovery is a community-based, compassionate provider of substance use disorder treatment for individuals and families seeking to build a life free of drugs and alcohol. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents.

Please see our attached 501(c)(3) determination letter. We have also attached an agency brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is www.austinrecovery.org and it provides more information about our services and community.

Thank you for your consideration of their application for funding.

Sincerely,

Laura Sovine, LMSW-AP
Executive Director

WHERE THE HEALING BEGINS

www.austinrecovery.org | 4201 South Congress, #202, Austin, TX 78745 | Admissions: 512-697-8600

February 7, 2018

Texas Department of Housing and Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

To Whom It May Concern,

On behalf of Lifeworks, I am pleased to write this letter of support for Foundation Communities and its proposed Waters Park Studios (#18099) located at 12207 Waters Park Road and 12190 N Mopac Expressway, in Austin, Texas.

Lifeworks is a nonprofit, tax exempt community organization based in Austin, Texas. Lifeworks is a fearless advocate for youth and families seeking their path to self-sufficiency with programs in counseling, housing, education/workforce, and youth development. We serve the community where these proposed apartments are located. We have been partners with Foundation Communities over many years to offer our services to their residents.

Please see our attached 501(c)(3) determination letter. We have also attached an agency brochure which shows that we serve the Austin community and the area where this proposed project is located. Our website is lifeworksaustin.org and it provides more information about our services and community

Thank you for your consideration of their application for funding.

Sincerely,



Susan McDowell
Executive Director

Community Input Scoring Items

TDHCA#: 18118

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Sandstone Connection

Name of Community Organization

Jim Ball

Contact Name

Support
 Opposition

B. Fairview Baptist Church

Name of Community Organization

John Tunnell

Contact Name

Support
 Opposition

C. First Baptist Church

Name of Community Organization

Nathan Buchanan

Contact Name

Support
 Opposition

D. Meals on Wheels of Palo Pinto

Name of Community Organization

Lydia Kelley

Contact Name

Support
 Opposition

E. Mineral Wells Chamber of Commerce

Name of Community Organization

Ryan Roach

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 2017-_____

**2018 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM
THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
(TDHCA)**

**RESOLUTION FROM THE CITY COUNCIL OF THE CITY OF MINERAL
WELLS, TEXAS IN SUPPORT OF THE SUBMISSION OF AN
APPLICATION TO THE 2018 COMPETITIVE HOUSING TAX CREDIT
(HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING
AND COMMUNITY AFFAIRS (TDHCA) BY SANDSTONE FOOTHILLS
SENIOR HOUSING LIMITED PARTNERSHIP, FOR THE REHABILITATION OF
SANDSTONE FOOTHILLS APARTMENTS.**

WHEREAS, Sandstone Foothills Senior Housing Limited Partnership (“Applicant”) has requested funding support from the City of Mineral Wells to rehabilitate an existing 40 unit affordable senior rental housing community named Sandstone Foothills Apartments located at 402 Brazos Drive, Mineral Wells, Palo Pinto 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 2018 Competitive 9% Housing Tax Credits (“HTC”) for the rehabilitation of Sandstone Foothills; 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 minimum of \$250 of funding assistance to the Development to improve the overall success of its application;

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, the City of Mineral Wells identifies Sandstone Foothills Apartments at 402 Brazos Drive as contributing more than any other to the concerted revitalization efforts of the municipality to improve the overall success of its application;

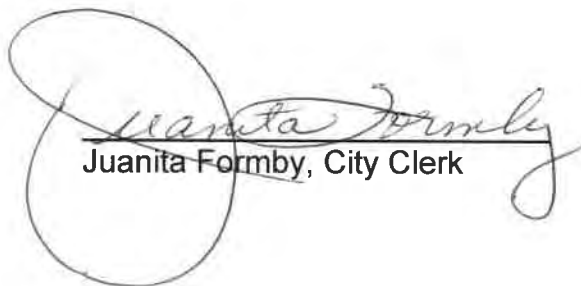
WHEREAS, the Applicant has requested a commitment of required funding assistance for \$250.00 for its application in the form of a reduced fees for the benefit of the Development from the City of Mineral Wells for its application to TDHCA for the rehabilitation of Sandstone Foothills; and

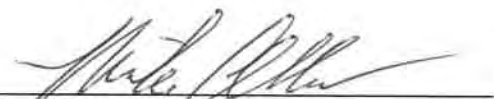
WHEREAS, 100% of the members of the City Council of the City are elected officials;

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF
MINERAL WELLS, THAT:**

1. **RESOLVED**, that the City of Mineral Wells, acting through its governing body, hereby confirms that it supports, approves construction and authorizes tax credits to the proposed rehabilitation of Sandstone Foothills by Sandstone Foothills Senior Housing Limited Partnership located at 402 Brazos Drive and that this formal action has been taken to put on record the opinion expressed by the City of Mineral Wells in Palo Pinto County on December 19, 2018, and
2. **RESOLVED**, that the City of Mineral Wells, will commit a funding amount to the Development of waiving or reducing the Building Permit Fee in a minimum amount of \$250.00 should the project be selected for funding; and
3. **RESOLVED**, that the City of Mineral Wells identifies Sandstone Foothills Apartments at 402 Brazos Drive as contributing more than any other to the concerted revitalization efforts of the municipality; and
4. Notwithstanding anything herein to the contrary, the funding commitment by the City of Mineral Wells, shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA; and
5. **FURTHER RESOLVED**, that the City of Mineral Wells, Palo Pinto County, Texas hereby supports the proposed Sandstone Foothills 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 that for and on behalf of the Governing Body, Mike Allen, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.
6. City of Mineral Wells is not a related party to the Applicant, and any funding assistance committed by the City to the development of Sandstone Foothills pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

DULY PASSED AND APPROVED by the City Council of the City of Mineral Wells, Texas on the 19th day of December, 2017.


Juanita Formby, City Clerk


Mike Allen, Mayor





MIKE LANG



STATE REPRESENTATIVE • DISTRICT 60

BROWN • CALLAHAN • COLEMAN • EASTLAND • HOOD • PALO PINTO • SHACKELFORD • STEPHENS

1/29/18

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Sandstone Foothills Apartments
402 Brazos Dr.
Mineral Wells, TX 76067

Dear Ms. Holloway,

I would like to express my support for the proposed rehabilitation of Sandstone Foothills Apartments, a 39 unit affordable multifamily development for seniors located at 402 Brazos Drive in Mineral Wells. I understand that Sandstone Senior Housing Limited Partnership will submit a low income housing tax credit application to your agency for the proposed renovation.

Again, I am pleased to lend my support to renovate this affordable housing community.

Sincerely,

A handwritten signature in black ink that reads "Mike Lang".

Mike Lang
Texas State Representative, District 60

Cc: Tracey Fine (tfine@nationalchurchresidences.org)

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Regina LaRoche
 Title: Treasurer
 Physical Address: 402 Brazos Dr, unit #105
 Mailing Address (if different from above): _____
 City: Mineral Wells ZIP Code: 76067
 Phone: 940-452-8544 Email: g magma6.3@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:

Sandstone Connection supports the application for tax credits to TDHCA. Sandstone Foothills apartments is nearly 30 years old and in need of significant updates and repairs. We look forward to having our apartments and community room renovated so that we can preserve our home for both current and future residents. We fully support Sandstone's application for tax credit funding.

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 Sandstone Connection include only the single building that contains the 40 units at Sandstone Foothills apartments. The west boundary is Brazos Dr, north boundary are 3 single family homes that front Beetham street, west boundary is Spanish Terrace and the south boundary is Parkwood Apartments.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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

Date



1st Contact Printed Name

1-19-18

Title

Jim Ball

President

2nd Contact Signature

Date



2nd Contact Printed Name

1-19-18

Title

Regina LaRochelle

Treasurer

LOVE · GROW · SERVE



FAIRVIEW BAPTIST CHURCH

Fairview Baptist Church
1062 Fairview Rd.
Mineral Wells, TX 76067
940-325-3024
Fairviewmw.org

January 4, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Sandstone Foothills Apartments
402 Brazos Drive
Mineral Wells, TX 76067

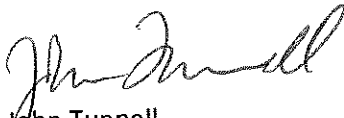
Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Sandstone Foothills Apartments, a 40 unit affordable multifamily development for seniors located at 402 Brazos Drive in Mineral Wells. We understand that Sandstone Foothills 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.

Sincerely,


John Tunnell
Pastor



MINERAL WELLS

100 S.W. 4th Avenue
P.O. Box 427
Mineral Wells, Texas 76068
(940) 325-2523

January 24, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Sandstone Foothills Apartments
402 Brazos Drive
Mineral Wells, TX 76067

Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Sandstone Foothills Apartments, a 40 unit affordable multifamily development for seniors located at 402 Brazos Drive in Mineral Wells. We understand that Sandstone Foothills 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. We have several of our church members who are or previously have lived at the Sandstone Foothills Apartments. They speak very highly of the managers and others who run the apartments. We are very blessed to have them in our 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.

First Baptist Church of Mineral Wells currently serves in our community in multiple of ways. We feel like it is our calling to help those in need. We currently serve orphans through our foster care ministry, the homeless and the destitute through a partnership with The Center of Life, and we serve the elderly/widows through several in-house ministries. We are committed to helping our community be all that God has made them to be.

Sincerely,

Nathan Buchanan
Pastor

cc: Tracey Fine (tfine@nationalchurchresidences.org)



Meals on Wheels of Palo Pinto County

1410 SE Martin Luther King Jr. Street
Mineral Wells, TX 76067

2/8/18

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Sandstone Foothills Apartments
402 Brazos Drive
Mineral Wells, TX 76067

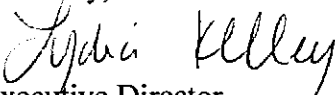
Dear Ms. Holloway,

We would like to express our support for the proposed rehabilitation of Sandstone Foothills Apartments, a 40 unit affordable multifamily development for seniors located at 402 Brazos Drive in Mineral Wells. We understand that Sandstone Foothills 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.

Sincerely,


Executive Director

Cc: Tracey Fine (tfine@nationalchurchresidences.org)



CHAMBER OF COMMERCE

P.O. Box 1408
Mineral Wells, TX 76068

PHONE

940.325.2557

EMAIL

info@mineralwellstx.com

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Sandstone Foothills Apartments
402 Brazos Drive
Mineral Wells, TX 76067
TDHCA #18118

Dear Mr. Irvine,

We would like to express our support for the proposed rehabilitation of Sandstone Foothills Apartments, a 40-unit affordable multifamily development for seniors located at 402 Brazos Drive in Mineral Wells. We understand that Sandstone Foothills 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Roach', with a long, sweeping underline.

Ryan Roach
President/CEO

Cc: Tracey Fine

MINERALWELLSTX.COM
VISITMINERALWELLS.ORG

Community Input Scoring Items

TDHCA#: 18126

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Brazos Valley Community Action Programs

Name of Community Organization

Bobby Hubley

Contact Name

- Support
 Opposition

B. Burleson County Chamber of Commerce

Name of Community Organization

Nicole Hearne

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. 12-2017

WHEREAS, Caldwell Heights, LP has proposed the development of affordable rental housing known as Caldwell Heights proposed to be located on Tract 2 adjacent to the west of 362 MLK Drive, in the City of Caldwell, Burleson County, Texas; and

WHEREAS, Caldwell Heights, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for The Caldwell Heights development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Caldwell supports the Caldwell Heights application; and

WHEREAS, Caldwell Heights, LP has requested a waiver of development/permit fees in the amount of \$250.00 for the Caldwell Heights development as a commitment of development funding from the City of Caldwell, Texas.

BE IT RESOLVED THAT,

The governing body of the City of Caldwell, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

FURTHER RESOLVED, that the City of Caldwell, acting through its governing body, hereby confirms that it supports the proposed Caldwell Heights development, proposed to be located on Tract 2 adjacent to the west of 362 MLK Drive, and that this formal action has been taken to put on record the opinion expressed by the City of Caldwell on December 19, 2017; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Norris L. McManus, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

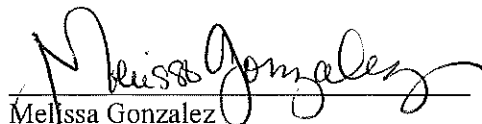
This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 19th day of December 2017 at a regular meeting of the city council of the City of Caldwell.

(SEAL)



Norris L. McManus
Mayor



Melissa Gonzalez
City Secretary

RESOLUTION # 17-12

WHEREAS, Caldwell Heights, LP has proposed the development of affordable rental housing known as Caldwell Heights proposed to be located on Tract 2 adjacent to the west of 362 MLK Drive, in the City of Caldwell, Burleson County, Texas; and

WHEREAS, Caldwell Heights, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for The Caldwell Heights development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Burleson supports the Caldwell Heights application; and

BE IT RESOLVED THAT,


the County of Burleson, acting through its governing body, hereby confirms that it supports the proposed Caldwell Heights development, proposed to be located on Tract 2 adjacent to the west of 362 MLK Drive, and that this formal action has been taken to put on record the opinion expressed by the County of Burleson on December 11, 2017; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mike Sutherland, 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.

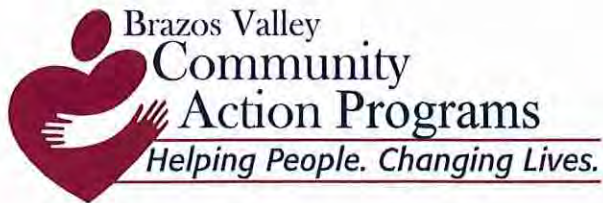
PASSED, APPROVED and ADOPTED this 11th day of December 2017 at a regular meeting of the Commissioners Court of the County of Burleson.


Judge


Court Clerk

Seal





February 2, 2018

Butch Richardson
404 E. McKinney Avenue
Albertville, AL 35950

Re: Letter of Support
Caldwell Heights, Caldwell, TX, Application #18126

Dear Mr. Richardson,

Brazos Valley Community Action Programs (BVCAP) supports the development of Caldwell Heights in its proposed location. Our agency is a 501(c)3 non-profit organization that serves the community in which this development is located. BVCAP is deemed a CSBG Eligible Entity by the Governor's Office and the Texas Department of Housing and Community Affairs (TDHCA). We receive grants from TDHCA to provide case management services, weatherization services and utility assistance to low income Texans. BVCAP welcomes the prospect of additional affordable housing units being developed in Burleson County.

Sincerely,

Bobby Hubley
Interim Executive Director



Caldwell Office
301 N. Main Street
Caldwell, Texas 77836
(979) 567-0000 Main

Board of Directors
Officers:
Ken Wiltz, *Chairman*
Michelle Patschke, *Past-Chair*
Stu Chapman, *Chair-Elect*
Louemma Polansky, *Treasurer*
Sharon Wood, *Secretary*
Nicole Hearne,
Executive Director

02/8/2018

Butch Richardson
404 E. McKinney Avenue
Albertville, AL 35950

Re: Letter of Support
Caldwell Heights, Caldwell, TX, Application # 18126.

Dear Butch Richardson,

Burleson County Chamber of Commerce supports the development of Caldwell Heights in its proposed location. Our organization is a 501(c) 3 non-profit organization that serves the community in which this development is located.

Sincerely,

Nicole Hearne
Executive Director

Burleson County Chamber of Commerce

Community Input Scoring Items

TDHCA#: 18127

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Triunfadoras, Inc

Name of Community Organization

Support

Maria Covernali

Opposition

Contact Name

B. Opportunity Center for the Homeless

Name of Community Organization

Support

Ray Tullius

Opposition

Contact Name

C. Tierra Del Sol

Name of Community Organization

Support

Rose Garcia

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

61

RESOLUTION

WHEREAS, Metro 31 Senior Community, Ltd (Applicant)/Investment Builders, Inc. (Developer) has proposed the development of affordable rental housing known as Metro 31 Senior Community, proposed to be located at the south east corner of Wren Avenue and Gallivant Place (future street) El Paso, Texas 79924, in the City of El Paso, El Paso County, Texas; and

WHEREAS, Metro 31 Senior Community, Ltd (Applicant)/Investment Builders, Inc. (Developer) has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the Metro 31 Senior Community development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 El Paso supports the Metro 31 Senior Community application; and

WHEREAS, Metro 31 Senior Community, Ltd (Applicant)/Investment Builders, Inc. (Developer) has requested a waiver of development/permit fees in the amount of \$500.00 for the Metro 31 Senior Community development as a commitment of development funding 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 Metro 31 Senior Community located at southeast corner of Wren Avenue and Gavillant Place (future street), El Paso, Texas 79924 and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on February 20, 2018.
2. The governing body of the City of El Paso, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$500.00 to be provided to the development in the form of a waiver of development/permit fees.
3. That for and on behalf of the Governing Body, Dee Margo, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED this 20th day of February, 2018.

(Signatures Continue on Following Page)

THE CITY OF EL PASO



A handwritten signature in blue ink, appearing to read "Dee Margo", written over a horizontal line.

Dee Margo,
Mayor **Mayor Pro Tempore**

ATTEST:

A handwritten signature in blue ink, appearing to read "Laura D. Prine", written over a horizontal line.

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Omar De La Rosa", written over a horizontal line.

Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

A handwritten signature in blue ink, appearing to read "Nicole M. Ferrini", written over a horizontal line.

Nicole M. Ferrini
Director, Community and Human
Development Department



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

EVELINA ORTEGA

District 77

February 22, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: *Metro 31 Senior Community*, TDHCA # 18127

Dear Mr. Irvine:

I write in support of a TDHCA Tax Credit Application by *Metro 31 Senior Community* for a proposed development located at the southeast corner of Wren Ave. and Gallivant Place in El Paso, Texas.

The 97 affordable housing units proposed by *Metro 31 Senior Community* will have multiple positive effects on our community by reducing the shortfall of affordable housing, increasing accessibility to public transportation, access to recreational and wellness opportunities, and will serve as an economic stimulus for a former blighted area.

Thank you for your thorough consideration of this application. If you have any questions, please do not hesitate to contact my office at 915-351-4031.

Sincerely,

A handwritten signature in cursive script that reads "Lina Ortega".

Lina Ortega
District 77



Familias Triunfadoras, Inc.



12500 Socorro Rd. * P.O. Box 1352 * San Elizario, Texas 79849 * Phone (915) 691-9011

February 19, 2018

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

- Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).

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 County, 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 Metro 31 Senior Community and Emerald Manor.

Sincerely,

Maria Covernali

Maria Covernali
Executive Director
Familias Triunfadoras, Inc.
(915) 691-9011

Familias Triunfadoras, Inc. is a 501 (c) 3 women led community based organization that serves over 3,000 colonia residents a year by providing self-help housing construction and rehabilitation; arts & crafts workshops, domestic violence support groups, health awareness workshops and health fairs; and educational scholarships. We also provide referrals to families seeking clothing, food and medical assistance. For more information please call us at (915) 691-9011. You can also visit us at:

www.facebook.com/familiastrunfadoras

All donations are tax deductible. Federal Tax ID# 74-3192530.



P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

February 13, 2018

Executive Director
Ray Tullius

Board of Directors

Ike J. Monty
President
Adam Gurrola
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
Vice President
Desmond Machuca
El Paso, Texas 79925

Secretary
Sr. Emille Morgan
Treasurer
Jay Dunbar

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

Board Members

- Cesar Apodaca • Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Pauline Claiborne
- Yesenia Castro • Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).
- Patricia Dalbin

Ka Davis
Eva Moya
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 County, but will also assist in adding to the tax base and creating jobs.

Olivia Narvaez
Mark Smith
We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Metro 31 Senior Community and Emerald Manor.

Sincerely,

Ray Tullius
Executive Director
Opportunity Center for the Homeless





February 14, 2018

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

- Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).

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 County, 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 Metro 31 Senior Community and Emerald 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

Community Input Scoring Items

TDHCA#: 18129

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Triunfadoras, Inc

Name of Community Organization

Support

Maria Covernali

Opposition

Contact Name

B. Opportunity Center for the Homeless

Name of Community Organization

Support

Ray Tullius

Opposition

Contact Name

C. Tierra Del Sol

Name of Community Organization

Support

Rose Garcia

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: *Emerald Manor*, TDHCA # 18129

Dear Mr. Irvine:

I write this letter to support *Emerald Manor*, a proposed development located at the northeast corner of Horizon Blvd and Rifton Ct, Horizon City, El Paso County, Texas.

The need for new affordable housing units is one challenge El Paso continues to face. With the cost of living rising, more and more of my constituents find themselves in a position where access to quality affordable housing is increasingly important.

Emerald Manor will have multiple positive effects on our community by reducing the shortfall of affordable housing, creating jobs for residents of our community, and serving as an economic stimulus for our area.

I support the efforts of Investment Builders Inc. to construct *Emerald Manor*. If you have any questions, please do not hesitate to contact my office at (512) 463-0613, or by email at mary.gonzalez@house.texas.gov. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Mary E. González".

Mary E. González
Texas Representative
House District 75

Familias Triunfadoras, Inc.



12500 Socorro Rd. * P.O. Box 1352 * San Elizario, Texas 79849 * Phone (915) 691-9011

February 19, 2018

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

- Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).

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 County, 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 Metro 31 Senior Community and Emerald Manor.

Sincerely,

Maria Covernali

Maria Covernali
Executive Director
Familias Triunfadoras, Inc.
(915) 691-9011

Familias Triunfadoras, Inc. is a 501 (c) 3 women led community based organization that serves over 3,000 colonia residents a year by providing self-help housing construction and rehabilitation; arts & crafts workshops, domestic violence support groups, health awareness workshops and health fairs; and educational scholarships. We also provide referrals to families seeking clothing, food and medical assistance. For more information please call us at (915) 691-9011. You can also visit us at:

www.facebook.com/familiastrunfadoras

All donations are tax deductible. Federal Tax ID# 74-3192530.



P. O. Box 63 El Paso, TX. 79941-0063
(915) 577-0069 FAX (915) 533-2096

February 13, 2018

Executive Director
Ray Tullius

Board of Directors

Ike J. Monty
President
Adam Gurrola
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
Vice President
Desmond Machuca
El Paso, Texas 79925

Secretary
Sr. Emille Morgan
Treasurer
Jay Dunbar

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

Board Members

- Cesar Apodaca • Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Pauline Claiborne
- Yesenia Castro • Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).
- Patricia Dalbin

Ka Davis
Eva Moya
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 County, but will also assist in adding to the tax base and creating jobs.

Olivia Narvaez
Mark Smith
We look forward to a favorable response by the Texas Department of Housing and Community Affairs for the approval of Metro 31 Senior Community and Emerald Manor.

Sincerely,

Ray Tullius
Executive Director
Opportunity Center for the Homeless





February 14, 2018

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Projects: Metro 31 Senior Community (#18127) and Emerald Manor (#18129)

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:

- Metro 31 Senior Community (Southeast corner of Wren Avenue & Gallivant Place, El Paso, El Paso County, Texas 79924); and
- Emerald Manor (Northeast corner of Horizon Blvd. and Rifton Court, Horizon City, El Paso County, Texas 79928).

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 County, 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 Metro 31 Senior Community and Emerald 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

Community Input Scoring Items

TDHCA#: 18130

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Better Texans Foundation

Name of Community Organization

Aubrea Hance

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

RESOLUTION 2018-02-19

WHEREAS, Skyway Gardens, Ltd. has proposed the development of affordable rental housing known as Skyway Gardens proposed to be located in the SE Corner of S Walker Street and Lechugilla, in the City of Alpine, Brewster County, Texas; and

WHEREAS, Skyway Gardens, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for The Skyway Gardens development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Alpine supports the Skyway Gardens application; and

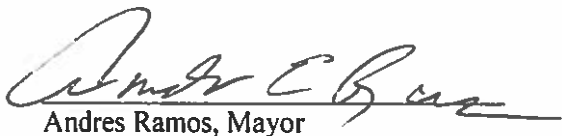
BE IT RESOLVED THAT,

the City of Alpine, acting through its governing body, hereby confirms that it supports the proposed Skyway Gardens development, proposed to be located in the SE Corner of S Walker Street and Lechugilla, and that this formal action has been taken to put on record the opinion expressed by the City of Alpine on February 20, 2018; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Andres Ramos, 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 20th day of February 2018 at a meeting of the city council of the City of Alpine.


Andres Ramos, Mayor

Seal


Cynthia Salas, City Secretary

TEXAS HOUSE OF REPRESENTATIVES



PONCHO NEVÁREZ

DISTRICT 74

February 28th, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: *Skyway Gardens*, TDHCA #18130

Dear Mr. Irvine:

I write this letter to support *Skyway Gardens*, a proposed development located at the southeast corner of S Walker St and Lechugilla, Alpine, Brewster County, Texas.

The need for new affordable housing units, is one challenge Alpine continues to face. With costs continuing to increase, 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 *Skyway Gardens* will have multiple positive effects on our community by reducing the shortfall of affordable housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If you have any questions, please do not hesitate to contact my office at (512) 463-0566. Thank you for your consideration.

With kindest regards I remain,

Sincerely,

A handwritten signature in black ink, appearing to read "Poncho", written in a cursive style.

Poncho Nevárez

BETTER TEXANS FOUNDATION

February 26, 2018

Ike J. Monty
President
Investment Builders, Inc.
7400 Viscount Blvd, Suite 109
El Paso, Texas 79925

RE: Housing Tax Credit Project: Skyway Gardens (#18130)

Dear Mr. Monty,

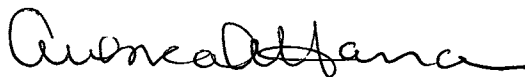
I am pleased to fully support Investment Builders, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the following project:

- Skyway Gardens (Southeast corner of S Walker St and Lechugilla, Alpine, Brewster County, Texas 79830)

This development will increase the availability of quality affordable housing and improve the living conditions for the hard-working families of Brewster County, and 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 Skyway Gardens.

Sincerely,



Aubrea Hance
President

Community Input Scoring Items

TDHCA#: 18137

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Avenue 360

Name of Community Organization

Joe E. Fuentes, Jr.

Contact Name

Support
 Opposition

B. Healthcare for the Homeless

Name of Community Organization

Frances E. Isabell

Contact Name

Support
 Opposition

C. Connect Community

Name of Community Organization

Anne Whitlock

Contact Name

Support
 Opposition

D. SEARCH Homeless Services

Name of Community Organization

Thao Costis

Contact Name

Support
 Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CAPTION ADOPTED

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



GENE WU

STATE REPRESENTATIVE · DISTRICT 137
HARRIS COUNTY

February 27, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701
tim.irvine@tdhca.state.tx.us

RE: TDHCA Application 18137, New Hope Housing Dale Carnegie

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application 18137 (New Hope Housing Dale Carnegie) to be located at the southeast corner of Dale Carnegie Ln. and Regency Square Blvd. in Houston, TX 77036 (Harris County). There is a need for supportive housing that is affordable to our most-vulnerable citizens and this New Hope Housing development will help fulfill that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu".

Gene Wu
Texas State Representative
District 137

CC: Joy Horak-Brown, joy@newhopehousing.com



February 19, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Holloway,

I am writing to state my strong support for TDHCA Application #18137, New Hope Housing Dale Carnegie, to be located at the SE Corner of Regency Square Boulevard and Dale Carnegie Lane in Houston, Harris County, Texas 77036. I can assure you that the Houston community is in dire need of additional supportive housing, as Hurricane Harvey has rendered more citizens homeless or without a sanitary place to live. This also includes the need for medical, oral health, behavioral health, and housing-related services. Avenue 360 Health and Wellness addresses these needs as a Federally Qualified Healthcare Center (FQHC.)

This site is in the service area of Avenue 360 (formerly known as Houston Area Community Services), as our service area encompasses the entire Houston metropolitan area. Avenue 360 is a 501(c)(3) organization established in 1998 to provide affordable, quality medical care, a pharmacy, behavioral health services and living assistance to individuals and families residing in Harris County and the surrounding areas. Avenue 360 offers robust case management services and referrals to healthcare clinics at two of New Hope's current single room occupancy (SRO) properties. Because of our relationship with New Hope, we have first-hand knowledge of their excellent properties and exemplary management.

Please accept my letter and look with favor on TDHCA Application #18137 for tax credits, which will help create a 170-unit property serving individuals.

Sincerely,

Joe E. Fuentes, Jr., MBA

Joe E. Fuentes, Jr., MBA
Chief Executive Officer





February 13, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Holloway,

I am writing in support of TDHCA Application #18137, New Hope Housing Dale Carnegie. This proposed 170-unit supportive housing property serving individuals will be located at the SE Corner of Regency Square Boulevard and Dale Carnegie Lane in Houston, Harris County, Texas 77036. This site is in the service area of Healthcare for the Homeless, as our service area encompasses the entire Houston metropolitan area.

Healthcare for the Homeless is a 501(c)(3) organization that offers health services for people who are literally living on the streets, in shelters, or in transitional or permanent supportive housing, and for those who are at risk of homelessness. We are Houston's third Federally Qualified Health Center (FQHC) and we are the only private FQHC that provides care solely for those who are homeless. To that end, our services are unduplicated and fill an essential gap in Houston's safety net system.

We offer medical services, including transportation to clinics, to residents at four of New Hope's properties and will very soon expand to a fifth building. Because of our close working relationship with New Hope and its affiliates, we have direct experience with that fine organization and its very capable staff.

Please accept my letter in support of the Dale Carnegie proposal.

Sincerely,

Frances E. Isbell, M.A.
Chief Executive Officer

HEALTHCARE FOR THE HOMELESS – HOUSTON
P.O. BOX 66690 – HOUSTON, TEXAS 77266
Phone: 713-286-6000 FAX: 713-286-6091
HHH CAROLINE STREET CLINIC
1934 CAROLINE ST., HOUSTON, TEXAS 77002
www.homeless-healthcare.org



February 14, 2018

Ms. Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Holloway,

I am writing to state strong support for TDHCA Application #18137, New Hope Housing Dale Carnegie, to be located at the SE Corner of Regency Square Boulevard and Dale Carnegie Lane in Houston, Harris County, Texas 77036. The service area of Connect Community is located in the Sharpstown and Gulfton area where New Hope's proposed site is located.

Connect Community is a 501(c)(3) founded by Legacy Community Health, KIPP Public Schools, YMCA and St. Luke's United Methodist Church. With our founding and other best-in-class partners, Connect follows a holistic approach to community revitalization based on the [Purpose Built Communities](#) model. Purpose Built helps struggling communities across the country implement proven and effective revitalization strategies, including a cradle to college and career education pipeline, high-quality mixed income housing, and community wellness programs.

New Hope Housing Dale Carnegie is a proposed new construction supportive housing property that will serve 170 individuals. The property is being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). As the Founding Executive Director of Connect Community, I am familiar with the remarkable work of NHHI and its high quality Housing + Services model. We welcome this property into the Connect Community neighborhood.

In the wake of Hurricane Harvey, I can attest that New Hope Housing's superior product has never been more important for Houstonians. Connect Community looks forward to partnering with New Hope Housing Dale Carnegie, making available the services of our existing partner agencies, as appropriate to meet resident needs. We also will refer clients to what will be, as are all New Hope properties, a beautiful and well-managed supportive housing development.

I urge you to accept this letter of support and to look favorably on New Hope's application for Housing Tax Credits.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Whitlock", written over a horizontal line.

Anne Whitlock
Founding Executive Director



2015 Congress Ave.
Houston, TX 77002
phone 713.739.7752
fax 713.739.7706
SEARCHhomeless.org

February 14, 2018

Ms. Marni Holloway, Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Holloway,

I am writing in support of TDHCA Application #18137, New Hope Housing Dale Carnegie, to be located at the SE Corner of Regency Square Boulevard and Dale Carnegie Lane in Houston, Harris County, Texas 77036. This site is in SEARCH's service area which covers the entire Houston metropolitan area.

SEARCH Homeless Services, a 501(c) (3) organization, is a leading agency in Houston that helps over 1,500 men, women and children each year achieve long-term stabilization measured by housing stability, increased income and improved health.

New Hope Housing Dale Carnegie is a 170-unit proposed new construction supportive housing property being developed by Houston Area Community Development Corporation (HACDC), an affiliate of New Hope Housing, Inc. (NHHI). This property will offer just the high quality housing + supportive services that are badly needed in Houston—and now more than ever in the wake of the devastating storm.

SEARCH partners with New Hope and its affiliate HACDC, offering robust case management at four of New Hope's current supportive housing properties, and very shortly we will add a fifth property. We also offer robust case management at Emancipation, temporary housing New Hope is managing for the City of Houston through its affiliate Harvey Response Management, Inc. This property serves individuals who fled to the George R. Brown Convention Center during Harvey and who have no readily available alternatives.

Please accept this letter of support. SEARCH looks forward to a continuing partnership with New Hope Housing, and we urge you to look favorably on their application for Housing Tax Credits.

Sincerely,

Thao Costis
President & CEO

Community Input Scoring Items

TDHCA#: 18138

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Crime Stoppers of Houston, Inc.

Name of Community Organization

Nichole Christoph

Contact Name

Support

Opposition

B. Portfolio Resident Services

Name of Community Organization

Elvira Moreno-Garza

Contact Name

Support

Opposition

C. Texas Internfaith

Name of Community Organization

JOT Couch

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: 02/20/2018

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

A RESOLUTION IDENTIFYING CERTAIN PROPOSED DEVELOPMENTS OF AFFORDABLE RENTAL HOUSING AS CONTRIBUTING TO THE CONCERTED REVITALIZATION EFFORTS OF THE CITY OF HOUSTON, TEXAS MORE THAN ANY OTHER IN THE AREA IN WHICH THE APPLICABLE DEVELOPMENT IS LOCATED; 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 captioned "Applicant Name" (individually referred to as "Applicant") on Schedule I attached hereto has proposed a development for affordable rental housing ("Housing Community") whose name and location are set forth on Schedule I beside the name of such Applicant in the columns 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 has submitted or intends to submit an application, bearing the number set forth on Schedule I beside the name of such Applicant in the column 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 (the "TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTCs") for the Applicant's Project; and

WHEREAS, the City Council finds that HTCs are awarded by TDHCA through a competitive point scoring system and that additional points are awarded to developments that are located in an area for which a concerted revitalization plan ("CRP") has been adopted and that are explicitly identified by a municipality in a resolution as contributing more than any other to the municipality's concerted revitalization efforts within the CRP area ("CRP Area") in which the development is located; and

WHEREAS, the City Council finds that the 2018 Qualified Allocation Plan ("2018 QAP") prepared by the TDHCA for the awarding and allocation of HTCs provides that a Tax Increment Reinvestment Zone ("TIRZ") may qualify as a CRP Area, provided that the plan applicable thereto meets the requirements set forth in § 11.9(d)(7)(A)(i)(I) - (V) of the 2018 QAP; and

WHEREAS, the City Council finds that each Applicant's Project listed on Schedule I is located in a separate CRP Area whose name is set forth on Schedule I beside the name of such Applicant's Project in the column entitled "CRP Area"; and

WHEREAS, the City Council finds that only one Applicant's Project listed on Schedule I is located in each CRP Area listed on Schedule I; and

WHEREAS, the City Council, as the governing body of the City, desires to assist each Applicant and the success of each Applicant's Project by explicitly identifying each Applicant's Project as contributing more than any other to the CRP of the CRP Area in which such Applicant's Project is located; **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 explicitly identifies each Applicant's Project confirms that it supports each Applicant's Project listed on Schedule I as contributing more than any other to the Consolidated Revitalization Plan for the CRP Area in which such Applicant's Project is located.

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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.



City Secretary

(Prepared by Legal Dept. )
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

CAPTION PUBLISHED IN DAILY COURT
 REVIEW DATE: 02/20/2018

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
ABSENT-ON PERSONAL BUSINESS		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

Schedule I - Priority Resolutions - City of Houston Projects

Applicant Name	Project Name	Project Address	CRP Area	TDHCA Number
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	Fifth Ward TIRZ	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	Greenspoint TIRZ	18338
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	OST/Almeda TIRZ	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	Greater Houston TIRZ	18701
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	Harrisburg TIRZ	18306
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Telephone Rd	Gulfgate TIRZ	18138
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	Southwest TIRZ	18137



GARNET F. COLEMAN

STATE REPRESENTATIVE
DISTRICT 147

February 24, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lancaster Senior Village Houston, Texas, TDHCA Application #18138

Dear Mr. Irvine,

Please accept this letter expressing my support for the BAH Lancaster Senior Village, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Lancaster Senior Village, TDHCA Application #18138.

I support this senior development, which is to be located on the northeast corner of Lancaster Street and Bellfort Street in Houston, Texas in Harris County. As the Texas Representative of District 147 in which Houston is located, I see an increasing need for affordable housing in my district.

The City of Houston, 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) 463-0524.

Sincerely,

A handwritten signature in black ink, appearing to read "Garnet F. Coleman".

Garnet F. Coleman
Texas State Representative - District 147



Crime Stoppers of Houston, Inc.
P.O. Box 541654
Houston, Texas 77254-1654
(713) 521-4600
www.crime-stoppers.org

Executive Director
Rania Mankarious

January 29, 2018

Board of Directors

Hazem Ahmed
Lindsay Aronstein
Jacquie Baly
Bryan M. Beene
George Buenik
Donae Chramosta
John Crapitto
Melissa Davis
Jeff Dunn
Sidney Evans
Sherri Glover
Courtney Zubowski Haas
Joe Hudson
Manson Johnson
Toni Lawrence
Oscar Martinez
Bob Meehan
Ricardo Nazario
Jeff Stearns
Jeff Stewart
Jill Talisman
Jeff Vaden
Justin Vickrey
Stuart Vogt
Dave Ward
Yvette Webb
Michael D. Wilson
Don Woo

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lancaster Senior Village Houston, Texas, TDHCA Application #18138

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Lancaster Senior Village housing development, TDHCA application No. 18138, located on the northeast corner of Lancaster Street and Bellfort Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Lancaster Senior Village, Ltd.

As both the City of Houston and Harris 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. Lancaster 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

Crime Stoppers of Houston is a public safety non-profit that serves this area. 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,

Nichole Christoph
Deputy Director

Advisory Board

Andy Allen
Victor Alvarez
David Andrews
Beth Arlington
Ross Bartley
George Brown
Jan Chafin
Kathryn Stasney Childers
Larry Hatfield
Alan Helfman
Andrea Hellyer
Tom Henderson
Bill Herrington
Mark Hubenak
Rocky Mafrige
Robert Ray
Aashish Shah
Nancy Sims
Charles Steadman
Richard Vela
Fenner Weller
David Wilson



January 24, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lancaster Senior Village Houston, Texas, TDHCA Application #18138

Dear Mr. Irvine,

The purpose of this letter is to express our support for the Lancaster Senior Village housing development, TDHCA application No. 18138, located on the northeast corner of Lancaster Street and Bellfort Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Lancaster Senior Village, Ltd.

As both the City of Houston and Harris 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. Lancaster 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.

Portfolio Resident Services is a 501 (c) (3) non-profit located at 3701 Kirby Drive, Suite 860, in Houston. As part of the neighborhood and community in which Lancaster 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,

Elvira Moreno-Garza
Director

January 24, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Lancaster Senior Village Houston, Texas, TDHCA Application #18138

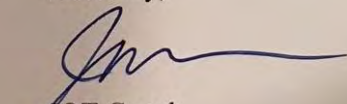
Dear Mr. Irvine,

The purpose of this letter is to express our support for the Lancaster Senior Village housing development, TDHCA application No. 18138, located on the northeast corner of Lancaster Street and Bellfort Street in Houston, Texas in Harris County. This application is being submitted to the Texas Department of Housing and Community Affairs by BAH Lancaster Senior Village, Ltd.

As both the City of Houston and Harris 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. Lancaster 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.

Texas Inter-Faith Housing Corporation is a 501 (c) (3) non-profit located at 3701 Kirby Drive, Suite 860, in Houston. As part of the neighborhood and community in which Lancaster 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,



JOT Couch
Executive Director

Community Input Scoring Items

TDHCA#: 18142

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. San Antonio Food Bank

Name of Community Organization

Emily Larsen

Contact Name

Support
 Opposition

B. Christian Assistance Ministry

Name of Community Organization

Dawn White-Fodsick

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

A RESOLUTION **2018-02-08-0006R**

IN SUPPORT OF SAN JUAN MISSION VILLAS MULTI-FAMILY PROJECT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX CREDITS.

* * * * *

WHEREAS, Brownstone Affordable Housing, Ltd. has proposed a development for affordable rental housing at or near the 9100 Block of S. Presa Road, to be known as San Juan Mission Villas, in the City of San Antonio, Council District 3; and

WHEREAS, Brownstone Affordable Housing, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for San Juan Mission Villas; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports Brownstone Affordable Housing, Ltd.'s 9% tax credit application for San Juan Mission Villas, located at or near the 9100 Block of S. Presa Road, San Antonio, Texas 78223, TDHCA #18142, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

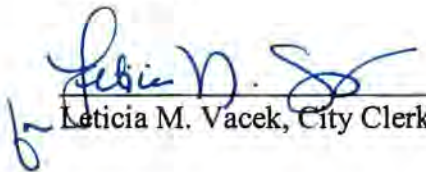
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



TEXAS HOUSE *of* REPRESENTATIVES

TOMAS URESTI

DISTRICT 118

February 23, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct San Juan Mission Villas in San Antonio, Texas, TDHCA Application #18142

Dear Mr. Irvine,

Please accept this letter **expressing my support** for the San Juan Mission Villas, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to San Juan Mission Villas, TDHCA Application #18142.

I support this senior development, which is to be located on the south 9100 block of S. Presa Road in San Antonio, Texas in Bexar County. As the Texas Representative of District 118 in which San Antonio is located, I see an increasing need for affordable housing in my district.

The City of San Antonio, 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) 463-0714.

Sincerely,

A handwritten signature in black ink, appearing to read "Tomas Uresti".

Representative Tomas Uresti, House District 118

TOMAS.URESTI@HOUSE.TEXAS.GOV

CAPITOL OFFICE: E2.712 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • PHONE (512) 463-0714 • FAX (512) 463-1458

Member Churches

Anglican

All Saint's

Assembly of God

First

Fortress Church

Northwest

Westover Hills

Baptist

Alamo City

Antioch

Dellview

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

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



cam
christian
assistance
ministry

Christian Assistance Ministry
110 McCullough Ave.
San Antonio, Texas 78215-1829

phone: (210) 223-4099
www.cam-sa.org

February 27, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct San Juan Mission Villas in San Antonio, Texas, TDHCA Application #18142

Dear Mr. Irvine,

The purpose of this letter is to express our support for the San Juan Mission Villas senior housing development, TDHCA application No. 18142, located on the south 9100 block of S. Presa Road in San Antonio, Texas in Bexar County. This application is being submitted to the Texas Department of Housing and Community Affairs by San Juan Mission Villas, Ltd.

As both the City of San Antonio and Bexar County continue to grow, there is a greater need for senior affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. San Juan Mission Villas could provide a new, safe and affordable housing option for senior 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.

Christian Assistance Ministry (CAM) is a 501(C)3 organization located at 110 McCullough Ave., San Antonio, TX 78215. CAM addresses the health and well-being of at-risk and vulnerable clients in San Antonio/Bexar County and has done so successfully since 1977. We are led by a commitment to be an "emergency room" of social services and like an emergency room, no appointment is required and any demographic population may receive help.

As part of the neighborhood and community in which San Juan Mission Villas 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,

Dawn White-Fosdick
Executive Director



February 21, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct San Juan Mission Villas in San Antonio, Texas, TDHCA Application #18142

Dear Mr. Irvine,

The purpose of this letter is to express our support for the San Juan Mission Villas senior housing development, TDHCA application No. 18142, located on the south 9100 block of S. Presa Road in San Antonio, Texas in Bexar County. This application is being submitted to the Texas Department of Housing and Community Affairs by San Juan Mission Villas, Ltd.

As both the City of San Antonio and Bexar County continue to grow, there is a greater need for senior affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. San Juan Mission Villas could provide a new, safe and affordable housing option for senior 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 San Antonio Food Bank is a non-profit organization and member of the Feeding America Network located at 5200 Enrique Barrera Pkwy, San Antonio, TX 78227. As part of the neighborhood and community in which San Juan Mission Villas 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 that reads "Emily Larson". The signature is written in a cursive, flowing style.

Senior Programs Manager

Community Input Scoring Items

TDHCA#: 18148

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Amigos del Valle, Inc.

Name of Community Organization

Alex Guerra

Contact Name

- Support
 Opposition

B. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Wayne Lowry

Contact Name

- Support
 Opposition

C. Melody Lane Christian Renewal Center

Name of Community Organization

Terry Brown

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



CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PALMVIEW

I, Annette Villarreal, duly appointed City Secretary of the City of Palmview, Texas, do hereby certify that the following constitutes a true and correct copy of the original Resolution 2018-08-R which was duly approved by the City Council of the City of Palmview, Texas on February 6, 2018.

In witness whereof, I have hereunto subscribed my signature and impressed the official seal of the City of Palmview, Texas, this 16th day of February, 2018.




Annette Villarreal, CMC, CPM
City Secretary

RESOLUTION NO. 2018-08-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMVIEW, TEXAS SUPPORTING THE PROPOSED PALMVIEW VILLAGE HOUSING COMMUNITY FOR FAMILIES; 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

WHEREAS, BAH Palmview Village, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 132 residential units (the "Housing") in the City of Palmview, to house families; and

WHEREAS, the Housing is expected to be located at or near the 100 Eastside Block of Showers Road and is expected to be named "Palmview Village"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No. 18148) 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 CITY COUNCIL OF THE CITY OF PALMVIEW, TEXAS

Gerardo Perez, Mayor; Javier Ramirez, Mayor Pro-Tem; Joselito Hernandez, Councilman; Joel Garcia, Sr., Councilman; Linda Sarabia, Councilwoman; Ricardo Villarreal, Councilman

SECTION ONE. The City Council of the City of Palmview 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 Palmview 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.

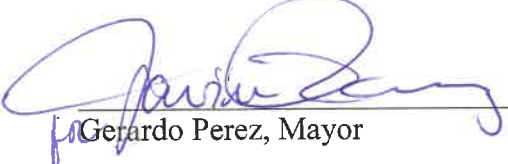
SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee or contribution of other value for the benefit of the Housing in the amount of \$500.00.

SECTION FOUR. This Resolution shall become effective immediately upon its passage.


[Signature page follows]

PASSED AND APPROVED this 6th day of February, 2018 at a Regular Meeting of the City Council of the City of Palmview, Texas.

CITY OF PALMVIEW


Gerardo Perez, Mayor

ATTEST:


Annette Villarreal, CMC, CPM
City Secretary



APPROVED AS TO FORM:


Gustavo Acevedo, City Attorney



CITY OF PALMVIEW
TEXAS

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PALMVIEW

I, Annette Villarreal, duly appointed City Secretary of the City of Palmview, Texas, do hereby certify that the following constitutes a true and correct copy of the original Resolution 2018-08-R which was duly approved by the City Council of the City of Palmview, Texas on February 6, 2018.

In witness whereof, I have hereunto subscribed my signature and impressed the official seal of the City of Palmview, Texas, this 16th day of February, 2018.




Annette Villarreal, CMC, CPM
City Secretary



STATE REPRESENTATIVE
OSCAR LONGORIA

DISTRICT 35

February 7, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Palmview Village in Palmview, Texas, TDHCA Application #18148

Dear Mr. Irvine:

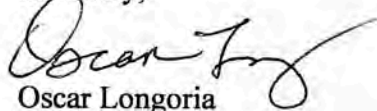
Please accept this letter expressing my support for the BAH Palmview Village, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Palmview Village, TDHCA Application #18148.

I support this development, which is to be located at 100 block eastside Showers Road in Palmview, Texas in Hidalgo County. As the Texas Representative of District 35 in which Palmview is located, I see an increasing need for affordable housing in my district.

The City of Palmview, 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) 463-0645.

Sincerely,


Oscar Longoria
State Representative



4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

February 01/2018

BOARD OFFICERS

GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
President
RICHARD MOLINA
Mayor, Edinburg
Vice-President
VICTOR LEAL
City Commissioner, Harlingen
Secretary
NORIE GARZA
Mayor Pro Tem, Mission
Treasurer
BASILIO SANCHEZ
Representative, Cameron County
Senior Member

BOARD MEMBERS

ELEAZAR GUAJARDO
Commissioner, Pharr
RAUL GONZALES
Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
JIM DARLING
City of McAllen, Mayor
OSCAR GONZALES
Mayor Pro Tem, Donna
GILBERT GONZALES
Mayor, Raymondville
ANTONIO GONZALES
Commissioner, San Benito
RAUDY MALDONADO
Commissioner, San Juan
CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

Ms. Sharon D. Gamble
Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs
For an Allocation of Low-Income Housing Tax Credits to Construct
Palmview Village in Palmview, Texas – Application no. 18148

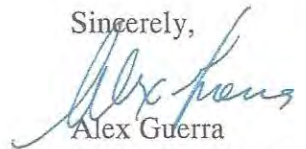
Dear Ms. Gamble:

The purpose of this letter is to express our support for the Palmview Village housing development located on the east side of Showers Rd. (100 block) in Palmview, Texas. This site is within the service area of Amigos del Valle.

Amigos del Valle (ADV) is a non-profit 501(c)(3) organization whose mission is to positively impact the quality of life directed at low income families. ADV provides regular visits and meals to individuals in their homes. ADV provides meals, transportation and housing to citizens in Hidalgo, Cameron and Willacy County.

As the City of Palmview and Hidalgo County continue to grow there is a greater need for affordable housing for families, seniors and individuals at affordable rental rates. There is also the greater need for meals, meal planning and nutritional awareness. Both North Alamo Village and Amigos del Valle help address the well-being of the members of the communities each serves.

Sincerely,


Alex Guerra
Executive Director



"Providing 44 Years of Service"
1974 - 2018



February 28, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Palmview Village in Palmview, Texas, TDHCA Application #18148

Dear Mr. Irvine,

The purpose of this letter is to express our support for Palmview Village housing development, TDHCA application No. 18148, located on the east side of Showers Road (100 block) in Palmview, Texas in Hidalgo County.

As both the City of Palmview and Hidalgo County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Palmview 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.

Habitat for Humanity is a 501c3 non-profit housing development, service and community organization. Our service area includes the Rio Grande Valley, including Palmview, with specific emphasis on Hidalgo County. As part of the neighborhood and community in which the Palmview 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, appearing to read "Wayne Lowry".

Wayne Lowry

Executive Director

Habitat for Humanity of the Rio Grande Valley



Melody Lane
Christian Renewal
Center

OFFICE

2525 W. Veterans Blvd.
Palmview, TX 78572

PHONE

956.580.3101

FAX

956.585.6344

EMAIL

office@melodylane.org

WEB

www.melodylane.org

February 28, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Palmview Village in Palmview, Texas, TDHCA Application #18148

Dear Mr. Irvine,

The purpose of this letter is to express our support for Palmview Village housing development, TDHCA application No. 18148, located on the east side of Showers Road (100 block) in Palmview, Texas in Hidalgo County.

As both the City of Palmview and Hidalgo County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Palmview 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.

Melody Lane is a 501c3 non-profit community and service organization. We are located in Palmview. As part of the neighborhood and community in which the Palmview 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,

Terry Brown

Director

APPLICANT: RUTHERFORD PARK, LP

TDHCA # 18159

Tab 46

Community Input Scoring Items

Local government support:

Resolution of Support from City of Houston

Resolution of Support from Harris County

Community support from State Representative:

Support letter from Representative Harold Dutton

Input from Community Organizations:

- East Harris County Empowerment Council
- Buildaid Houston (AKA Homeaid, Inc.)
 - Christian Tabernacle Church
 - Portfolio Resident Services
- Pleasant Hill Community Development Corporation
 - Texas Inter Faith Housing Corporation

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 ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; 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 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 has submitted or 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 2018 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.

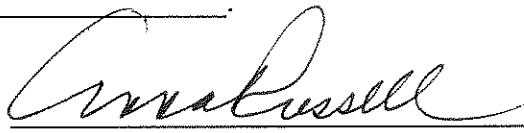
Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project.

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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018



City Secretary

(Prepared by Legal Dept. Rene F. Bell)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT-ON PERSONAL BUSINESS
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

Housing and Community Development Department
Schedule I - Resolutions of Support - ETJ Projects

Applicant Name	Project Name	Project Address	TDHCA Number
The Residences At Parkside, L.P.	The Residences At Parkside	17120 and 17122 Old Richmond Road	18150
Greens at Clodine LP	Greens at Clodine	Westpark Tollway E of FM 1464	18326
Rutherford Park, LP	Rutherford Park	Approx 12355 Tidwell Rd	18159

WHEREAS, **Rutherford Park, LP** has proposed a development for affordable rental housing at approximately the 12300 block of Tidwell Rd. (northeast corner of C.E. King Pkwy and Tidwell Rd.), Houston, TX 77044 named **Rutherford Park** in the City of Houston ETJ, Harris County, Texas and

WHEREAS, **Rutherford Park, LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **Rutherford Park**.


It is hereby

RESOLVED, that the **Harris County**, acting through its governing body, hereby confirms that it **supports** the proposed **Rutherford Park** located at approximately the 12300 block of Tidwell Rd. (northeast corner of C.E. King Pkwy & Tidwell Rd.), Houston, TX 77044 / TDHCA Application #18159 and that this formal action has been taken to put on record the opinion expressed by the **Harris County** on **February 27, 2018**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Harris County Commissioners Court, Harris County Judge Ed Emmett, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and Adopted this _____ day of FEB 27 2018 2018.

Approved this _____ day of FEB 27 2018 2018.

By: 


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. Ellis	<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 27 2018

APPROVE 
Recorded Vol. _____ Page _____



STATE of TEXAS
HOUSE of REPRESENTATIVES

Harold V. Dutton, Jr.
District 142

Committees:

Juvenile Justice and Family Issues, Chair
Public Education

February 8, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Rutherford Park, (TDHCA #18159)
Approximately 12300 block of Tidwell (NEC of C E King Pkwy and Tidwell)
Houston, Texas 77044

Dear Mr. Irvine,

I send this letter to demonstrate my support for the proposed 114-unit family housing development, Rutherford Park, located in my house district 142, at the northeast corner of Tidwell Rd. and CE King Pkwy at approximately 12300 Tidwell Rd, Harris County, Texas 77044.

I am familiar with the development team for this facility and have reviewed the proposed plan for the apartments. The Rutherford Park team has an outstanding reputation in the Houston area as one of the most experienced teams with the highest quality developments.

Accordingly, I believe that if Rutherford Park is constructed and operated in the manner described, then the project will be a great asset to that neighborhood. In my opinion the development team for Rutherford Park has developed and operates communities that are a model for the tax credit program and should be replicated in future projects.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold V. Dutton, Jr.", with a stylized flourish at the end.

Representative Harold V. Dutton, Jr.
District 142
8799 N. Loop East, Suite 200
Houston, Texas 77029



January 29, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Tim Irvine – Executive Director

RE: Rutherford Park, (TDHCA #18159)
12300 block of Tidwell (NEC C.E. King Pkwy & Tidwell)
Houston, Texas 77044

Dear Mr. Irvine,

I send this letter to demonstrate support for the proposed 114-unit family housing development, Rutherford Park, located at the northeast corner of Tidwell Rd. and CE King Pkwy at approximately 12355 Tidwell Rd, Houston ETJ, Harris County, Texas 77044.

East Harris County Empowerment Council (EHCEC) has been working in the eastern, unincorporated region of Harris County for more than nine years. Our organization exists to provide high quality and innovative programs and services that empowers men, women and children to achieve their potential. We understand community issues and needs as we see them every day. To that end, we know first-hand of the immense need of quality, safe and affordable housing. Rutherford Park would meet a large and growing need within the community.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents. The developer is one of the most experienced groups in our metro area with a long track record of success. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions at tnarcisse@ehcec.org.

In community,

A handwritten signature in black ink, appearing to read "Terence T. Narcisse", written in a cursive style.

Terence T. Narcisse
Executive Director, EHCEC
832-526-7227

12605 East Freeway #600, Houston, TX 77015
832-526-7227
www.ehcec.org



February 19, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Tim Irvine – Executive Director

RE: Rutherford Park, (TDHCA #18159)
12300 block of Tidwell (NEC C.E. King Pkwy & Tidwell)
Houston, Texas 77044

Dear Mr. Irvine,

I send this letter to demonstrate support for the proposed 114-unit family housing development, Rutherford Park, located at the northeast corner of Tidwell Rd. and CE King Pkwy at approximately 12355 Tidwell Rd, Houston ETJ, Harris County, Texas 77044. Our organization is a 501(c)3 charitable civic organization based in Houston Texas.

Our organization is a non-profit home builder working throughout Houston and near the proposed development. We know first-hand of the immense need of quality, safe affordable housing. Rutherford Park would meet a large and growing need within the community.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents. The developer is one of the most experienced groups in our metro area with a long track record of success. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Christopher Yuko
Director – BuildAid
T: 281.460.1804



Christian Tabernacle

Celebrate. Connect. Care.

13334 Wallisville Rd.
Houston, Texas 77049

P 713.453.7000
F 713.453.1617

www.ctab.org

January 29, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Tim Irvine – Executive Director

RE: Rutherford Park, (TDHCA #18159)
12300 block of Tidwell (NEC C.E. King Pkwy & Tidwell)
Houston, Texas 77044

Dear Mr. Irvin,

I send this letter to demonstrate support for the proposed 114-unit family housing development, Rutherford Park, located at the northeast corner of Tidwell Rd. and CE King Pkwy at approximately 12355 Tidwell Rd, Houston ETJ, Harris County, Texas 77044. Our organization is a Christian church and 501(c)3 charitable civic organization based in Houston Texas.

Our organization is a community church located in Northeast Houston near the proposed development. Our church is deeply involved serving the area near the proposed Rutherford Park development. We know first-hand of the immense need of quality, safe affordable housing. Rutherford Park would meet a large and growing need within the community.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents. The developer is one of the most experienced groups in our metro area with a long track record of success. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

PASTOR IRVIN CLARK



PORTFOLIO
RESIDENT SERVICES

January 16, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Rutherford Park-TDHCA # 18159
12300 block of Tidwell
Houston, Harris, County, Texas 77044

To Whom It May Concern,

Portfolio Resident Services would like to express its support for Rutherford Park for a family development, TDHCA #18159 that is located at approximately the 12300 block of Tidwell Houston, Harris, County, Texas 77044. Our organization is a 501(c)(3) charitable civic organization based in Houston, Texas and serving several communities throughout four states, including Harris County, Texas.

Our mission is to provide vital services and coordinate with area resources that can help improve the lives of low to moderate income families and individuals as they strive to increase their self-sufficiency and enhance their quality of life.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of the community. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Elvira Moreno-Garza
Director of Resident Services
(713) 808-1988 ext.243



PLEASANT HILL

Community Development Corporation

1510 Pannell • Houston, Texas 77020

ph: 713.224.3232 • fx: 713.224.0060

January 18, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attention: Tim Irvine, Executive Director

RE: Rutherford Park, TDHCA # 18159
Approximately 12300 block of Fuqua (NEC of C.E. King Pkwy and Tidwell)
Houston, Harris County, TX 77044

Dear Mr. Irvine:

Pleasant Hill Community Development Corporation (Pleasant Hill CDC) would like to express its support for the Rutherford Park development that is proposed at approximately 12300 block of Tidwell of Houston, Texas 77044. Our organization is a 501 (c) 3 charitable organization based in Houston, Texas.

Pleasant Hill CDC was formed in 1995 to address and minister to the needs of community revitalization. More specifically, the organization promotes healthy living in Houston's 5th Ward. This faith-based organization has chosen as its mission to recognize the needs of suffering humanity by developing and providing innovative programs with a focus on spirituality and comprehensive neighborhood revitalization. As such, the organization now serves low moderate income families and special needs housing groups to include senior citizens, handicapped individuals, persons in transition and recovery from disaster – natural and otherwise.

Developments like Rutherford Park will help address the need for affordable housing and social services to its residents and this development will make a very positive impact in our community and our city.

Thank you for the opportunity to provide our support and please contact us if you have any questions.

Sincerely,

Harvey Clemons Jr.
President

Mission Statement

Recognizing the needs of suffering humanity, PHCDC develops and provides innovative programs with a focus on spirituality and comprehensive community revitalization.

February 9, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Rutherford Park (114 units)-TDHCA # 18159
12300 block of Tidwell
Houston, Harris, County, Texas 77044

To Whom It May Concern,

Texas Inter-Faith would like to express its support for Rutherford Park for a family development, TDHCA #18159 that is located at approximately the 12300 block of Tidwell Houston, Harris, County, Texas 77044. Our organization is a 501(c)(3) charitable civic organization based in Houston, Texas and serving surrounding community, including Harris County, Texas.

Texas Inter-Faith Housing Corporation organized to carry on the following charitable, benevolent, educational and civic purpose: To improve the quality of life of economically disadvantaged people through the ownership, operation, development and advocacy of decent affordable housing supplemented by social, educational and mutual aid programs.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of the community. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,



Paulette Fischetti

Community Input Scoring Items

TDHCA#: 18161

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Portfolio Resident Services

Name of Community Organization

Elvira Moreno Garza

Contact Name

Support

Opposition

B. Pleasant Hill Community Development Corp

Name of Community Organization

Harvey Clements

Contact Name

Support

Opposition

C. Buildaid Houston (AKA Homeair America, Inc)

Name of Community Organization

Christopher Yuko

Contact Name

Support

Opposition

D. Texas Inter-Faith Housing Corp

Name of Community Organization

Paulette Fischetti

Contact Name

Support

Opposition

E. South Belt-Ellington Chamber of Commerce

Name of Community Organization

Kay Barbour

Contact Name

Support

Opposition

F. Fifth Ward Community Redevelopment Corp

Name of Community Organization

Kathy Payton

Contact Name

Support

Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CAPTION ADOPTED

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: 02/20/2018

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63 +/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWQ of McGowan St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway & between Rockwell Blvd & W Fuqua Drive	18997

STATE of TEXAS
HOUSE of REPRESENTATIVES



GARNET F. COLEMAN

STATE REPRESENTATIVE
DISTRICT 147

February 28, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Monroe Crossing, (TDHCA #18161)

Dear Mr. Irvine:

The purpose of this letter is to express my support for Monroe Crossing, TDHCA # 18161, a proposed age-restricted senior housing community located in the approximately 8500 block of Fuqua. Monroe Crossing will be located in my House District 147, and will offer a mix of one and two-bedroom units.

Monroe Crossing will be a great benefit to the eligible population in my district by providing quality affordable rental housing in an area where we have a large need. I believe this project's commitment to excellence will produce a quality housing development that is extremely needed by our community's seniors.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Garnet F. Coleman".

Garnet F. Coleman
State Representative - District 147



January 11, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Monroe Crossing-TDHCA # 18161
8500 block of Fuqua
Houston, Harris, County, Texas 77075

To Whom It May Concern,

Portfolio Resident Services would like to express its support for Monroe Crossing for seniors development, TDHCA #18161 that is located at approximately the 8500 block of Fuqua Houston, Harris, County, Texas 77075. Our organization is a 501(c)(3) charitable civic organization based in Houston, Texas and serving several communities throughout four states, including Harris County, Texas.

Our mission is to provide vital services and coordinate with area resources that can help improve the lives of low to moderate income families and individuals as they strive to increase their self-sufficiency and enhance their quality of life.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of the community. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Elvira Moreno-Garza
Director of Resident Services
(713) 808-1988 ext.243



PLEASANT HILL

Community Development Corporation

1510 Pannell • Houston, Texas 77020

ph: 713.224.3232 • fx: 713.224.0060

January 18, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attention: Tim Irvine, Executive Director

RE: Monroe Crossing, TDHCA # 18161
Approximately 8500 block of Fuqua (NEC of Fuqua and Monroe)
Houston, Harris County, TX 77075

Dear Mr. Irvine:

Pleasant Hill Community Development Corporation (Pleasant Hill CDC) would like to express its support for the Monroe Crossing development that is proposed at approximately 8500 block of Fuqua of Houston, Texas 77075. Our organization is a 501 (c) 3 charitable organization based in Houston, Texas.

Pleasant Hill CDC was formed in 1995 to address and minister to the needs of community revitalization. More specifically, the organization promotes healthy living in Houston's 5th Ward. This faith-based organization has chosen as its mission to recognize the needs of suffering humanity by developing and providing innovative programs with a focus on spirituality and comprehensive neighborhood revitalization. As such, the organization now serves low moderate income families and special needs housing groups to include senior citizens, handicapped individuals, persons in transition and recovery from disaster – natural and otherwise.

Developments like Monroe Crossing will help address the need for affordable housing and social services to its residents and this development will make a very positive impact in our community and our city.

Thank you for the opportunity to provide our support and please contact us if you have any questions.

Sincerely,

Harvey Clemons Jr.
President

Mission Statement

Recognizing the needs of suffering humanity, PHCDC develops and provides innovative programs with a focus on spirituality and comprehensive community revitalization.



February 19, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Tim Irvine – Executive Director

RE: Monroe Crossing, (TDHCA #18161)
8500 block of Fuqua
Houston, Texas 77075

Dear Mr. Irvine,

I send this letter to demonstrate support for the Monroe Crossing senior development that is proposed at the 8500 block of Fuqua, Houston Texas 77075. Our organization is a 501(c)3 charitable civic organization based in Houston Texas.

Our organization is a non-profit home builder working throughout Houston and near the proposed development. In the wake of hurricane Harvey, we have observed the need for more safe, quality, affordable housing for our seniors. Monroe Crossing would meet a large and growing need within the community. Additionally, the project developer is the most experienced and accomplished group in the metro area with thousands of exceptional units that continue to serve our community.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to our senior residents. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Christopher Yuko
Director – BuildAid
T: 281.460.1804

February 9, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Monroe Crossing for seniors (114 units)-TDHCA # 18161
Located at approximately 8500 block of Fuqua (NEC of Fuqua & Monroe)
Houston, Harris, County, Texas 77075

To Whom It May Concern,

Texas Inter-Faith would like to express its support for Monroe Crossing a senior development, TDHCA #18161 that is located at approximately the 8500 block of Fuqua Houston, Harris, County, Texas 77075. Our organization is a 501(c)(3) charitable civic organization based in Houston, Texas and serving surrounding community, including Harris County, Texas.

Texas Inter-Faith Housing Corporation organized to carry on the following charitable, benevolent, educational and civic purpose: To improve the quality of life of economically disadvantaged people through the ownership, operation, development and advocacy of decent affordable housing supplemented by social, educational and mutual aid programs.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of the community. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,



Paulette Fischetti



South Belt-Ellington

CHAMBER OF COMMERCE

THE AVIATION CORRIDOR OF THE GULF COAST

Board of Directors Executive Officers

Marie Flickinger

Chairman

South Belt-Ellington Leader

Kenny Fernandez

1st Vice Chairman

North American Shipping
Agencies, Inc.

Rebecca Lilley

2nd Vice Chairman

Memorial Hermann SE Hospital

Rev. Emory Gadd

Secretary

Sagemont Church

Noble Alix

Treasurer

Texas Citizen Bank

Chris Clark

Past Chairman

Clear Brook City MUD

Terry Felton

Almeda Mall

Dr. B.J. Garner

Garner & Garner Vision Center

Alyta Harrell

Pasadena ISD

Cynthia Hawk

JSC Federal Credit Union

Brenda Jones

San Jacinto College District

Rosanne Kerr

H.E.B. Blackhawk

Kristi Koncaba

Texan Bank

Dave Matthews

Rodney Ellis Commissioner

Eli Tanksley

Clear Brook Realtors

Jackie Wiess

Textool Company

Vacant

CenterPoint Energy

Chamber President

Kay Barbour

February 12, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Tim Irvine – Executive Director

RE: Monroe Crossing, (TDHCA #18161)
8500 block of Fuqua
Houston, Texas 77075

Dear Mr. Irvine,

The South Belt-Ellington Chamber of Commerce would like to express its support for the Monroe Crossing senior development that is proposed at the 8500 block of Fuqua, Houston Texas 77075. Our organization is a 501(c)6 charitable civic organization based in Houston Texas.

Our organization is deeply involved and committed to the area surrounding the proposed development. In the wake of Hurricane Harvey, we have observed the need for safer, quality, affordable housing for our seniors. Monroe Crossing would meet a large and growing need within the community. Additionally, the project developer is the most experienced and accomplished group in the metro area with thousands of exceptional units that continue to serve our community.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to our senior residents. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

K Barbour
President & CEO

Marie Flickinger
Board Chair
Owner, South Belt-Ellington Leader



**FIFTH WARD
COMMUNITY
REDEVELOPMENT
CORPORATION**
4300 Lyons Ave., Suite 300
P.O. Box 21502
Houston, TX
77226-1502

Main 713-674-0175
Fax: 713-674-0176
<http://www.fifthwardcrc.org>

Mission Statement

A catalytic organization dedicated to the collaborative fostering of holistic community development.

Chairman

Charles Turner

Trustees

Gayla Bolden
Harvey Clemons
April Daniels
Bridgette Dorian
Bob Eury
Ted Hamilton
Wiley Henry
Laura Nichol
Bridgette Steele
Marcus Vasquez
Andrew Wright

President/CEO

Kathy Flanagan-Payton



Equal Housing Opportunity

February 26, 2018

Texas Department of Housing and Community Affairs
221 East 11 Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

RE: Monroe Crossing #18161

Mr. Irvine:

Fifth Ward Community Redevelopment Corporation, a 501 (c) 3 charitable organization based in Houston, TX offers this letter of support for Monroe Crossing TDHCA # 18161, located at approximately 8500 block of Fuqua (NEC of Fuqua and Monroe) Houston, Harris County, TX 77075

As an organization founded by Fifth Ward Residents and has represented the neighborhood for almost thirty years, we believe that this project has a strong potential to improve the quality of citizens' lives in the Fuqua/ Monroe area in several ways. Developments like Monroe Crossing will help address the need for affordable housing and social services in the City of Houston. The applicant has both the capacity and the commitment to further affordable housing with the support of the community.

Thank you for the opportunity to provide our support and please contact us if you have any questions.

Sincerely,

Kathy Flanagan Payton
Pres./CEO

May 10, 2018

18162
GUADALUPE VILLAS

①

Manuel & Lillie Aguilera
4427 Kenner
Lubbock, TX 79416

FROM - Manuel & Lillie
Aguilar
PROPERTY OWNERS of
1020 5th ST.
Lubbock TX 79411


Marni Holloway, or TO whom IT may CONCERN
Thank you FOR coming TO Lubbock TO listen TO
OUR CONCERN regarding THE PROPOSAL TAX CREDIT
TO MR. KENT HANCE TO BUILD A FACILITY OF LOW INCOME
HOUSING APARTMENT COMPLEX LOCATED IN THE AREA OF
GUADALUPE NEIGHBORHOOD NEIGHBORHOOD, IN LUBBOCK, TX 79411
~~1020~~ MYSELF & WIFE LILLIE ARE NOT A RESIDENT OF
1020 5th ST, LUBBOCK. MY DAUGHTER ANVITKA, HUSBAND'S
CHILDREN LIVE THERE. (WE ARE THE PROPER OWNERS
OF 1020 5th ST. BUT WE DON'T LIVE THERE)
MY DAD & MOM, MANUEL AGUILERA, & LILLIE OWNED &
LIVE IN THAT HOUSE FOR 60 YRS. US CHILDREN WERE
RAISED IN THAT NEIGHBORHOOD.

IN 1971 GUADALUPE NEIGHBORHOOD WAS
~~DESTROYED~~ DESTROYED BY A HIGH TORNADO. BUT THE
TORNADO DIDN'T DESTROY OUR MORAL OR LOVE OF
OUR NEIGHBORHOOD. AS A COMMUNITY OF PROUD
OWNERS WE REBUILT OUR NEIGHBORHOOD WITH
THE HELP OF SOME GOVERNMENT GRANTS & A CARING
CITY GOVERNMENT. WE DIDN'T BUILD LOW INCOME
HOUSING, WE BUILT SINGLE MEMBER HOUSING.

STREETS & TREES THAT RUN THROUGH A CANYON ON THE
NORTH SIDE. WE ARE ^{NOT} AGAINST HELPING OUR CITIZENS
THAT ARE LESS FORTUNE THAN WE ARE. BUILDING A
LOW INCOME FACILITY IN OUR NEIGHBORHOOD WILL
DEWASTE OUR PROPERTY VALUE & MORE LIKELY NO ONE
WILL BE INTERESTED IN BUILDING A HOME HERE. MR. KENT
WANCE HAS NO VALUE OR INTEREST IN HELPING LOW
INCOME FAMILIES. HIS INTEREST IS TO MAKE A PROFIT
WITH THE HELP OF THE LUBBOCK COMMUNITY BY GETTING A
TAX CREDIT & SUBSIDIZED PAYMENTS BY THE TAX
PAYERS. WE BEEN SLOW IN REBUILDING, REFUSE THE
TAX CREDIT REQUESTED BY MR. KENT WANCE. WE ARE
MORE DETERMINED NOW IF GIVEN THE CHANCE TO FIND
FIND BUILDERS TO BUILD SINGLE MEMBER HOUSING IN
OUR AREA, SPECIALLY THE PROPERTY IN QUESTION.

OUR PRAYERS WILL BE WITH YOU
TO MAKE THE RIGHT DECISION

Manuel & Lillie Aguidan



Raymond Ramos and Sandra Ramos
1110 3rd Street
Lubbock, Texas 79401
June 18, 2018

Texas Department of Housing
And Community Affairs
Multifamily Finance Division
P.O. Box 13941
Austin, TX 78711-3941

RE: Housing Tax Credit
Application No. 18162
Guadalupe Villas

Mami Holloway:

(We) Raymond Ramos and Sandra Ramos, husband and wife home owners of 1110 3rd Street, Lubbock, Texas 79401, were not able to attend the meeting in Lubbock on Wednesday, April 11, 2018, but (we) would like to submit in writing our comments with regards to the Guadalupe Villas and the requests for a housing tax credit for this application.

(We) Raymond Ramos and Sandra Ramos would like to let you know that we did not receive a letter from our city to let us know that these villas would be built across the street from us, we heard it from people that do not even live as close to where these villas are thought to being built. We have only attended one meeting and this meeting was not even handle appropriately....
We would like for the city to reconsider to have these villas built elsewhere instead in the Guadalupe Neighborhood.

(We) Raymond and Sandra Ramos would like to let you know we are against this project in our community and would like to ask the board to vote against this application number 18132 for the Guadalupe Villas.

Thank you very much

A handwritten signature in black ink that reads "Raymond and Sandra Ramos". The signature is written in a cursive, flowing style.

Raymond Ramos and Sandra Ramos

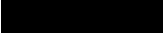
From: [SILVIA QUIRINO](#)
To: [Sharon Gamble](#)
Subject: Housing Tax Credit Application No. 18162 Guadalupe Villas
Date: Wednesday, June 20, 2018 4:26:43 PM

I would like to let you know I am against this project in my neighborhood, I live very close to these projected Villas.

I am asking the board to vote against the application number 18162 for the Guadalupe Villas. Which I fear persons of ill repute will eventually move into the villas. I live in a quite family oriented community.

Thank you very much.

Sincerely,

Silvia Quirino
216 Avenue K
Lubbock, Texas 79401


Community Input Scoring Items

TDHCA#: 18162

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. South Plains Food Bank

Name of Community Organization

David Weaver

Contact Name

Support
 Opposition

B. Lubbock Chamber of Commerce

Name of Community Organization

Eddie McBride

Contact Name

Support
 Opposition

C. Family Promise of Lubbock, Inc.

Name of Community Organization

Doug Morris, Executive Director

Contact Name

Support
 Opposition

D. Sick Children's Clinic

Name of Community Organization

Lana Snoggrass, Director

Contact Name

Support
 Opposition

E. The Salvation Army of Lubbock

Name of Community Organization

Nathanael Doria, Captain

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Resolution No. 2018-R0090

Item No. 6.16

February 22, 2018

RESOLUTION

WHEREAS, KRS Guadalupe 18, L.P. has proposed a development for affordable rental housing to be named the Guadalupe Villas to be located on the southwest corner of 3rd Street and Buddy Holly Avenue, Lubbock, Texas; and

WHEREAS, KRS Guadalupe 18, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the Guadalupe Villas; and

WHEREAS, the City Council of the City of Lubbock hereby finds that the proposed development of the Guadalupe Villas on the southwest corner of 3rd Street and Buddy Holly Avenue, Lubbock, Texas by KRS Guadalupe 18, L.P. would be a public benefit to the City of Lubbock **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council of the City of Lubbock hereby confirms and supports the application for the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the Guadalupe Villas on the southwest corner of 3rd Street and Buddy Holly Avenue, Lubbock, Texas by KRS Guadalupe 18, L.P.; and

THAT the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver not to exceed five hundred dollars (\$500) to be applied to an application for a permit by KRS Guadalupe 18, L.P. if it is awarded the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the Guadalupe Villas; and

THAT the Mayor of the City of Lubbock is hereby authorized and directed to certify for and on behalf of the City of Lubbock, this resolution to the Texas Department of Housing and Community Affairs.

Passed by the City Council on ___ February 22, 2018 ___.



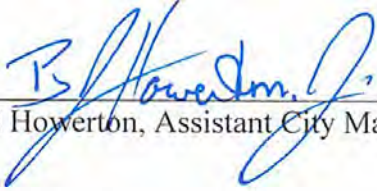
DANIEL M. POPE, MAYOR

ATTEST:



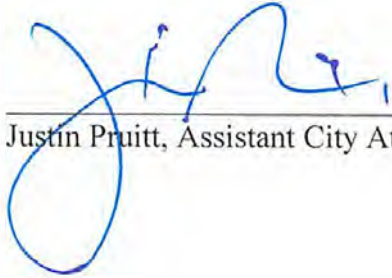
Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Assistant City Manager

APPROVED AS TO FORM:



Justin Pruitt, Assistant City Attorney



JOHN M. FRULLO
STATE REPRESENTATIVE
DISTRICT 84

January 30, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine - Via Email tim.irvine@tdhca.state.tx.us
Executive Director

Re: Support for Guadalupe Villas, TDHCA Application No. 18162

Dear Mr. Irvine,

I am writing to show my support for Guadalupe Villas, a proposed affordable rental housing community for seniors at its proposed location near the SWC of 3rd St. and Buddy Holly Avenue, Lubbock, Lubbock County, Texas 79401.

District 84 includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing like Guadalupe Villas. I therefore fully support Guadalupe Villas at the above described development site.

Sincerely,


Representative John Frullo, District 84

cc: Kent Hance - khance@hslawmail.com



WORKING FOR BUSINESS. BELIEVING IN LUBBOCK.

1500 BROADWAY, SUITE 101
LUBBOCK, TX 79401
P 806.761.7000
F 806.761.7013
www.lubbockchamber.com

Cory Powell, Chairman
Abel Castro, Chairman Elect
Diannah Tatum, Past Chairwoman
Gabe Vitela, Treasurer
Eddie McBride, Secretary
Sharon Hyde Bass, Vice Chairwoman
Chris Lonngren, Vice Chairman
Dave Marcinkowski, Vice Chairman
Kathy Oaks, Vice Chairwoman
Shannon Spencer, Vice Chairwoman
Jeremy Barbee
Bymie Bass
Steve Beck
Beth Bridges
Kevin Bryan
Keith Bryant
Fernando Bustos
Rey Carrasco
Chris Chambers
Renee Gonzales Davis
Casey Doyle
Jeff Hom
Chris James
Dana Johnston
Brent King
Mike Lambert
Dana Madison
Becky Palmer
Tony Pena
L. Timothy Perrin
Cathy Pope
Vanessa Reasoner
Dr. Berhl Robertson
Pam Sharpe
Marcie Truby
Ian van Reenen

February 14, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18162; Guadalupe Villas

Dear Mr. Irvine:

The Lubbock Chamber of Commerce supports Guadalupe Villas, a proposed affordable rental housing community for seniors to be located near the southwest corner of 3rd St. and Buddy Holly Ave., Lubbock, Lubbock County, Texas 79401.

The Lubbock Chamber is a tax exempt organization located at 1500 Broadway, Suite 101, Lubbock, Texas 79401. Our mission is to strengthen, promote and serve the business community of Lubbock, Texas.

We support KRS Guadalupe 18 LP, the sponsor of Guadalupe Villas, in its efforts to provide quality affordable rental housing for seniors that will include housing for the most vulnerable seniors of the City of Lubbock, Texas. We believe this will be beneficial to the development and economy of downtown and north Lubbock.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eddie McBride', written over a white background.

Eddie McBride
President and CEO

cc: Kent Hance – khance@hslawmail.com
KRS Housing, LLC





BOARD OF DIRECTORS

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Chair
Charles Key
Va Chair
Trims Johnson
Chair - Governance Committee
Harry Zimmerman
Chair - Stewardship Committee
Audrey McCool
Chair - Client Testing Programs Committee
Rita Calan
Chair - FOIA Day Committee
Dabbi Deason
Chair - Financial Reporting Committee
IGN Miller
Immediate Past Chair

Board Members
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Ilu Ann Legestein
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Darra Chader
Chris Cook
Shelby Criss
Tiny Crumpton
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Ted Holder
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Bentani Kutman
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Chele A. N. Gray
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Bobby L. M. Gly
Thomas A. Musak
Nam! Pular!
Able Rampy
John L. Davidson
Kyte Rogers
Caral Ann Smith
Maria Strung
Genia Ungert
Russ Wallace
Tammy Miller
Skipper Wood
Ernie Yeung

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5605 MLK Blvd
Lubbock, TX 79404
Phone: 806.783.3111
Fax: 806.783.3113
www.spfb.org

February 15, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18162; Guadalupe Villas

Dear Mr. Irvine:

South Plains Food Bank supports Guadalupe Villas, a proposed affordable rental housing community for seniors to be located near the southwest corner of 3rd St. and Buddy Holly Ave., Lubbock, Lubbock County, Texas 79411.

We are a tax exempt organization located at 5605 MLK Blvd., Lubbock, Texas 79404. We were created in 1983 to assist the hungry and the needy in the South Plains includes Lubbock County, Texas. We are committed in alleviating hunger and giving hope to the hungry.

We support KRS Guadalupe 18 LP, the sponsor of Guadalupe Villas, in its efforts to provide quality affordable rental housing for seniors that will include housing for the most vulnerable seniors of the City of Lubbock, Texas.

Sincerely,


David Weaver
CEO

CC: Kent Hance - khance@hslawmail.com
KRS Housing, LLC





P.O. Box 1258
Lubbock, TX 79408
Phone: 806-744-5035
Fax: 806-744-5025

www.familypromiselubbock.org
doug@familypromiselubbock.org

February 26, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX. 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application N. 18162; Guadalupe Villas

Dear Mr. Irvine:

Family Promise of Lubbock supports Guadalupe Villas, a proposed affordable rental housing community for seniors to be located near the southwest corner of 3rd Street and Buddy Holly Ave., Lubbock, Lubbock County, Texas 70401

We are a tax-exempt organization located at 1319 15th Street Lubbock, TX 79401. We were created in 1998 to assist homeless families with children gain sustainable, independent housing, free from homelessness. We serve those in Lubbock County, Texas. We are committed to the mission that every child should have a home.

We support KRS Guadalupe 18 LP, the sponsor of Guadalupe Villas, in its efforts to provide quality, affordable rental housing for seniors that will include housing for the most vulnerable seniors of the city of Lubbock, Texas.

Sincerely,

A handwritten signature in blue ink that reads "Doug Morris". The signature is fluid and cursive, with a long, sweeping line extending from the end of the name.

Doug Morris
Executive Director



Sick Children's Clinic

1002 Ave. A P.O. Box 93056 Lubbock, Tx 79493 &>6/762-1805

February 27, 2018

Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, TX 78701
ATTN: Tim Irvine, Executive Director

RE: TDHCA Application No. 18162; Guadalupe Villas

Dear Mr. Irvine:

Sick Children's Clinic supports Guadalupe Villas, a proposed affordable rental housing community for seniors, to be located near the SW corner of 3rd St. & Buddy Holly Ave., Lubbock, Lubbock County, TX 79401.

We are a tax exempt organization located at 1002 Avenue A, Lubbock, TX 79401. Our clinic was founded in 1961 by two local doctors to treat indigent children in Lubbock and the surrounding area. We continue to do that today, with free doctor visits and medicine.

We support KRS Guadalupe 18 LP, the sponsor of Guadalupe Villas, in its efforts to provide quality affordable rental housing for seniors that will include housing for the most vulnerable seniors of the City of Lubbock, Texas.

Sincerely,
a
J:MI) { (/ Y (U
L i a n k Snodgrass U
Director

cc: Kent Hance - khancercvhsllawmail.com
KRS Housing, LLC



DOING THE MOST GOOD^M

William Booth, Founder

Andre Cox, General

Donald C. Bell, Commissioner, Territorial Commander

Ronnie Raymer, Lieutenant Colonel, Divisional Commander

Nathanael & Lucila Doria, Captains, Corps Officers

Whitney Houston, Lieutenant, Assistant Corps Officer

February 26, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

ATTN: Tim Irvine
Executive Director

RE: TDHCA Application No. 18162; Guadalupe Villas

Dear Mr. Irvine:

The Salvation Army of Lubbock, TX supports Guadalupe Villas, a proposed affordable rental housing community for seniors to be located near southwest corner of 3rd Street and Buddy Holly Avenue, Lubbock, TX 79401.

We are a tax-exempt organization located at 1111 1st Street, Lubbock, TX 79401. The Salvation Army was established in Lubbock, TX in 1922.

The Salvation Army Mission Statement is:

The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. Its message is based on the Bible. Its ministry is motivated by the love of God. Its mission is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination.

We support KRS Guadalupe 18 LP, the sponsor of Guadalupe Villas, in its efforts to provide quality affordable rental housing for seniors that will include housing for the most vulnerable seniors of the City of Lubbock, Texas.

Sincerely,

Nathanael Doria, Captain
Corps Officer

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

- 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: Guadalupe Villas

Development Street Address: 3rd St. & Buddy Holly Ave.

Development City: Lubbock

Development County: Lubbock

TDHCA # (for office use only): 18162

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Lubbock United Neighborhood Association (LUNA) DBA Lubbock Neighborhood Connection- Parent Organization of Guadalupe Neighborhood Association

This organization o made a submission to TDHCA in prior HTC Application Rounds:

- Check one: **JJ** Yes D No
- If YES, provide the years that the organization made submissions prior to 2018:
2016, _____, _____, _____

The Neighborhood Organization is a *(select one of the following)*:

D Homeowners Association

D Property Owners Association

D Resident Council and our members occupy the existing development

JJ Other (explain): Local neighborhood association with an umbrella parent organization/association. and > 80% of Guadalupe members occupy/live in the neighborhood boundary where the development is proposed.

As of **March 1, 2018**, this Neighborhood Organization is on record with *(select one of the following)*:

D County

JJ Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Lala Chavez
 Title: President of Guadalupe Neighborhood Association
 Physical Address: 119 N. Ave L
 Mailing Address (if different from above): -----
 City: Lubbock ZIP Code: 79401
 Phone: 806-445-5138 Email: lalachavez@hotmail.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Nick Muniz
 Title: Secretary Guadalupe Neighborhood Association
 Physical Address: 121 N.Ave L
 Mailing Address (if different from above): -----
 City: Lubbock ZIP Code: 79401
 Phone: 806-544-1910 Email: Mrnickmuniz17@gmail.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization: D Supports /opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

The development is a senior apartment located too close to a rail road track. < 300 feet to the rail road track

The developers did not indicate on the pre-application that a neighborhood organization exists, when in-fact we met with them prior to the submission of pre-application.

The development will detract from the character and historicity of this single family living district, and hurt the general welfare of this neighborhood.

Petitions have been signed and restrictive covenants have been in place for this neighborhood which does not allow for building of multi-family apartments, including the boundaries where the development will be located. (see attachments)

The development is located in a school zone that is at risk and has not met MET standards

The development is located < 1000 ft to an old vacant, blighted and abandoned concrete plant

The management company has a BBB rating of F, and local city officials have visited similar managed establishments in the city of Lubbock, and have agreed that this is not a complex that is kept up with, and has obvious deficiencies. We think the general welfare and characteristic of the neighborhood would be affected with this development company and managing group based on

previous behavior.

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: Baylor St., N. Ave K, Part of 1st St., Cesar Chavez Drive

East Boundary is: Buddy Holly Ave

South boundary is: Marsha Sharp Freeway/4th street

West Boundary is: N. Ave Q

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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):

Lala Chavez 2/28/18
1st Contact Signature Date

Lala Chavez President
1st Contact Printed Name Title

Nick Muniz 2/28/18
2nd Contact Signature Date

Nick Muniz Vice President
2nd Contact Printed Name Title

Community Input Scoring Items

TDHCA#: 18166

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Avenida Guadalupe Association

Name of Community Organization

Gabriel Quintero Velasquez

Contact Name

Support

Opposition

B. Esperanza Peace & Justice Center

Name of Community Organization

Graciela I. Sanchez

Contact Name

Support

Opposition

C. AARP

Name of Community Organization

Lisa A. Rodriguez

Contact Name

Support

Opposition

D. League of United Latin American Citizens (LULAC)

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

E. Westside Development Corporation

Name of Community Organization

Leonard Rodriguez

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION **2018-02-08-0008R**

IN SUPPORT OF THE LEGACY AT BUENA VISTA MULTI-FAMILY PROJECT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX CREDITS.

* * * * *

WHEREAS, The Legacy At Buena Vista, L.P. has proposed a development for affordable rental housing at 1409 Buena Vista Street, to be known as The Legacy At Buena Vista, in the City of San Antonio, Council District 5; and

WHEREAS, The Legacy At Buena Vista, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for The Legacy At Buena Vista; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports The Legacy At Buena Vista, L.P.'s 9% tax credit application for The Legacy At Buena Vista, located at 1409 Buena Vista Street, San Antonio, Texas 78207, TDHCA #18166, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.

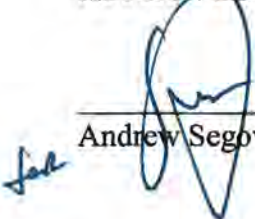

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



TEXAS HOUSE *of* REPRESENTATIVES

Diego M. Bernal

State Representative, District 123

February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Mr. Irvine:

As the State Representative for the Legacy at Buena Vista, I am always delighted to learn of a new development in my District for my constituents. In particular, it gratifies me to hear about the building of quality, affordable housing for seniors, a historically underserved population in my community.

It has come to my attention that Atlanta Pacific Communities has applied to your department for Housing Tax Credits to assist them in developing a multi-family apartment to be named the Legacy at Buena Vista (TDHCA #18166) and located 1409 Buena Vista Street in San Antonio, Bexar County, Texas 78254.

I believe that this type of affordable housing can be extremely beneficial to my District and I would like to give my full support for these efforts. I hope that you and the TDHCA Board will look favorably upon their application.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego Bernal".

Diego Bernal
Texas State Representative
District 123



1313 Guadalupe, Suite 100
Office: (210) 223-3151
Fax: (210) 223-4405
www.avenida.org

February 21, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

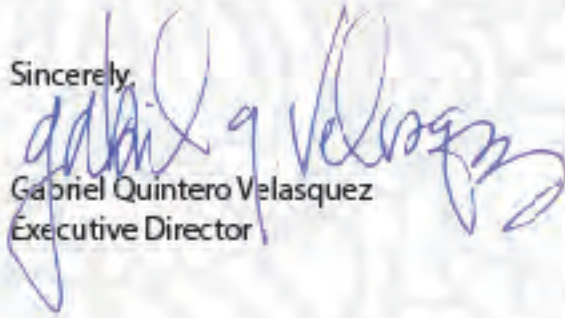
Dear Ms. Gamble,

I am writing to support the application for housing tax credits for the Legacy at Buena Vista (TDHCA #18166). It is a 96-unit multifamily community for seniors proposed in the City of San Antonio. The population in San Antonio, Bexar County 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 Legacy at Buena Vista. Our organization is a tax-exempt non-profit organization that serves an area in San Antonio known as Avenida Guadalupe neighborhood.

Thank you for your consideration of the application.

If you have any questions, please contact me at (210) 223-3151

Sincerely,


Gabriel Quintero Velasquez
Executive Director

Attachment: IRS Determination Letter



esperanza

peace & justice center

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

February 22, 2018

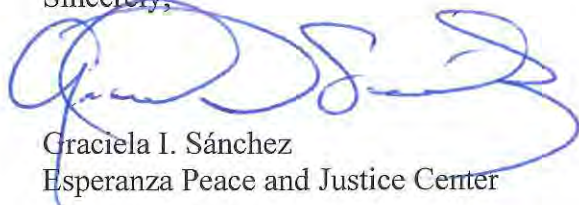
Dear Ms. Gamble,

Esperanza Peace and Justice Center would like to express our support for Housing Tax Credits for the Legacy at Buena Vista (TDHCA #18166), a multifamily housing community for seniors proposed in the City of San Antonio. Our organization is a tax-exempt non-profit organization that provides services to the City of San Antonio and the entire Bexar County area.

There is a tremendous need for affordable housing for seniors in the City of San Antonio. The population in the City of San Antonio, Bexar County, and the surrounding area is growing rapidly. Legacy at Buena Vista will provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to the Legacy at Buena Vista tax credit application. If you need additional information, please feel free to call me at (210) 228-0201.

Sincerely,



Graciela I. Sánchez
Esperanza Peace and Justice Center

Attachment: IRS Determination Letter

February 23, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for the Legacy at Buena Vista (TDHCA #18166). It is a 96-unit multifamily community for seniors proposed in the City of San Antonio. The population in San Antonio, Bexar County 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 Legacy at Buena Vista. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Legacy at Buena Vista development.

If you have any questions, please contact me at (210)298-1016.

Sincerely,


Lisa A. Rodriguez
AARP
Associate State Director Outreach & Advocacy
lrodriguez@aarp.org
210-298-1016

Attachment: IRS Determination Letter

February 16, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble - Multifamily Division

RE: The Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

The League of United Latin American Citizens (LULAC) would like to express our support for Housing Tax Credits for The Legacy at Buena Vista (TDHCA #18166), a multifamily housing community for seniors proposed in the City of San Antonio. LULAC is a tax-exempt non-profit organization that provides services to the City of San Antonio and the entire Bexar County area.

There is a tremendous need for affordable housing for families in the City of San Antonio and Bexar County. The population in the City of San Antonio and the surrounding area is growing rapidly. The Legacy at Buena Vista would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to The Legacy at Buena Vista tax credit application. If you need additional information, please feel free to call me at 210-857-5329.

Sincerely,



Henry Rodriguez
Executive Director

Attachment: IRS Determination Letter



Building a Strong Economy & Community

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HOLT CAT

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Dawn Hansen
Policy and Development Director

Mario Chalico, Jr.
Operations Manager

Gabriela Macias
Program Manager

Judy Gamex
Office Specialist

Roger Lee Covin
WDC Fellow

February 22, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

I am pleased to give my support to The Legacy at Buena Vista, L.P. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Legacy at Buena Vista (TDHCA #18166) development, located at 1409 Buena Vista St, San Antonio, Texas. We are a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

This development will not only increase the availability of quality affordable housing for the seniors of San Antonio and Bexar County, but also will assist in adding to the tax base and creating jobs.

Sincerely,

Leonard Rodriguez
Westside Development Corporation

Attachment: IRS Determination Letter

210-501-0192

630 S.W 41st Street
San Antonio, Texas 78237

westsidedevcorp.com

Community Input Scoring Items

TDHCA#: 18171

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Affordable Homeownership Corporation

Name of Community Organization

Steve Solis

Contact Name

- Support
 Opposition

B. Community Development Corporation of Brownsville

Name of Community Organization

Nick Mitchell-Bennett

Contact Name

- Support
 Opposition

C. Healthy Communities of Brownsville

Name of Community Organization

Rose Timmer

Contact Name

- Support
 Opposition

D. Tip of Texas Family Outreach

Name of Community Organization

Alma Herrera

Contact Name

- Support
 Opposition

E. United Way of Southern Cameron County

Name of Community Organization

Traci Wickett

Contact Name

- Support
 Opposition

F. Proyecto Juan Diego

Name of Community Organization

Sister Phylis Peters

Contact Name

- Support
 Opposition

RESOLUTION NO. 2018-022

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE APPLICATION OF POINSETTIA GARDENS APARTMENTS AT BOCA CHICA TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING; IDENTIFYING POINSETTIA GARDENS APARTMENTS AT BOCA CHICA AS CONTRIBUTING MORE THAN ANY OTHER PROJECT TO THE CONCERTED REVITALIZATION EFFORTS AS DESCRIBED IN THE APPROVED NEIGHBORHOOD REVITALIZATION STRATEGY PLAN; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT; AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Poinsettia Gardens BHOC, L.P., and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal to construct the Poinsettia Gardens Apartments at Boca Chica (the "Housing Community") at 341 Oak St., Brownsville, Cameron County, Texas 78521 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 18171) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTC") for the new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

WHEREAS, in accordance with the rules that govern the HTC program, an application may qualify for points for a resolution of support and evidence of a commitment of development funding from the governing body of the city in which the proposed development site is located; and

WHEREAS, the Housing Community is located within the boundary of the Neighborhood Revitalization Strategy Area Plan, an approved Concerted Revitalization Plan by the City Commission of the City of Brownsville. The Housing Community is located in Census Tract 48061013401 and said Census Tract is listed in the approved Concerted Revitalization Plan abbreviated as 134.01-1.; and,

WHEREAS, the City Commission adopted the Concerted Revitalization Plan on February 16, 2016, and such adoption is formally evidenced by Resolution No. 2018-012 adopted by the City Commission on February 6, 2018; and,

WHEREAS, the Concerted Revitalization Plan has sufficient, documented, and committed funding to accomplish its purposes on its established timetable, and the problems identified within the plan will be sufficiently mitigated and addressed prior to the Housing Community being placed into service.

NOW THEREFORE, BE IT RESOLVED that the City of Brownsville, Texas, acting through its governing body, explicitly identifies Poinsettia Gardens at Boca Chica, located in Census Tract 48061013401, as the Development Site contributing more than any other to the concerted revitalization efforts of the City as embodied in the Neighborhood Revitalization Strategy Area Plan adopted February 6, 2018.

BE IT FURTHER RESOLVED that Poinsettia Gardens at Boca Chica provides for the creation of needed affordable housing and will additionally support the City's efforts to promote a more vital economy and a more desirable neighborhood.

BE IT FURTHER RESOLVED, as follows:


1. 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.
2. The City, acting through its governing body, hereby confirms that it supports the proposed new construction of the Housing Community on the Development Site, HTC Application #18171, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.
3. The Concerted Revitalization Plan is current at the time of this Resolution and will officially continue for at least three (3) more years.
4. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.
5. The City, acting through its governing body, hereby authorizes, empowers, and directs Michael Lopez, the Interim City Manager of the City of Brownsville, Texas to certify this Resolution to the Texas Department of Housing and Community Affairs.

DULY PASSED, ADOPTED AND APPROVED by the City Commission of the City of Brownsville, Texas, on the 20th day of February, 2018.



Antonio Martinez, Mayor
City of Brownsville, Texas

ATTEST:


Griselda Rosas, City Secretary



"Approved as to Form and Legality
This 13 day of FEB 18
T. SAMPECK
Title ASST CITY ATTY
Office of the Brownsville City Attorney"

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.texas.gov

855 W. Price Rd., Suite 22
Brownsville, Texas 78520
(956) 542-1828
FAX: (956) 542-1618

February 2, 2018

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

I am writing to extend my full support for the new construction of 150 low income units, to be referred to as Poinsettia Gardens at Boca Chica. It will be located in Census Tract 48061013401, in Brownsville, Texas 78521 in Cameron County.

The application number is 18171. I understand that Poinsettia Gardens BHOC, LP is applying for Tax Credits from the Texas Department of Housing and Community Affairs for this development. The Developer and General Partner for said Development is the Brownsville Housing Opportunity Corporation, an Instrumentality of the Housing Authority of the City of Brownsville.

This project addresses the growing need for affordable housing in Brownsville. The proposed development will be located within the approved Concerted Revitalization Plan approved by the City of Brownsville City Commission. In addition, it is part of the Housing Authority of the City of Brownsville's Choice Neighborhood Plan. Upon consultation with local officials, I fully support the proposed development to be known as Poinsettia Gardens at Boca Chica, submitted by Poinsettia Gardens BHOC, LP and the Brownsville Housing Opportunity Corporation in its efforts to obtain tax credits.

If I may answer any questions regarding this project, or be of assistance in any matter at all, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "René O. Oliveira".

Rep. Rene Oliveira
State Representative, District 37
Chairman, House Committee on Business and Industry



BROWNSVILLE AFFORDABLE HOMEOWNERSHIP CORPORATION

600 SPRINGMART BLVD., SUITE 7 • BROWNSVILLE, TEXAS 78526
956-621-2813 • FAX 956-621-2815 • WWW.MYBROWNSVILLEHOME.ORG

January 31, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Brownsville Affordable Homeownership Corporation is a 501 c 3 non profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. In the city of Brownsville, BAHC is a pioneer of the Building America Program as well as Energy Star Homes. These programs give homeowners the opportunity to purchase the best home that technology allows with increased savings in energy costs while reducing impact on the environment.





BROWNSVILLE AFFORDABLE HOMEOWNERSHIP CORPORATION

600 SPRINGMART BLVD., SUITE 7 • BROWNSVILLE, TEXAS 78526
956-621-2813 • FAX 956-621-2815 • WWW.MYBROWNSVILLEHOME.ORG

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

Steven Solis
Executive Director





February 14, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

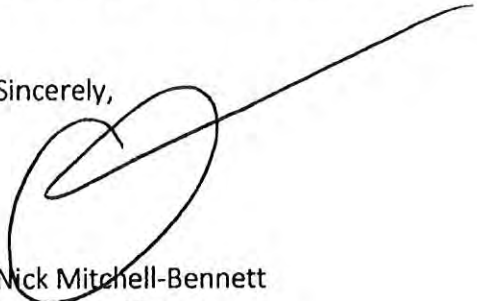
As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Community Development Corporation of Brownsville is a 501 c 3 non profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron and Willacy Counties. And the services that we provide are Mortgage Lending, Homebuyer Education/Counseling, Financial Coaching, and Youthbuild/Youth Education and Workforce Development.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable

housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, sweeping horizontal line that extends to the right.

Nick Mitchell-Bennett
Executive Director

Community Development Corporation of Brownsville



Healthy Communities of Brownsville

February 8, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

Healthy Communities of Brownsville, a grassroots volunteer nonprofit organization, is pleased to support HACB's application for Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville. Our goal has been and will always to bring much needed partnerships and collaboration to this project.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Healthy Communities of Brownsville, Inc., is a 501 c 3 nonprofit organization whose mission is to develop and foster programs that promote social change through education, leadership, and community action. We have a history of supporting community efforts in Brownsville. Environmental sustainability and resident health stand to benefit greatly from a committed effort to achieve this mission. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes the City of Brownsville and Cameron County. With community partnerships, we bring quality of life programs such as recycling, environmental education, trash pickups, tire collection roundups, and community outreach with local schools and other nonprofits.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

A handwritten signature in red ink that reads "Rose Timmer". The signature is written in a cursive style with a prominent flourish at the end.

Rose Timmer
Executive Director



Tip of Texas Family Outreach

www.totfo.com

February 2, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Tip of Texas Family Outreach is a 501 c 3 non profit organization established to strengthen families and prevent child abuse and neglect by providing an array of supportive services. Our mission is accomplished through parenting skills classes, home based services for teen parents, free counseling, divorce parenting, emergency assistance with food and clothes, information and referrals.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

Alma Herrera
Executive Director

455 E. Levee Street
Brownsville, Texas 78520
Office: (956) 541-5566
Fax: (956) 541-7978



**United Way
of Southern Cameron County**

634 East Levee Street
Brownsville, Texas 78520
tel 956.548.6880
fax 956.548.6906
traci.wickett@unitedwayrgv.org

Traci Wickett
President & CEO



February 14, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

United Way of Southern Cameron County supports the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

United Way of Southern Cameron County is a 501 (c) (3) nonprofit organization. Our primary purpose is to fight for the health, education and financial stability of every person in Brownsville. Our service area includes Brownsville, Los Fresnos, Rancho Viejo, Olmito, Laguna Vista, Port Isabel and South Padre Island. We focus on financial stability for local families, improved health, and education from cradle to career.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Wickett".

Traci Wickett
President & CEO



Proyecto Juan Diego
2216 Eduardo Ave., Brownsville, TX 78526
P.O. Box 8038 Brownsville, TX 78526-8038 (Mailing Address)
Tel: (956) 542-2488 / (956) 542-2334; **Fax:** (956) 542-5055
Webpage: www.proyecto-jd.org



February 07, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Proyecto Juan Diego is a 501 (c) (3) non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes Brownsville, Texas and surrounding areas. And the services that we provide are: **Integrated Family Program** (Parenting, Mother and Child Development, Tutorial and Mentoring, Stress management, and Family Development); **Healthcare for Diabetes and Pre-Diabetes** (Self- Management Classes for diabetic and pre-diabetic participants, Home Education, Aerobics, Zumba, Nutrition classes); **Outreach and Civic Engagement** (Citizenship, GED, ESL, Youth Development, Leadership development).

Executive Board Directors: Humphrey G. Thomas, Chair, Lupita Fragoso, Treasurer
Dr. Virginia V. Wood, Secretary


Members: Sister Patricia Connolly, DC, Cynthia Hinojosa, Jorge Green, Nancy Reed, Armantina Tourigny, Armando Recio, Daniel Keller, Sister Joanne Dress DC.

Executive Director: Sr. Phylis Peters, DC.

As part of a larger community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing.

I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

A handwritten signature in cursive script that reads "Sister Phylis Peters". The signature is written in black ink and is positioned above the printed name and title.

Sister Phylis Peters, DC
Executive Director



Providing help
Creating hope

Catholic Charities

of the Rio Grande Valley

February 23, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

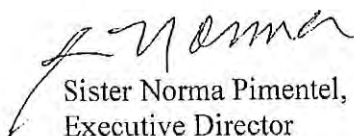
I am writing this letter to express our support for the Poinsettia Gardens at Boca Chica 9% tax application with the Texas Department of Housing and Community Affairs.

Catholic Charities of the Rio Grande Valley acknowledges that as the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. We strongly believe that Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Catholic Charities of the Rio Grande Valley is a 501(c)(3) non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Rio Grande Valley community, including the city of Brownsville. Our service areas include Starr, Hidalgo, Willacy and Cameron counties. Services that are agency provides include Emergency Assistance, Homelessness Prevention, Counseling, Pregnancy Counseling, Child Nutrition, Disaster Relief and Humanitarian Crisis Relief.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,


Sister Norma Pimentel,
Executive Director

700 N. Virgen de San Juan Blvd. * San Juan, Texas 78589 * (956) 702-4088 * Fax (956) 782-0418
955 W. Price Rd. * Brownsville, Texas 78520 * (956) 541-0220 * Fax (956) 544-7580



**NEIGHBORS IN NEED OF SERVICES, INC. (NINOS)
HEAD START / EARLY HEAD START PROGRAM**

"Creating a brighter future for our children and La Familia"

BOARD OF DIRECTORS

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Roque Rodriguez

Vice-President
Roberto Lopez

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Mary F. Sosa

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Juan Moreno, Jr.
Antonio Ortiz
Claudio Ortiz
Juanita Ortiz

Executive/Head Start Director
Manuela Rendon

February 1, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171


Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Neighbors in Need of Services, Inc. (NINOS) Head Start/Early Head Start Program is a 501 c 3 non-profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron and Willacy Counties, and the services that we provide are Health and Nutritional Assessments, Medical and Dental Follow-Ups, Pre and Post Natal Education for Pregnant Women, Nutritional Meals and Snacks, The Least Restrictive Environment for Children with Disabilities, Individualized Infant, Toddler and Pre School "Readiness" and Transportation (where available.) As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,


Manuela Rendon
Executive/Head Start Director

GOOD NEIGHBOR SETTLEMENT HOUSE

02/09/2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

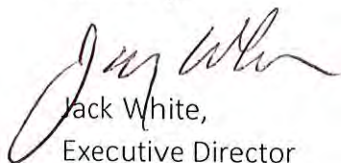
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As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Good Neighbor Settlement House, inc. is a 501 c 3 non profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes the Buena Vida neighborhood. And the services that we provide are: three hot meals Mon-Fri, showers, and change of clothes, communication assistance, food pantry, nutrition classes, medical assistance, computer lab and arts & crafts.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,


Jack White,
Executive Director



Brownsville Adult Literacy Council, Inc.

245 E. Levee St. ►► Brownsville, Texas 78520 ►► (956) 542-8080

Literacy is the gateway to opportunity.

February 6, 2018

Carla Mancha, Chief Executive Officer/Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number
18171

Dear Ms. Mancha:

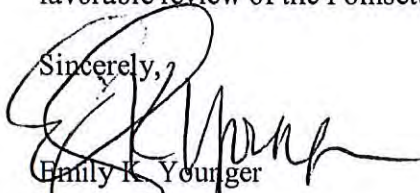
The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

Brownsville Literacy Center is a 501 c 3 non profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes education and financial stability. And the services that we provide are English as a Second Language, Computer Skills Training Program and Family Literacy Program.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,



Emily K. Younger
Interim Director

Email: brownsvillegliteracy@yahoo.com Website: www.brownsvillegliteracycenter.org





501(c)(3) Non Profit
One West University Drive
Brownsville, Texas
(956) 465-4178

www.brownsvillewellnesscoalition.com
email: brownsvillewellnesscoalition@gmail.com

February 14, 2018

Carla Mancha, Chief Executive Officer / Employee Director
Brownsville Housing Opportunity Corporation
Poinsettia Gardens BHOC, L.P.
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Support of Poinsettia Gardens Apartments TDHCA Application Number 18171

Dear Ms. Mancha:

The purpose of this letter is to express our support for the Poinsettia Gardens at Boca Chica 9% tax application number 18171 with the Texas Department of Housing and Community Affairs. Poinsettia Gardens at Boca Chica will be located at approximately 341 Oak Street in Brownsville Texas, in Cameron County. This application is being submitted by Poinsettia Gardens BHOC, LP; an LP created by the Brownsville Housing Opportunity Corporation an Instrumentality of the Housing Authority of the City of Brownsville.

As the City of Brownsville continues to grow, so does the need for affordable and safe housing for the families that live in the area. Poinsettia Gardens at Boca Chica will provide for the creation of needed affordable rental housing options and will additionally support the City's efforts to promote a more vital economy and more desirable neighborhood.

The Brownsville Wellness Coalition is a 501 c 3 non profit organization. Our primary purpose is to align our efforts and leverage our services to improve, develop and increase the quality of life of the families in the Brownsville community. Our service area includes Cameron County, specifically Brownsville, Texas area. And the services that we provide are cultivating healthy food and lifestyles. Specifically, Brownsville Farmer's Market, The Happy Kitchen/La Cocina Alegre, Community Gardens and Urban Farms, Fresco Mobile Market and Dale Walking Groups.

As part of the neighborhood and the community in which Poinsettia Gardens at Boca Chica will be developed, we strongly support this application for a tax credit allocation. We are confident that

it will transform all aspects of the neighborhood, assist families, and address the need of affordable housing. I thank you in advance for your consideration and favorable review of the Poinsettia Gardens at Boca Chica application.

Sincerely,

A handwritten signature in black ink, appearing to be 'V. Rosenbaum', written over a horizontal line.

Veronica Rosenbaum
Executive Director for BWC

Community Input Scoring Items

TDHCA#: 18186

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Communities in Schools

Name of Community Organization

Gloria Taylor

Contact Name

Support

Opposition

B. Coastal Bend Center for Independent Living

Name of Community Organization

Linda Fallwell Stover

Contact Name

Support

Opposition

C. Refuge of Hope

Name of Community Organization

Ruth Alarcon

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 of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as The Avanti at Greenwood to be developed by Avanti at Greenwood, LP.

Whereas, Avanti at Greenwood, LP. (the "Applicant") has proposed a development project to construct approximately 81 apartments to provide affordable housing that is located at 6102 Greenwood Dr. and named The Avanti at Greenwood ("The Avanti at Greenwood Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Housing Tax Credits for the Avanti at Greenwood 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 Avanti at Greenwood Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges the support for the proposed Avanti at Greenwood Project located at 6102 Greenwood Dr., Corpus Christi, Texas 78417.

PASSED AND APPROVED this 20th day of February, 2018 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

Joe McComb
Mayor

Corpus Christi, Texas

20th of February, 2018

The above resolution was passed by the following vote:

Mayor	<u>Aye</u>
Rudy Garza	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>
Michael Hunter	<u>Aye</u>
Joe McComb	<u>Aye</u>
Ben Molina	<u>Aye</u>
Lucy Rubio	<u>Aye</u>
Greg Smith	<u>Aye</u>
Carolyn Vaughn	<u>Aye</u>



TODD HUNTER
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 32
NUECES (PART)

January 25, 2018

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Sharon Gamble
221 East 11th Street
Austin, Texas 78701

Re: Proposed Avanti at Greenwood (TDHCA #18186) located at 6102 Greenwood,
Corpus Christi, Nueces County, Texas 78417

Dear Ms. Gamble:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti at Greenwood family community. This project is located in Nueces County and is in my district, located at 6102 Greenwood, Corpus Christi, Nueces County, Texas.

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 Avanti at Greenwood community will give families the opportunity to reside in decent, safe, and affordable housing.

Citizens of Corpus Christi deserve the opportunity to live in a safe and comfortable environment, and Avanti at Greenwood will provide this opportunity to up to 90 family households in the Corpus Christi area. For these reasons, I support the Avanti at Greenwood application for tax credits.

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 "Todd Hunter", with a long horizontal stroke extending to the right.

Todd Hunter
Texas State Representative-District 32



Communities In Schools

The Coastal Bend

Empowering students
to stay in school
and achieve in life

January 25, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Greenwood (TDHCA #18186), 6102 Greenwood Drive,
Corpus Christi, Nueces County, Texas 78417

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for Avanti at Greenwood (TDHCA #18186). It is a 90-unit multifamily community for families proposed in the City of Corpus Christi. The population in Corpus Christi and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to families earning less than 60% of the area median income. These needs will be met by the development of Avanti at Greenwood. Our organization is a tax-exempt non-profit organization that serves the City of Corpus Christi and the entire Nueces County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Avanti at Greenwood development.

Sincerely,



Gloria Taylor, MBA
Executive Director

Attachment: IRS Determination Letter



Coastal Bend Center for Independent Living

P.O. Box 331660, Corpus Christi, TX 78463

February 6, 2018

MAIN OFFICE

1537 Seventh Street
Corpus Christi, TX 78404
Phone: 361.883.8461
Toll Free: 1.877.988.1999
Fax: 361.883.4820
www.cbcil.org

TEXAN TRAIL OFFICE

301 Texan Trail, Suite 3
Corpus Christi, TX 78411
Phone: 361.334.1206
Toll Free: 1.844.321.6348
Fax: 361.334.3669

OFFICE PARK SOUTH

3833 S. Staples, Suite 201
Corpus Christi, TX 78411
Phone: 361.334.2899
Toll Free: 1.855.334.2634
Fax: 361.334.2634

RIO GRANDE VALLEY

3016 N. McColl Rd., Suite B
McAllen, TX 78501
Phone: 956.668.8245
Fax: 956.630.0852

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Greenwood (TDHCA #18186), 6102 Greenwood Drive,
Corpus Christi, Nueces County, Texas 78417

Dear Ms. Gamble,

Coastal Bend Independent Living Center (CBCIL) is a 501(c)(3) organization, based in Corpus Christi serving the Coastal Bend region. CBCIL is a consumer controlled, non-residential, cross-disability and locally controlled organization, providing core services several program assisting individuals with disabilities of all ages.

CBCIL's mission as a Center for Independent Living is to assist individuals with disabilities to achieve their goals to live independently. Programs we administer that are particularly relevant to this proposed Project include relocation of individuals exiting institutions to live in the community, and administration of TDHCA HOME Program Tenant Based Rental Assistance Vouchers. As a result of Hurricane Harvey, we have access to additional TBRA Disaster vouchers for the large number of people who were in rental properties in coastal rural areas affected by the hurricane. The greatest barrier identified in accessing housing for these populations – who are at 50% and 30% AMI and below – is the lack of affordable and accessible rental units in the Corpus Christi area.

CBCIL supports the proposed Avanti at Greenwood for the following reasons: it will be developed in an area of Corpus Christi that has not been adequately served by the tax credit program; an additional eight (8) units under the HUD 811 program will be available to consumers we relocate from nursing facilities; and more units for those at or below 30% and 50% AMI and eligible for TBRA vouchers will be available. This provides a substantial improvement in the needed housing stock for individuals with disabilities that we assist.

CBCIL strongly encourages the award of tax credits for this development. Please call me or Judy Telge, CBCIL Director of Development, if information is needed.

Sincerely,

Linda Fallwell Stover
Executive Director

assisting individuals with disabilities to achieve their goals

Refuge of Hope

a pregnancy resource center

"Where all Life has Value, Purpose and Worth!"

February 21, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Greenwood (TDHCA #18186)
6102 Greenwood Drive,
Corpus Christi, Texas 78417

Dear Ms. Gamble,

I am pleased to give my support to Avanti at Greenwood, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Avanti at Greenwood (TDHCA #18186) development, located at 6102 Greenwood Drive, Corpus Christi, Nueces County, Texas. We are a tax-exempt non-profit organization that serves the City of Corpus Christi and the entire Nueces County area.

This development will not only increase the availability of quality affordable housing and better living for the families of Corpus Christi and Nueces County, but also will assist in adding to the tax base and creating jobs.

Sincerely,



Ruth Alarcon
Executive Director

Attachment IRS Determination Letter

Board of Directors

Terri Jones
Gwynell Westerfeld
Dee Stokes
Kew Weston
David Winston

Executive Director

Ruth Alarcon

Advisory Board

Al Buehring
Sandy Stokes

Physical address: 4035 Violet Road Corpus Christi, TX 78410

Mailing address: PO BOX 260480 Corpus Christi Texas 78426

Phone (361) 241-5300 fax (361)248-4665

www.refugeofhopecc.org

Community Input Scoring Items

TDHCA#: 18188

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Communities in Schools

Name of Community Organization

David Gus Kennedy

Contact Name

Support

Opposition

B. Affordable Homes of South Texas

Name of Community Organization

Robert A. Calvillo

Contact Name

Support

Opposition

C. Habitat for Humanity of the Rio Grande Valley

Name of Community Organization

Wayne Lowry

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. 2018-15

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF WESLACO EXPRESSING SUPPORT FOR THE APPLICATION OF AVANTI AT SIENNA PALMS LEGACY TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Avanti at Sienna Palms Legacy, and its affiliates (the "Applicant") brought to the City of Weslaco (the "City") a proposal to develop an affordable rental housing community named Avanti at Sienna Palms Legacy (the "Housing Community") to be located at 6.5 acres near the NEC of Cardinal Dr. & Mile 6½W., Weslaco, Hidalgo County, Texas 78596 (the "Development Site").

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of the Housing Community.

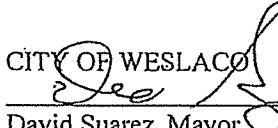
WHEREAS, the City believes that the development of the Housing Community will be beneficial to the City and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, that:

1. 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.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18188.
3. The City, acting through its governing body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the City on the date set forth below.
5. The City, acting through its governing body, hereby authorizes, empowers, and directs the Mayor to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

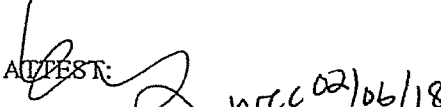
DULY RESOLVED by the City Commission of the City of Weslaco, on this the 6th day of February 2018.

CITY OF WESLACO




David Suarez, Mayor

ATTEST:

 wcc 02/06/18

Elizabeth M. Walker, City Secretary

APPROVED TO FORM:



Juan E. Gonzalez, City Attorney

A RESOLUTION OF THE COMMISSIONERS COURT OF THE COUNTY OF HIDALGO, TEXAS SUPPORTING THE PROPOSED AVANTI AT SIENNA PALMS LEGACY; 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, Avanti at Sienna Palms Legacy, LP has proposed a development for affordable rental housing located on the east side of N Mile 6 ½ W approximately 1,400 ft. south of the intersection at N Mile 6 ½ W and Mile 10 N Weslaco, Texas 78596 named The Avanti at Sienna Palms Legacy located in the City of Weslaco ETJ, Hidalgo County, Texas; and

WHEREAS, Avanti at Sienna Palms Legacy, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for The Avanti at Sienna Palms Legacy;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF HIDALGO, TEXAS THAT:

SECTION ONE. The Commissioners Court of the County of Hidalgo 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 Commissioners Court of the County of Hidalgo 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 a loan, grant, reduced fee or contribution of other value for the benefit of the Housing in the amount of \$500.00.


SECTION FOUR. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 6th day of February 2018 at a Regular Meeting of the Commissioners Court of the County of Hidalgo, Texas.


DAVID L. FUENTES
County Commissioner, Pct. 1


RAMON GARCIA
County Judge


EDUARDO "EDDIE" CANTU
County Commissioner, Pct. 2


JOE M. FLORES
County Commissioner, Pct. 3


JOSEPH PALACIOS
County Commissioner, Pct. 4


Attest: ARTURO GUAJARDO, JR.
County Clerk

TEXAS HOUSE OF REPRESENTATIVES



Terry Canales
District 40

February 9, 2018

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Sharon Gamble
221 East 11th Street
Austin, Texas 78701

Re: Proposed Avanti at Sienna Palms Legacy (TDHCA #18188) located on approximately +/- 6.5 acres near
NEC of Cardinal Drive and Mile 6½ W intersection, Hidalgo County, Texas 78596

Dear Ms. Gamble:

I would like to express **my support** for the application for housing tax credits concerning the proposed Avanti at Sienna Palms Legacy senior community. This project is located in Hidalgo County and is in my district, located on approximately +/- 6.5 acres near NEC of Cardinal Drive and Mile 6½ W intersection, Hidalgo County, Texas.

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 Avanti at Sienna Palms Legacy community will give seniors the opportunity to reside in decent, safe, and affordable housing.

Hidalgo County citizens deserve the opportunity to live in a safe and comfortable environment, and Avanti at Sienna Palms Legacy will provide this opportunity to approximately 120 senior households in the Hidalgo County area. For these reasons, I support the Avanti at Sienna Palms Legacy application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Terry Canales", with a long horizontal flourish extending to the right.

Terry Canales
Texas State Representative
District 40





January 30,2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Sienna Palms Legacy (TDHCA #18188)
+/- 6.5 acres near the NEC of Cardinal Drive and Mile 6½ W intersection, Hidalgo
County, Texas 78596

Dear Ms. Gamble,

I am pleased to give my support to Avanti at Westgate Legacy, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Avanti at Westgate Legacy (TDHCA #18190) development, located on +/- 6.0 acres near the SWC of Covey Drive and Mile 6 W intersection in Hidalgo County. We are a tax-exempt non-profit organization that serves the entire Hidalgo County area.

This development will not only increase the availability of quality affordable housing and provide better living opportunities for seniors of Hidalgo County, but also will assist in adding to the tax base and creating jobs and I am very supportive of their application for tax credits for apartment community for these reasons.

CISH and the board of directors wholeheartedly endorse this worthwhile endeavor.

Respectfully,



David Gus Kennedy
Executive Director

Attachment: IRS Determination Letter

January 25, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Sienna Palms Legacy (TDHCA #18188),
+/- 6.5 acres near the NEC of Cardinal Drive and Mile 6½ W intersection,
Hidalgo County, Texas 78596

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for Avanti at Sienna Palms Legacy (TDHCA #18188), a 120-unit multifamily community for seniors proposed in Hidalgo County.

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 growth area of Northwest Weslaco. In fact, we have also developed single family homes in this high need area of Weslaco. There is, most certainly, a great need for quality housing that is affordable to seniors and I look forward to the Avanti at Sienna Legacy 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 Avanti at Sienna Palms Legacy development.

Sincerely,



Robert A. Calvillo
Executive Director

Attachment: IRS Determination Letter



1/29/2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Avanti at Sienna Palms Legacy (TDHCA #18188)
+/- 6.5 acres near the NEC of Cardinal Drive and Mile 6½ W intersection,
Hidalgo County, Texas 78596

Dear Ms. Gamble,

Habitat for Humanity Rio Grande Valley would like to express our support for Housing Tax Credits for Avanti at Sienna Palms Legacy (TDHCA #18188), a multifamily housing community for seniors proposed in Hidalgo County. Our organization is a tax-exempt non-profit organization that provides services to the entire Hidalgo County area.

There is a tremendous need for affordable housing for seniors in Hidalgo County. The population in Hidalgo County and the surrounding area is growing rapidly. Avanti at Sienna Palms Legacy would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to Avanti at Sienna Palms Legacy tax credit application. If you need additional information, please feel free to call me at 956-686-7455

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Lowry".

Wayne Lowry, Executive Director
Habitat for Humanity Rio Grande Valley

Attachment: IRS Determination Letter

Community Input Scoring Items

TDHCA#: 18192

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 & Family Service Agency, Inc.

Name of Community Organization

Jimmy Moore

Contact Name

- Support
 Opposition

B. Trinity Church of Lubbock, Inc.

Name of Community Organization

Terisa Clark

Contact Name

- Support
 Opposition

C. Communities in Schools of the South Plains, Inc.

Name of Community Organization

Kenna West

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

WHEREAS, SH Lubbock Indiana, L.P. has proposed a development for affordable rental housing to be named the Residences at Stone Gate to be located on the west side of the 11000 Block of Indiana Avenue, Lubbock, Texas; and

WHEREAS, SH Lubbock Indiana, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the Residences at Stone Gate; and

WHEREAS, the City Council of the City of Lubbock hereby finds that the proposed development of the Residences at Stone Gate on the west side of the 11000 Block of Indiana Avenue, Lubbock, Texas by SH Lubbock Indiana, L.P. would be a public benefit to the City of Lubbock; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council of the City of Lubbock hereby confirms and supports the application for the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the Residences at Stone Gate on the west side of the 11000 Block of Indiana Avenue, Lubbock, Texas by SH Lubbock Indiana, L.P.; and

THAT the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver not to exceed five hundred dollars (\$500) to be applied to an application for a permit by SH Lubbock Indiana, L.P. if it is awarded the Texas Department of Housing and Community Affairs 2018 Competitive 9% Housing Tax Credits for the proposed development of the Residences at Stone Gate; and

THAT the Mayor of the City of Lubbock is hereby authorized and directed to certify for and on behalf of the City of Lubbock, this resolution to the Texas Department of Housing and Community Affairs.

Passed by the City Council on February 22, 2018.

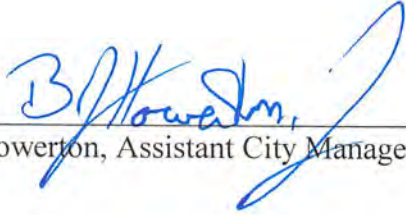


DANIEL M. POPE, MAYOR

ATTEST:


Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Assistant City Manager

APPROVED AS TO FORM:



Justin Pruitt, Assistant City Attorney



February 1, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Residences at Stonegate (TDHCA #18192)
5.13 acres on Indiana Avenue
Lubbock, TX 79423

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for Residences at Stonegate (TDHCA #18192). It is a 100 unit multifamily community for families 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 good quality housing that is affordable to families. These needs will be met by the development of Residences at Stonegate.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Residences at Stonegate development.

If you have any questions, please contact me at (806) 535-8161.

Sincerely,

President/CEO

“Attachment – IRS Determination”



ACCREDITED

by the Council on Accreditation of Services for Families and Children, Inc.

February 15, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Residences at Stonegate (TDHCA #18192)
5.13 acres on Indiana Avenue
Lubbock, TX 79423

Dear Ms. Gamble,

Trinity Church of Lubbock, Inc is pleased to give their support to SH Lubbock Indiana, LP in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for Residences at Stonegate (TDHCA #18192) development, located on 5.13 acres on Indiana Avenue, near the Indiana Avenue and 114th Street intersection in Lubbock, Texas.

This development will not only increase the availability of quality affordable housing and better living for the families of Lubbock, but also will assist in adding to the tax base and creating jobs.

Sincerely,



Terisa Clark, CPA
Chief Financial Officer
Trinity Church/Trinity Christian School



7002 Canton Avenue | Lubbock, TX 79413 | p 806.792.3363 | f 806.791.6595 | trinitytoday.com



1946 Avenue Q, 3rd Floor • Lubbock • Phone (806) 368-8090 • Fax (806) 368-8093 • www.cissouthplains.org

February 21, 2018

Board of Directors

Chris Lauer -
HB Construction
Board President

Macy Satterwhite -
Lubbock-Cooper ISD
Vice President

Angela Walker -
Wells Fargo
Treasurer

Kathy Rollo -
Lubbock ISD
Secretary

Reggie Dial -
Texas Tech University

Michelle McCord -
Frenship ISD

Anthony Flounder -
Texas Health &
Human Services
Commission

Andrea Juarez -
Region 17 ESC

Michael Postar -
Affordable Storage

Advisory Board

Chris Griffith -
Wells Fargo Bank

Abel Reyna -
McCleskey, Harriger,
Brazill, & Graf, LLP

Jereme Ragsdale -
Sign Design

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Residences at Stonegate (TDHCA #18192)
5.13 acres on Indiana Avenue
Lubbock, TX 79423

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for Residences at Stonegate (TDHCA #18192). It is a 100 unit multifamily community for families 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 good quality housing that is affordable to families. These needs will be met by the development of Residences at Stonegate.

Our mission is to surround students with a community of support empowering them to stay in school and achieve in life. A large part of our services involves providing community resources to at-risk students with low income parents. Communities In Schools of the South Plains is extremely supportive of this project and hopes it will provide affordable housing to give those in need a place to live for many years to come.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Residences at Stonegate development.

If you have any questions, please contact me at (806)368-8090.

Sincerely,

A handwritten signature in blue ink that reads "Kenna West".

Kenna West
Chief Executive Officer
Communities In Schools of the South Plains
1946 Ave Q
Lubbock, TX 79411
kenna.west@cissouthplains.org

Our mission is to surround students with a community of support to empower them to stay in school and achieve in life!



A Lubbock Area United Way Community Partner Agency

Community Input Scoring Items

TDHCA#: 18196

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Mujeres Unidas Women Together

Name of Community Organization

Estella De Anda, Executive Director

Contact Name

Support

Opposition

B. Valley Initiative for Development and Advancement (VIDA)

Name of Community Organization

Priscilla Dinn Alvarez

Contact Name

Support

Opposition

C. Lions Club

Name of Community Organization

Adrian Karr, President

Contact Name

Support

Opposition

D. Buckner

Name of Community Organization

Monica Salinas, Executive Director

Contact Name

Support

Opposition

E. Amigos Del Valle

Name of Community Organization

Alejandro Guerra, Executive Director

Contact Name

Support

Opposition

F. _____

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 18-02

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF SAN JUAN EXPRESSING SUPPORT FOR THE APPLICATION OF TGO NORTH ALAMO 18 LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, TGO North Alamo 18 LP, and its affiliates (the "**Applicant**") brought to the City of San Juan (the "**City**") a proposal to develop an affordable rental housing community named North Alamo Heights (the "**Housing Community**") to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo County, Texas 78589 (the "**Development Site**").

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for an allocation of 2018 Competitive 9% Housing Tax Credits ("**HTC**") for the construction and development of the Housing Community.


WHEREAS, the City believes that the development of the Housing Community will be beneficial to the City and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, that:

1. 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.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18196.
3. The City, acting through its governing body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community conditioned on an award of HTC by TDHCA to develop the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the City on the date set forth below.
5. The City, acting through its governing body, hereby authorizes, empowers, and directs the Mayor of the City of San Juan, Texas to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

DULY RESOLVED by the City Commission of the City of San Juan, on this the 29th day of January, 2018.

APPROVED:



Mario Garza,
The Mayor of the City of San Juan, Texas

FILED
AT 11:15 O'CLOCK A M
FEB 21 2018
ARTURO GUJARDO, JR. COUNTY CLERK
HIDALGO COUNTY, TEXAS
DEPUTY

RESOLUTION NO. _____

A RESOLUTION BY THE HIDALGO COUNTY COMMISSIONERS COURT AS THE GOVERNING BODY OF HIDALGO COUNTY, TEXAS EXPRESSING SUPPORT FOR THE APPLICATION OF TGO NORTH ALAMO 18 LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, TGO North Alamo 18 LP, and its affiliates (the "Applicant") brought to the Hidalgo County Commissioners Court as the Governing Body of Hidalgo County, Texas (the "County") a proposal to develop an affordable rental housing community named North Alamo Heights (the "Housing Community") to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, Hidalgo County, Texas 78589 (the "Development Site").

WHEREAS, the Applicant has advised the County that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of the Housing Community.

WHEREAS, the County believes that the development of the Housing Community will be beneficial to the County and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE HIDALGO COUNTY COMMISSIONERS COURT AS THE GOVERNING BODY OF HIDALGO COUNTY, TEXAS, that:

1. 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.
2. The County, acting through its Governing Body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18196.
3. The County, acting through its Governing Body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the County on the date set forth below.
5. The County, acting through its Governing Body, hereby authorizes, empowers, and directs Arturo Guajardo, Jr., Hidalgo County Clerk to attest this Resolution on behalf of the County and to certify these resolutions to TDHCA.

DULY RESOLVED by the Hidalgo County Commissioners Court as the Governing Body of Hidalgo County, Texas, on this the 20th day of February, 2018.

APPROVED:

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 2/20/18 grs



Resolution by the Hidalgo County Comm. Court as the Governing Body of Hidalgo County, Texas Expressing Support for the application of TGO North Alamo 18 LP to the Texas Department of Housing & Community Affairs for 2018 Competitive nine-percent housing tax credits to develop affordable rental housing and other matters in connection therewith.

AI-63819

Precinct #2

CC - REGULAR

Meeting Date: 03/06/2018

Submitted For: Eddie Cantu, COMM. PCT. #2

Submitted By: Esther Perez, COMM. PCT. #2

Department: COMM. PCT. #2

Information

CAPTION

Approval of Resolutions of Support and Financial Commitments for the following multi-family rental housing development projects by applicants seeking competitive 9% Housing Tax Credits to satisfy the requirements set forth by the Texas Department of Housing and Community Affairs. List of projects being considered:

ok
✓
✓

1. Pharr Innovation Partners

2. TGO North Alamo 18 LP

3. TGO Ridge Villas 18 LP

4. North Alamo Village Ltd. - *pulled (na)*

VBMS
2/28/18

BACKGROUND

Fiscal Impact

Attachments

Pharr Innovation Partners

TGO North Alamo 18 LP

TGO Ridge Villas 18 LP

Form Review

Inbox

(Originator)

Form Started By: Esther Perez

Reviewed By

Esther Perez

Date

02/16/2018 01:26 PM

Started On: 02/16/2018 01:26 PM

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 6, 2018

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

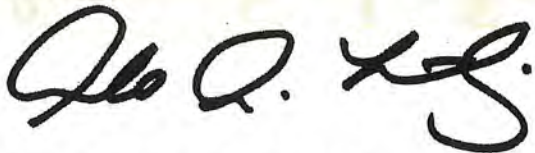
Re: Letter of Support for North Alamo Heights, TDHCA Application No. 18196

Dear Mr. Irvine,

I am writing to show my support for North Alamo Heights, a proposed affordable rental housing community to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo Co., TX 78589 that will be sponsored by TGO North Alamo 18 LP.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing like North Alamo Heights. I therefore support the development of North Alamo Heights at its proposed location and TDHCA Application No. 18196.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks, LLC





4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

BOARD OFFICERS

GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
President
RICHARD MOLINA
Mayor, Edinburg
Vice-President
VICTOR LEAL
City Commissioner, Harlingen
Secretary
NORIE GARZA
Mayor Pro Tem, Mission
Treasurer
BASILIO SANCHEZ
Representative, Cameron County
Senior Member

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Commissioner, Pharr
RAUL GONZALES
Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
JIM DARLING
City of McAllen, Mayor
OSCAR GONZALES
Mayor Pro Tem, Donna
GILBERT GONZALES
Mayor, Raymondville
ANTONIO GONZALES
Commissioner, San Benito
RAUDY MALDONADO
Commissioner, San Juan
CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

February 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18196; North Alamo Heights


Dear Mr. Irvine:

Amigos Del Valle, Inc. supports the development of North Alamo Heights, a proposed affordable rental housing community to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo County, Texas 78589.

Amigos Del Valle, Inc. is a tax exempt organization whose main office is located at 4138 W. Crosspoint, Edinburg, Texas 78539. Amigos Del Valle, Inc. is an organization that positively impacts the quality of life in the Rio Grande Valley of South Texas through the provision of diversified and effective human services, community development activities and advocacy all of which are directed to low income families throughout Hidalgo County, Texas.

We support TGO North Alamo 18 LP, the sponsor of North Alamo Heights, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas.

Sincerely,


Alejandro Guerra
Executive Director

By: Amigos Del Valle, Inc.
Name: Alejandro Guerra
Title: Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks



"Providing 44 Years of Service"
1974 - 2018



BUCKNER®

Hope shines here.®

February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18196; North Alamo Heights

Dear Mr. Irvine:

Buckner International supports the development of North Alamo Heights, a proposed affordable rental housing community to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo County, Texas 78589.

Buckner International is a 501(c)(3) non-profit that works with families and vulnerable children and provides services that include adoption and foster-care services, prevention programs, senior adult services, missionary opportunities and a global humanitarian aid program that includes Shoes for Orphan Souls, which provides shoes for needy children.

Buckner International has served children and families in the Rio Grande Valley community since 1971 including Hidalgo County, Texas. The Rio Grande Children's Home, The Family Hope Center and our STAR Program, under the Buckner International umbrella, are making an impact in the Rio Grande Valley through innovative programming to support vulnerable children and families living in poverty along the border including in and around Hidalgo County, Texas.

We support TGO North Alamo 18 LP, the sponsor of North Alamo Heights, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

By: 
Monica Salinas, Executive Director

cc: Steve Lollis – steve@texasgrevoaks.com
Texas Grey Oaks

Buckner Children and
Family Services

3780 N. Bentsen Palm Dr.
Mission, Texas 78574

Phone 956-585-4847
Fax 956-585-4848

buckner.org



SAN JUAN COMMUNITY LIONS CLUB

February 8, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18196; North Alamo Heights

Dear Mr. Irvine:

The San Juan Community Lions Club would like to express our support for the development of North Alamo Heights, an affordable rental housing community at its proposed location on land near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Texas 78589.

We are a part of Lions International, a tax exempt organization. We are a volunteer organization and our local chapter provides services and host events in San Juan and the area where North Alamo Heights will be located. Some of our events include a Community Blood Drive, Easter Egg Hunt and a San Juan Beauty Pageant. We meet the first Saturday of each month at 10:00 am. at the San Juan Café, located at 1618 N Veterans Blvd. S, San Juan, Texas 78589.

We support TGO North Alamo 18 LP, the sponsor of North Alamo Heights, in its efforts to provide quality affordable rental housing to residents of the San Juan, Texas area that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

San Juan Community Lions Club

By: 
Adrian Karr, President

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks



February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18196; North Alamo Heights

Dear Mr. Irvine:

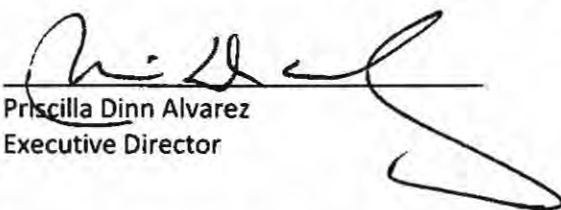
Valley Initiative for Development and Advancement (VIDA) supports North Alamo Heights, a proposed affordable rental housing community to be located near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo County, Texas 78589.

Valley Initiative for Development and Advancement (VIDA) is a community based, non-profit 501 (c)3 agency with a main office located at 417 S. Ohio Ave. Mercedes, TX 78570. The impetus was the need to empower the underserved residents of our region with the tools, education and training to become self-sufficient while fueling the growth of the existing employers and increasing the recruitment of new investment to the area. VIDA's mission remains constant, to formulate new institutional relationships in the Rio Grande Valley. VIDA works closely with the business sector, training providers, and community-based organizations to develop a skilled workforce that will meet the demands of employers in the Rio Grande Valley.

We support TGO North Alamo 18 LP, the sponsor of North Alamo Heights, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas.

Sincerely,

Valley Initiative for Development and Advancement (VIDA)

By: 
Priscilla Dinn Alvarez
Title: Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

417 SOUTH OHIO AVE. | MERCEDES, TEXAS 78570 | PHONE: (956) 903-1900

www.vidacareers.org

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 20, 2018

Texas Department of Housing and Community Affairs

221 E. 11th Street

Austin, TX 78701

Attn: Tim Irvine

Executive Director

Re: TDHCA Application No. 18196; North Alamo Heights

Dear Mr. Irvine:

I am writing to express our support for the development of North Alamo Heights, an affordable rental housing community at its proposed location on land near the NEC of E. Sioux Rd. and Retama St., North Alamo CDP, in the ETJ of San Juan, Hidalgo County, Texas 78589.

Women Together (Mujeres Unidas) is a tax exempt organization whose primary purpose 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 34th year of operation. Our service area covers Hidalgo and Starr Counties and we have Satellite Centers in McAllen and Weslaco, TX. Services are provided free at no charge to our clients.

Women Together (Mujeres Unidas) supports TGO North Alamo 18, LP, the sponsor of North Alamo Heights, in its efforts to provide quality affordable rental housing to residents of Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Attached is a listing of the services that we provide.

Sincerely,

Women Together (Mujeres Unidas)

By:


Estella De Anda, LCSW, Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

Community Input Scoring Items

TDHCA#: 18204

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Area Agency on Aging

Name of Community Organization

Doni Green, Director of Aging Programs

Contact Name

Support
 Opposition

B. Girls, Inc.

Name of Community Organization

Beth Myers, Chief Executive Status

Contact Name

Support
 Opposition

C. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza, Executive Director

Contact Name

Support
 Opposition

D. REACH, Reasource Centers on Independent Living

Name of Community Organization

Charlotte A. Stewart, Executive Director

Contact Name

Support
 Opposition

E. Shared Housing Center, Inc.

Name of Community Organization

Maria Machado, Executive Director

Contact Name

Support
 Opposition

F. Metrocare Services

Name of Community Organization

John W, Burruss, M.D.

Contact Name

Support
 Opposition

WHEREAS, Highridge Costa Housing, LLC and Casa Linda Development Corporation, on behalf of a to-be formed entity called CLO Mountain Housing, LP, or an affiliate thereof (the "Applicant") has proposed development of a 100-unit affordable housing development, Cielo at Mountain Creek on the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in the City of Dallas, Texas; and

WHEREAS, the Project will have a total of 100 units, all of the units will be reserved for low income households, which will include 70 one-bedroom units and 30 two-bedroom units; ten of the units will be reserved for households earning at or below 30% of area median family income, 40 units will be reserved for households earning at or below 50% of area median family income, and 50 units will be reserved for households earning at or below 60% of area median family income; and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 9% Housing Tax Credits for the proposed development; and

WHEREAS, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed development to be located on the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in the City of Dallas, Texas, the project's application for 2018 9% Housing Tax Credits, and any allocation by the TDHCA of 2018 9% Housing Tax Credits for the proposed development.

SECTION 2. That this formal action has been taken to put on record the support expressed by the City of Dallas on January 24, 2018, and that for and on behalf of the governing body, the City Secretary, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. That the City Manager or their designee, upon approval as to form by the City Attorney, is hereby authorized to execute a line of credit agreement in the amount of \$500 with CLO Mountain Housing, LP or its affiliate for the construction of the proposed development. The agreement will have the following terms:

SECTION 3. (continued)

- a. CLO Mountain Housing, LP or its affiliate must be awarded 2018 9% Housing Tax Credits by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 4. That as provided for in 10 TAC §11.3(d) it is hereby acknowledged that the proposed New Construction development will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) for New Construction since 1/5/2015 and that the governing body of City of Dallas has by vote specifically allowed the construction of the development at Cielo at Mountain Creek and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related and other design standards.

SECTION 6. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from Public/Private Partnership Funds in accordance with this resolution as follows:

Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2018-00005204, Vendor VC18123, in an amount not to exceed \$500.

SECTION 7. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and an Unavailable Revenue Balance Sheet Account 0898 in Fund 033F, in the amount of \$500.

SECTION 8. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from CLO Mountain Housing, LP, in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet 0001 (Cash); as well as debit Unavailable Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JAN 24 2018



Interim City Secretary

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0598
FAX: (512) 463-2297



Yvonne Davis
DISTRICT 111

5787 SOUTH HAMPTON RD.
SUITE 447
DALLAS, TEXAS 75232
(214) 941-3895
FAX: (214) 941-6859

January 22, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Support for 2018 Housing Tax Credit Application #18204 - Cielo at Mountain Creek in Dallas, Texas

Dear Mr. Irvine:

I am writing to acknowledge receipt of the public notification and express my support for Cielo at Mountain Creek, a proposed 2018 affordable senior housing community to be located at the SWQ of W. Camp Wisdom Road and Mountain Creek Parkway in Dallas County and the city of Dallas, Texas. The site is located in House District 111 which I represent.

Thank you for the opportunity to show my support for this project.

Sincerely,

A handwritten signature in black ink that reads "Yvonne Davis".

Yvonne Davis
State Representative
District 111

CC: Linda S. Brown, President - Casa Linda Development Corp.



a program of the North Central Texas Council of Governments

January 22, 2108

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

The North Central Texas Council of Governments, through its Area Agency on Aging, is pleased to submit this letter of support Cielo at Mountain Creek's housing tax credit application. We can attest to the need for affordable housing in the Dallas area and believe that the community, to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas will help bridge the gap between demand and supply.

The North Central Texas Council of Governments is a political subdivision, created to assist local governments in planning for common needs. We administer a broad range of programs that include Transportation, Workforce Development, 9-1-1 Emergency Communications, Emergency Preparedness, and Aging. Through the Aging program we assist nursing home residents in returning to the community, arranging critical supports that include affordable housing.

Please feel free to contact me should you need additional information about our organization.

Sincerely,

Doni Green
Director of Aging Programs

C: Linda S. Brown, Casa Linda Development Corporation

Attachments

- "What Does NCTCOG Do?"
- Proof of tax-exempt status

616 Six Flags Drive, Centerpoint Two
P. O. Box 5888, Arlington, Texas 76005-5888
(800) 272-3921 FAX 817-695-9274

Funded in part by the Texas Department of Aging and Disability Services
www.nctcog.org



Inspiring all girls
to be strong,
smart, and bold

**Girls Inc.
of Metropolitan Dallas**
2040 Empire Central Dr.
Dallas, Texas 75238

Tel: (214) 654-4559
girlsincdallas.org

Board of Directors

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Morgan Kennedy

Treasurer
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Corporate Secretary
Tyson Taylor

Immediate Past Chair
Melanie Okon

Chief Executive Officer
Elizabeth F. Myers, MSW

Bronwyn Allen
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Julie Bleicher
Alaina Brooks
Carol Carr
Arjun Dugal
Erin George
Melissa Goodman
Terry Hosey
Jane Huston
Sarah Jacob
Erika Kelly-Elmore
Sara Kite
Marty Marks
Yvette Ostolaza
Ashley Scheer
Cindy Sparrow
Diane Strong
Stephanie Zapata Moore

January 19, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

Please accept this letter of support for the 2018 housing tax credit application, Cielo at Mountain Creek. We are confident the proposed affordable housing Elderly development to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, Texas will provide much needed affordable housing for our community.

Girls Inc. of Metropolitan Dallas is a non-profit organization serving the needs in Dallas, Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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 Cielo at Mountain Creek development.

Sincerely,

Beth Myers, MSW
Chief Executive Officer

Attachments:

- Material describing our services
- Tax Exempt Status

C: Linda S. Brown, Casa Linda Development Corporation



8625 King George Drive, Ste.130
Dallas, TX 75235
Toll-free: (877) 471-1022
Fax: (866) 591-0787
info@northtexasfairhousing.org
www.northtexasfairhousing.org

January 23, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

Please accept this letter of support for the 2018 housing tax credit application, Cielo at Mountain Creek. We are confident the proposed affordable housing Elderly development to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, Texas will provide much needed affordable housing for our community.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Dallas County. We have tax exempt status and are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing in Dallas, Texas. Cielo at Mountain Creek would help fill some of that need. Attached I have provided material about our organization and its services.

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 Cielo at Mountain Creek development.

Sincerely,

A handwritten signature in black ink, appearing to read "Frances Espinoza", written in a cursive style.

Frances Espinoza
Executive Director

Attachments

- Material describing our services
- Tax Exempt Status

C: Linda S. Brown, Casa Linda Development Corporation



Resource Centers on Independent Living
www.reachcils.org

January 11, 2018

Tim Irvine
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Support for Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

Please accept this letter of support for the 2018 housing tax credit application Cielo at Mountain Creek. We are confident the proposed affordable elderly housing development to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, Texas will provide much needed affordable housing for our community.

REACH, Inc. is a 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 on disability related topics in order to promote a barrier free community. We operate four REACH Resource Centers on Independent Living serving Dallas, Denton, Collin and Tarrant Counties. Our array of services that would be available to the elderly residents with disabilities living at the Cielo at Mountain Creek would include information & referral, peer support, independent living skills training, advocacy assistance, and employment assistance. We also network with other North Texas nonprofit organizations, churches and businesses to identify and address community needs.

My staff at the REACH of Dallas center and I look forward to having a new affordable housing option to which we can refer our elderly consumers with disabilities when this project is funded.

Sincerely,

Charlotte A. Stewart
Executive Director

Enclosure

cc: Linda S. Brown, Casa Linda Development Corporation

REACH of Fort Worth	1000 Macon St., Suite 200, Fort Worth, TX 76102-4527	(817) 870-9082 Voice	(817) 877-1622 Fax
REACH of Dallas	8625 King George Dr., 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) 383-2742 Fax
REACH of Plano	720 E. Park Blvd., Suite 104, Plano, TX 75074-8844	(972) 398-1111 Voice	(972) 398-9649 Fax



S H A R E D H O U S I N G C E N T E R , I N C .

January 22, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

Please accept this letter of support for the 2018 housing tax credit application, Cielo at Mountain Creek. We are confident the proposed affordable housing Elderly development to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, Texas will provide much needed affordable housing for our community.

Shared Housing Center, Inc. is a non-profit organization serving the needs in Dallas, Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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 Cielo at Mountain Creek development.

Sincerely,

Maria Machado
Executive Director

Attachments

- Material describing our services
- Tax Exempt Status

C: Linda S. Brown, Casa Linda Development Corporation



January 24, 2018
Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: SUPPORT FOR – Cielo at Mountain Creek TDHCA #18204

Dear Mr. Irvine:

Please accept this letter of support for the 2018 housing tax credit application, Cielo at Mountain Creek. We are confident the proposed affordable housing Elderly development to be located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, Texas will provide much needed affordable housing for our community.

Metrocare Services / Dallas County's Aging and Disability Resource Center – ADRC, Connect to Care, is a non-profit organization serving the needs in Dallas, Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing a number of services to the area in which the site is located. Our primary purpose is the overall betterment and improvement of the community as a whole. Attached I have provided material about our organization and its services.

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 Cielo at Mountain Creek development.

Sincerely,

A handwritten signature in blue ink that reads "John W. Burruss" with a stylized flourish at the end.

John W. Burruss, M.D.
Chief Executive Officer

Attachments

- Material describing our services
- Tax Exempt Status

C: Linda S. Brown, Casa Linda Development Corporation

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Kathy Helm, Past-chairman
Michael P. Massad, Jr., Chairman-elect
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Tre' Black, At-large
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Marilyn H. Weber
Emilyan Berry Wilson

Ex officio
Cortney M. Nicolato, CPHIT

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Michael E. Trapp
Allen B. Udisky
V. Allen Wade
J. Scott Wilson
Linus Wright



THE SENIOR SOURCE®

January 24, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Letter of Support for the proposed Cielo at Mountain Creek (the proposed senior community) located at the southwest corner of Camp Wisdom Road and Mountain Creek Parkway in Dallas, TX -- **TDHCA #18204**

Dear Mr. Irvine:

We at The Senior Source are keenly aware of the need for affordable housing in our community for seniors living on limited means. The more affordable options there are for the older adults we serve, the better. This letter is being sent to express our support for the proposed senior community, Cielo at Mountain Creek in Dallas, Texas.

The Senior Source is a non-profit organization serving the needs in Dallas, Dallas County, Texas. We have tax exempt status and are not a government entity. We are an organization providing services to the area in which the site is located, and we look forward to hearing about further developments related to this endeavor.

I am available to you should you require additional information or have any questions about our organization.

Sincerely,

Cortney M. Nicolato, CPHIT
President & CEO

Attachments

- Material describing our services
- Tax Exempt Status

C: Linda S. Brown, Casa Linda Development Corporation

A UNITED WAY SERVICE PROVIDER

3910 HARRY HINES BOULEVARD • DALLAS, TEXAS 75219 • 214.823.5700 • FAX 214.826.2441
WWW.THESENIORSOURCE.ORG

Community Input Scoring Items

TDHCA#: 18206

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Mujeres Unidas

Name of Community Organization

Estella De Anda

Contact Name

Support
 Opposition

B. Valley Initiative for Development and Advancement (VIDA)

Name of Community Organization

Priscilla Dinna Alvarez

Contact Name

Support
 Opposition

C. Lions Club

Name of Community Organization

Adrian Karr

Contact Name

Support
 Opposition

D. Buckner

Name of Community Organization

Monica Salinas

Contact Name

Support
 Opposition

E. Amigos Del Valle, Inc.

Name of Community Organization

Alejandro Guerra

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 18-01

A RESOLUTION BY THE CITY COMISSION OF THE CITY OF SAN JUAN EXPRESSING SUPPORT FOR THE APPLICATION OF TGO RIDGE VILLAS 18 LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, TGO Ridge Villas 18 LP, and its affiliates (the "**Applicant**") brought to the City of San Juan (the "**City**") a proposal to develop an affordable rental housing community named Ridge Villas (the "**Housing Community**") to be located near the SWC of S Stewart Rd. and Ridge Rd., San Juan, Hidalgo County, Texas 78589 (the "**Development Site**").

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for an allocation of 2018 Competitive 9% Housing Tax Credits ("**HTC**") for the construction and development of the Housing Community.

WHEREAS, the City believes that the development of the Housing Community will be beneficial to the City and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, that:

1. 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.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18206.
3. The City, acting through its governing body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community conditioned on an award of HTC by TDHCA to develop the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the City on the date set forth below.
5. The City, acting through its governing body, hereby authorizes, empowers, and directs the Mayor of the City of San Juan, Texas to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

DULY RESOLVED by the City Commission of the City of San Juan, on this the 29th day of January, 2018.

APPROVED:



Mario Garza,
The Mayor of the City of San Juan, Texas

FILED
AT 11:15 O'CLOCK A M
FEB 21 2018
ARTURO GUAJARDO, JR. COUNTY CLERK
HIDALGO COUNTY, TEXAS
DEPUTY

RESOLUTION NO. _____

A RESOLUTION BY THE HIDALGO COUNTY COMMISSIONERS COURT AS THE GOVERNING BODY OF HIDALGO COUNTY, TEXAS EXPRESSING SUPPORT FOR THE APPLICATION OF TGO RIDGE VILLAS 18 LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, TGO Ridge Villas 18 LP, and its affiliates (the "Applicant") brought to the Hidalgo County Commissioners Court as the Governing Body of Hidalgo County, Texas (the "County") a proposal to develop an affordable rental housing community named Ridge Villas (the "Housing Community") to be located near the SWC of S Stewart Rd. and Ridge Rd., Hidalgo County, Texas 78589 (the "Development Site").

WHEREAS, the Applicant has advised the County that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of the Housing Community.

WHEREAS, the County believes that the development of the Housing Community will be beneficial to the County and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE HIDALGO COUNTY COMMISSIONERS COURT AS THE GOVERNING BODY OF HIDALGO COUNTY, TEXAS, that:

1. 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.
2. The County, acting through its Governing Body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18206.
3. The County, acting through its Governing Body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the County on the date set forth below.
5. The County, acting through its Governing Body, hereby authorizes, empowers, and directs Arturo Guajardo, Jr., Hidalgo County Clerk to attest this Resolution on behalf of the County and to certify these resolutions to TDHCA.

DULY RESOLVED by the Hidalgo County Commissioners Court as the Governing Body of Hidalgo County, Texas, on this the 20th day of February, 2018.

APPROVED:

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 2/20/18



Resolution by the Hidalgo County Comm. Court as the Governing Body of Hidalgo County, Texas Expressing Support for the application of TGO Ridge Villas 18 LP to the Texas Department of Housing & Community Affairs for 2018 Competitive nine-percent housing tax credits to develop affordable rental housing and other matters in connection therewith.

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 6, 2018

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

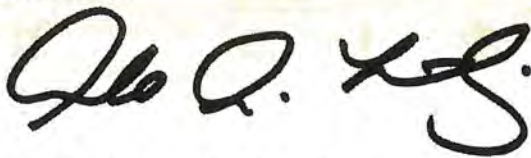
Re: Letter of Support for Ridge Villas, TDHCA Application No. 18206

Dear Mr. Irvine,

I am writing to show my support for Ridge Villas, a proposed affordable rental housing community to be located near the SWC of Stewart Rd. and Ridge Rd., San Juan, Hidalgo County, TX 78589 that will be sponsored by TGO Ridge Villas 18 LP.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing like Ridge Villas. I therefore support the development of Ridge Villas at its proposed location and TDHCA Application No. 18206.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks, LLC





4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

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Vice-President
VICTOR LEAL
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Commissioner, San Juan
CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

February 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18206; Ridge Villas

Dear Mr. Irvine:

Amigos Del Valle, Inc. supports the development of Ridge Villas, a proposed affordable rental housing community to be located near the SWC of S Stewart Rd. and Ridge Rd., San Juan, Texas 78589.

Amigos Del Valle, Inc. is a tax exempt organization whose main office is located at 4138 W. Crosspoint, Edinburg, Texas 78539. Amigos Del Valle, Inc. is an organization that positively impacts the quality of life in the Rio Grande Valley of South Texas through the provision of diversified and effective human services, community development activities and advocacy all of which are directed to low income families throughout Hidalgo County, Texas.

We support TGO Ridge Villas 18 LP, the sponsor of Ridge Villas, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas.

Sincerely,

Alejandro Guerra
Executive Director

By: Amigos Del Valle, Inc.
Name: Alejandro Guerra
Title: Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks



"Providing 44 Years of Service"
1974 - 2018



BUCKNER®

Hope shines here.™

February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18206; Ridge Villas

Dear Mr. Irvine:

Buckner International supports the development of Ridge Villas, a proposed affordable rental housing community to be located near the SWC of S Stewart Rd. and Ridge Rd., San Juan, Texas 78589.

Buckner International is a 501(c)(3) non-profit that works with families and vulnerable children and provides services that include adoption and foster-care services, prevention programs, senior adult services, missionary opportunities, and a global humanitarian aid program that includes Shoes for Orphan Souls, which provides shoes for needy children.

Buckner International has served children and families in the Rio Grande Valley community since 1971 including Hidalgo County, Texas. The Rio Grande Children's Home, The Family Hope Center and our STAR Program, under the Buckner International umbrella, are making an impact in the Rio Grande Valley through innovative programming to support vulnerable children and families living in poverty along the border including in and around Hidalgo County, Texas.

We support TGO Ridge Villas 18 LP, the sponsor of Ridge Villas, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

By: *Monica Salinas*
Monica Salinas, Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

Buckner Children and
Family Services

3780 N. Bentsen Palm Dr.
Mission, Texas 78574

Phone 956-585-4847
Fax 956-585-4848

buckner.org



SAN JUAN COMMUNITY LIONS CLUB

February 8, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18206; Ridge Villas

Dear Mr. Irvine:

The San Juan Community Lions Club would like to express our support for the development of Ridge Villas, an affordable rental housing community at its proposed location on land near the SWC of S. Stewart Rd. and Ridge Rd., San Juan, Texas 78589.


We are a part of Lions International, a tax exempt organization. We are a volunteer organization and our local chapter provides services and host events in San Juan and the area where Ridge Villas will be located. Some of our events include a Community Blood Drive, Easter Egg Hunt and a San Juan Beauty Pageant. We meet the first Saturday of each month at 10:00 am. at the San Juan Café, located at 1618 N Veterans Blvd. S, San Juan, Texas 78589.

We support TGO Ridge Villas 18 LP, the sponsor of Ridge Villas, in its efforts to provide quality affordable rental housing to residents of the San Juan, Texas area that will include housing for the most vulnerable families of the Rio Grande Valley.

Sincerely,

San Juan Community Lions Club

By:



Adrian Karr, President

cc: Steve Lollis – steve@texasgrevoaks.com
Texas Grey Oaks



February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18206; Ridge Villas

Dear Mr. Irvine:

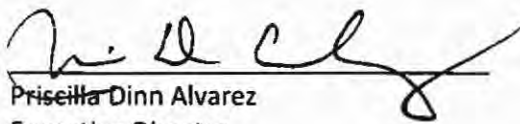
Valley Initiative for Development and Advancement (VIDA) supports Ridge Villas, a proposed affordable rental housing community to be located near the SWC of S Stewart Rd. and Ridge Rd., San Juan, Texas 78589.

Valley Initiative for Development and Advancement (VIDA) is a community based, non-profit 501 (c)3 agency with a main office located at 417 S. Ohio Ave. Mercedes, TX 78570. The impetus was the need to empower the underserved residents of our region with the tools, education and training to become self-sufficient while fueling the growth of the existing employers and increasing the recruitment of new investment to the area. VIDA's mission remains constant, to formulate new institutional relationships in the Rio Grande Valley. VIDA works closely with the business sector, training providers, and community-based organizations to develop a skilled workforce that will meet the demands of employers in the Rio Grande Valley.

We support TGO Ridge Villas 18 LP, the sponsor of Ridge Villas, in its efforts to provide quality affordable rental housing to residents of the San Juan area and Hidalgo County, Texas.

Sincerely,

Valley Initiative for Development and Advancement (VIDA)

By: 
Priscilla Dinn Alvarez
Title: Executive Director
cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

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 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18206; Ridge Villas

Dear Mr. Irvine:

I am writing to express our support for the development of Ridge Villas, an affordable rental housing community at its proposed location on land near the SWC of S. Stewart Rd. and Ridge Rd., San Juan, Texas 78589.

Women Together (Mujeres Unidas) is a tax exempt organization whose primary purpose 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 34th year of operation. Our service area covers Hidalgo and Starr Counties and we have Satellite Centers in McAllen and Weslaco, TX. Services are provided free at no charge to our clients.

Women Together (Mujeres Unidas) supports TGO Ridge Villas 18, LP, the sponsor of Ridge Villas, in its efforts to provide quality affordable rental housing to residents of Hidalgo County, Texas that will include housing for the most vulnerable families of the Rio Grande Valley.

Attached is a listing of the services that we provide.

Sincerely,

Women Together (Mujeres Unidas)

By: 
Estella De Anda, LCSW, Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

Community Input Scoring Items

TDHCA#: 18208

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 (Mujeres Unidas)

Name of Community Organization

Estella De Anda, Executive Director

Contact Name

Support
 Opposition

B. Valley Initiative for Development and Advancement (VIDA)

Name of Community Organization

Priscilla Dinna Alvarez

Contact Name

Support
 Opposition

C. Buckner

Name of Community Organization

Monica Salinas

Contact Name

Support
 Opposition

D. Amigo Del Valle

Name of Community Organization

Alejandro Guerra

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 2018-21

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF WESLACO EXPRESSING SUPPORT FOR THE APPLICATION OF TGO MIDWAY VILLAS 18 LP TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, TGO Midway Villas 18 LP, and its affiliates (the "Applicant") brought to the City of Weslaco (the "City") a proposal to develop an affordable rental housing community named Midway Villas (the "Housing Community") to be located near the NEC of Mile 6 ½ W. and W. Expy. 83, Midway North CDP, Hidalgo County, Texas 78596 (the "Development Site").

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2018 Competitive 9% Housing Tax Credits ("HTC") for the construction and development of the Housing Community.

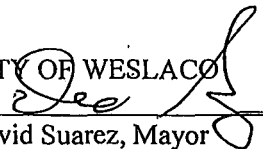
WHEREAS, the City believes that the development of the Housing Community will be beneficial to the City and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, that:

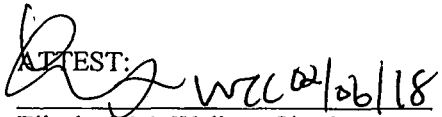
1. The findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and HTC Application #18208.
3. The City, acting through its governing body, hereby confirms that it will provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 to the Housing Community.
4. This formal action has been taken to put on record the opinions expressed by the City on the date set forth below.
5. The City, acting through its governing body, hereby authorizes, empowers, and directs the Mayor to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

DULY RESOLVED by the City Commission of the City of Weslaco, on this the 6th day of February 2018.


CITY OF WESLACO


David Suarez, Mayor

ATTEST:


Elizabeth M. Walker, City Secretary

APPROVED TO FORM:


Juan E. Gonzalez, City Attorney

A RESOLUTION OF THE COMMISSIONERS COURT OF THE COUNTY OF HIDALGO, TEXAS SUPPORTING THE PROPOSED TGO MIDWAY VILLAS 18 LP; 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, TGO Midway Villas 18 LP, and its affiliates (the "**Applicant**") brought to the Hidalgo County Commissioners Court as the Governing Body of Hidalgo County, Texas (the "**County**") a proposal to develop an affordable rental housing community named Midway Villas (the "**Housing Community**") to be located near the NEC of Mile 6 ½ W. and W. Expy. 83, Midway North CDP, Hidalgo County, Texas 78596 (the "**DevelopmentSite**").

WHEREAS, the Applicant has advised the County that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for an allocation of 2018 Competitive 9% Housing Tax Credits ("**HTC**") for the construction and development of the Housing Community.

WHEREAS, the County believes that the development of the Housing Community will be beneficial to the County and its residents and desires to evidence its support for the Housing Community and to provide a loan, grant, reduced fees or contribution of other value that equals \$500.00 for such development.

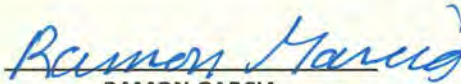
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF HIDALGO, TEXAS THAT:
SECTION ONE. The Commissioners Court of the County of Hidalgo hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The Commissioners Court of the County of Hidalgo 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.

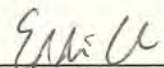
SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the County hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee or contribution of other value for the benefit of the Housing in the amount of \$500.00.


SECTION FOUR. This Resolution shall become effective immediately upon its passage.

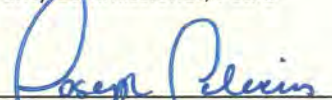
PASSED AND APPROVED this 6th day of February 2018 at a Regular Meeting of the Commissioners Court of the County of Hidalgo, Texas.


RAMON GARCIA
County Judge


DAVID L. FUENTES
County Commissioner, Pct. 1


EDUARDO "EDDIE" CANTU
County Commissioner, Pct. 2


JOE M. FLORES
County Commissioner, Pct. 3


JOSEPH PALACIOS
County Commissioner, Pct. 4


Attest: ARTURO GUAJARDO, JR.
County Clerk

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 6, 2018

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

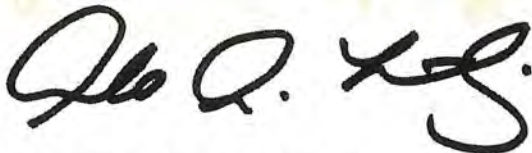
Re: Letter of Support for Midway Villas, TDHCA Application No. 18208

Dear Mr. Irvine,

I am writing to show my support for Midway Villas, a proposed affordable rental housing community for seniors to be located near the NEC of Mile 6 ½ W. and W. Expy. 83, Midway North CDP, in the ETJ of Weslaco, Hidalgo County, TX 78596 that will be sponsored by TGO Midway Villas 18 LP.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing like Midway Villas. I therefore support the development of Midway Villas at its proposed location and TDHCA Application No. 18208.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks, LLC



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 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18208; Midway Villas

Dear Mr. Irvine:

I am writing to express our support for the development of Midway Villas, an affordable rental housing community for seniors at its proposed location on land near the NEC of Mile 6 ½ and W. Expy. 83, Midway North CDP, in the ETJ of Weslaco, Hidalgo County, Texas 78596.

Women Together (Mujeres Unidas) is a tax exempt organization whose primary purpose 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 34th year of operation. Our service area covers Hidalgo and Starr Counties and we have Satellite Centers in McAllen and Weslaco, TX. Services are provided free at no charge to our clients.

Women Together (Mujeres Unidas) supports TGO Midway Villas 18, LP, the sponsor of Midway Villas, in its efforts to provide quality affordable rental housing to residents of Hidalgo County, Texas that will include housing for the most vulnerable seniors of the Rio Grande Valley.

Attached is a listing of the services that we provide.

Sincerely,

Women Together (Mujeres Unidas)

By: 
Estella De Anda, LCSW, Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks



4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

BOARD OFFICERS

GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
President
RICHARD MOLINA
Mayor, Edinburg
Vice-President
VICTOR LEAL
City Commissioner, Harlingen
Secretary
NORIE GARZA
Mayor Pro Tem, Mission
Treasurer
BASILIO SANCHEZ
Representative, Cameron County
Senior Member

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Commissioner, Pharr
RAUL GONZALES
Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
JIM DARLING
City of McAllen, Mayor
OSCAR GONZALES
Mayor Pro Tem, Donna
GILBERT GONZALES
Mayor, Raymondville
ANTONIO GONZALES
Commissioner, San Benito
RAUDY MALDONADO
Commissioner, San Juan
CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

February 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18208; Midway Villas

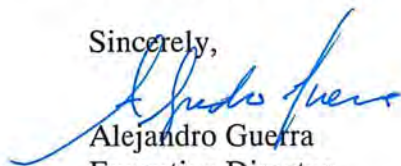
Dear Mr. Irvine:

Amigos Del Valle, Inc. supports the development of Midway Villas, a proposed affordable rental housing community for seniors to be located near the NEC of Mile 6 ½ W. and W. Expy. 83, Midway North CDP, in the ETJ of Weslaco, Hidalgo County, Texas 78596.

Amigos Del Valle, Inc. is a tax exempt organization to whose main office is located at 4138 W. Crosspoint, Edinburg, Texas 78539. Amigos Del Valle, Inc. positively impacts the quality of life in the Rio Grande Valley of South Texas through the provision of diversified and effective human services, community development activities and advocacy, which are directed to low income families and with special emphasis in assisting the elder population to maintain healthy and independent lives that includes Hidalgo County, Texas.

We support TGO Midway Villas 18 LP, the sponsor of Midway Villas, in its efforts to provide quality affordable rental housing to residents of the Weslaco area and Hidalgo County, Texas that will include housing for the most vulnerable seniors of the Rio Grande Valley.

Sincerely,


Alejandro Guerra
Executive Director

By: Amigos Del Valle, Inc.
Name: Alejandro Guerra
Title: Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks



"Providing 44 Years of Service"
1974 - 2018



BUCKNER®

Hope shines here.®

February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18208; Midway Villas

Dear Mr. Irvine:

Buckner International supports the development of Midway Villas, a proposed affordable rental housing community for seniors to be located near the NEC of Mile 6 ½ W. and W. Expressway. 83, Midway North CDP, in the ETJ of Weslaco, Hidalgo County, Texas 78596.

Buckner International is a 501(c)(3) non-profit that works with families and vulnerable children and provides services that include adoption and foster-care services, prevention programs, senior adult services, missionary opportunities, and a global humanitarian aid program that includes Shoes for Orphan Souls, which provides shoes for needy children.

Buckner International has served children and families in the Rio Grande Valley community since 1971 including Hidalgo County, Texas. The Rio Grande Children's Home, The Family Hope Center and our STAR Program, under the Buckner International umbrella, are making an impact in the Rio Grande Valley through innovative programming to support vulnerable children and families living in poverty along the border including in and around Hidalgo County, Texas.

We support TGO Midway Villas 18 LP, the sponsor of Midway Villas, in its efforts to provide quality affordable rental housing to residents of the Weslaco area and Hidalgo County, Texas that will include housing for the most vulnerable seniors of the Rio Grande Valley.

Sincerely,

By: 
Monica Salinas, Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com
Texas Grey Oaks

Buckner Children and
Family Services

3780 N. Bensen Palm Dr.
Mission, Texas 78574

Phone 956-585-4847
Fax 956-585-4848

buckner.org



February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18208; Midway Villas

Dear Mr. Irvine:

Valley Initiative for Development and Advancement (VIDA) supports Midway Villas, a proposed affordable rental housing community for seniors to be located near the NEC of Mile 6 ½ W. and W. Expy. 83, Midway North CDP, in the ETJ of Weslaco, Hidalgo County, Texas 78596.

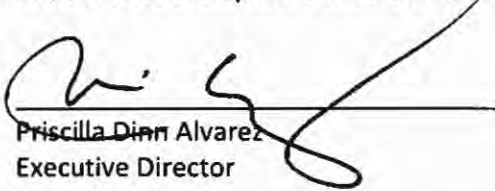
Valley Initiative for Development and Advancement (VIDA) is a community based, non-profit 501 (c)3 agency with a main office located at 417 S. Ohio Ave. Mercedes, TX 78570. The impetus was the need to empower the underserved residents of our region with the tools, education and training to become self-sufficient while fueling the growth of the existing employers and increasing the recruitment of new investment to the area. VIDA's mission remains constant, to formulate new institutional relationships in the Rio Grande Valley. VIDA works closely with the business sector, training providers, and community-based organizations to develop a skilled workforce that will meet the demands of employers in the Rio Grande Valley.

We support TGO Midway Villas 18 LP, the sponsor of Midway Villas, in its efforts to provide quality affordable rental housing to residents of the Weslaco area and Hidalgo County, Texas that will include housing for the most vulnerable seniors of the Rio Grande Valley.

Sincerely,

Valley Initiative for Development and Advancement (VIDA)

By:


Priscilla Dinn Alvarez
Executive Director

cc: Steve Lollis – steve@texasgreyoaks.com Texas Grey Oaks

417 SOUTH OHIO AVE. | MERCEDES, TEXAS 78570 | PHONE: (956) 903-1900

www.vidacareers.org

Community Input Scoring Items

TDHCA#: 18214

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Oaks Baptist Church

Name of Community Organization

Dr. Barry Jude, Lead Pastor

Contact Name

- Support
 Opposition

B. CARES by Apartment Life

Name of Community Organization

Randy Ginnan, South Texas Regional President

Contact Name

- Support
 Opposition

C. Grand Prairie Chamber of Commerce

Name of Community Organization

Michelle Madded, CEO and 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

**A RESOLUTION OF THE CITY COUNCIL OF GRAND PRAIRIE, TEXAS
REGARDING SUPPORT FOR MARIPOSA APARTMENT HOMES AT
WESTCHESTER (TDHCA# 18214)**

WHEREAS, Mariposa Westchester LP (the "Applicant") has proposed a development for an apartment home community for active adults 55+ located at approximately the 11 East Polo Road, Grand Prairie, Dallas County, TX 75052; to be named Mariposa Apartment Homes at Westchester (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 2018 competitive 9% application round for Housing Tax Credits and TDHCA HOME Funds for the Development;

WHEREAS, the City of Grand Prairie, acting through its governing body, hereby confirms that it supports the aforementioned proposed Development, and the related application to the TDHCA (#18214);

WHEREAS, the City intends to issue a commitment and 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 in an amount of \$500.00 or more;

WHEREAS, the City of Grand Prairie hereby supports the proposed Development; and

WHEREAS, for and on behalf of the City of Grand Prairie, the City Manager or designee 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 Grand Prairie.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

Section 1. THAT the facts and opinions in the preamble of this resolution are true and correct.

Section 2. This Resolution, related to potential financing, is not a statement of approval for site or building permits, zoning, or PUD; as such decision shall be made in due course with a future request.

Section 3. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby released to the extent of the conflict only.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
ON THIS THE 23rd DAY OF JANUARY 2018.**

APPROVED:




Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:



Deputy City Secretary



City Attorney



RODNEY ANDERSON
District 105

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

P.O. Box 2910
Austin, TX 78768-2910
512.463.0641
Fax: 512.463.0044

January 22, 2018

Marni Holloway
Director, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for Mariposa Apartment Homes at Westchester, TDHCA #18214

Dear Director Holloway:

I'm writing to express my support for the proposed development referenced in the subject line and the developer's related application to the Texas Department of Housing and Community Affairs.

The Grand Prairie City Council passed a resolution in support of the proposed development. With the need for senior living in the area, support from the local neighborhood associations, the support of the Grand Prairie City Council, the city and community's commitment to support the development and the developer, Bonner Carrington, I support the Mariposa Apartment Homes in Westchester.

If you have any questions, comments or concerns, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Rodney Anderson".

Rodney Anderson
State Representative
District 105





801 East Interstate 20
Grand Prairie, Texas 75052

Main: 972.263.2224 • Fax: 972.263.2282
www.theoakschurch.org

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 Westchester** (TDHCA #18214); Approximately 11 East Polo Road, Grand Prairie, Dallas County, Texas 75052.

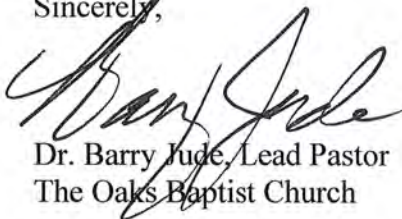
Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Westchester** (the "Development Site").

The Oaks Baptist Church 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 Westchester 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,



Dr. Barry Jude, Lead Pastor
The Oaks Baptist Church

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

January 26, 2018



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 Westchester** (TDHCA #18214); Approximately 11 East Polo Road, Grand Prairie, Dallas County, Texas 75052.

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Westchester** (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 Westchester 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".

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



January 26, 2018

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 Westchester** (TDHCA #18214); Approximately 11 East Polo Road, Grand Prairie, Dallas County, Texas 75052.

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Westchester** (the "Development Site").

Grand Prairie Chamber of Commerce 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 Westchester 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 blue ink that reads "Michelle Madden". The signature is fluid and cursive.

Michelle Madden, President/CEO
Grand Prairie Chamber of Commerce

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

Community Input Scoring Items

TDHCA#: 18218

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

KEVIN ROBERTS

District 126

February 7, 2018

To Whom It May Concern:

As the State Representative for House District 126, I oppose the proposed project involving the Cypress Creek Apartment Homes at Woodedge Park, located at approximately the 10500 block of FM 1960 West, Houston, Harris County, TX 77064.

It is my opinion, as well as the opinion of the constituents I represent, that this project will place an added burden on our district. This development would increase traffic congestion in our area, placing an added burden on emergency personnel and law enforcement agencies. In addition, this type of project does not fit the needs of our community.

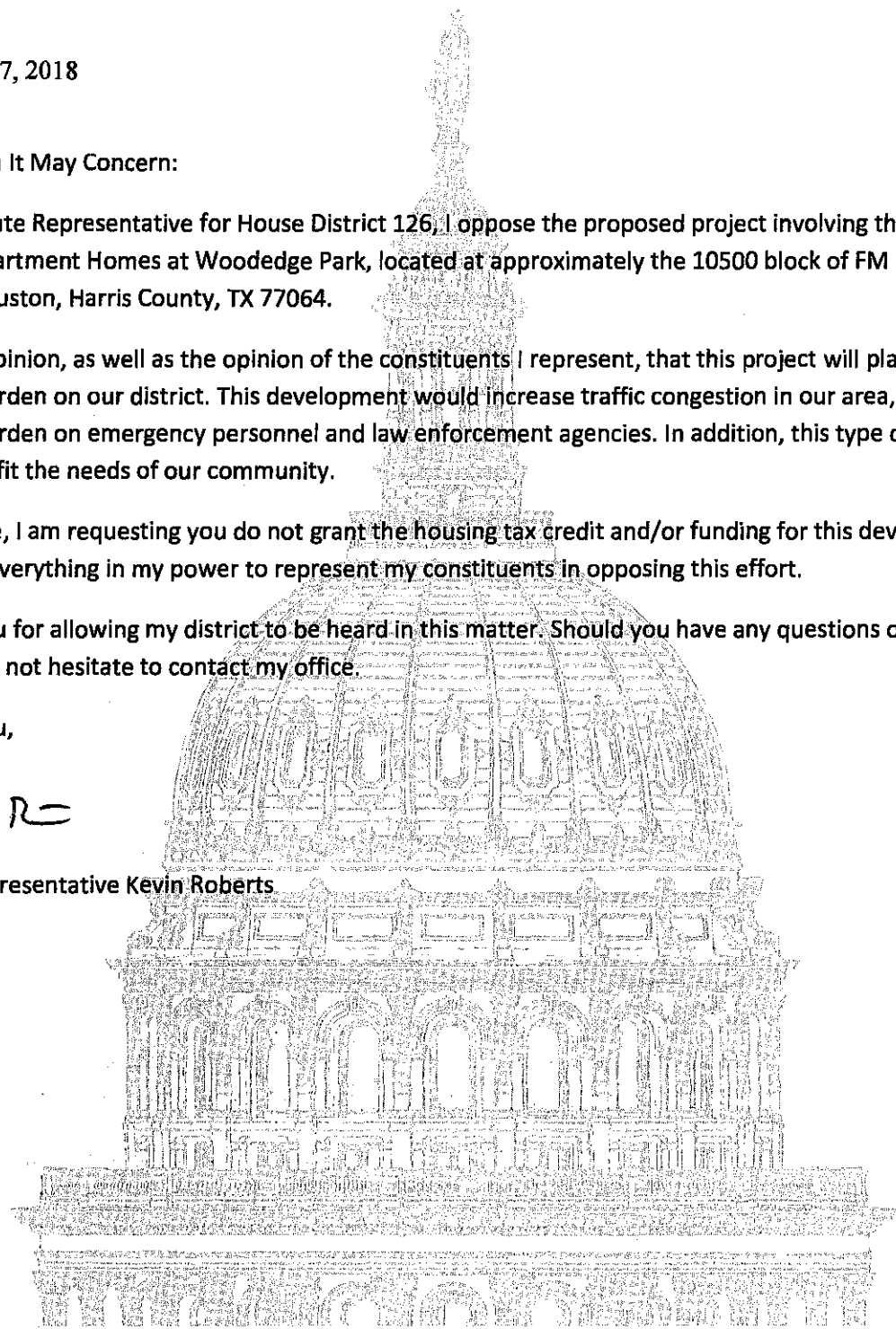
Therefore, I am requesting you do not grant the housing tax credit and/or funding for this development. I will do everything in my power to represent my constituents in opposing this effort.

Thank you for allowing my district to be heard in this matter. Should you have any questions or concerns please do not hesitate to contact my office.

Thank you,

K-R

State Representative Kevin Roberts



Community Input Scoring Items

TDHCA#: 18220

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Johnson and Ellis Counties](#)

Name of Community Organization

[Lisa Deese](#)

Contact Name

- Support
 Opposition

B. [The Waxahachie Chamber of Commerce](#)

Name of Community Organization

[Sandy King](#)

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. 1232

A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS REGARDING SUPPORT FOR MARIPOSA APARTMENT HOMES AT WAXAHACHIE (TDHCA #18220)

WHEREAS, Waxahachie Senior Residential LP (the "Applicant") has proposed a development for an apartment home community located at approximately the northwest quadrant of Post Oak Drive and US 287, Waxahachie, Ellis County, Texas; to be named Mariposa Apartment Homes at Waxahachie (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 2018 competitive 9% application round for Housing Tax Credits and TDHCA HOME Funds for the Development;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City of Waxahachie, acting through its governing body, hereby confirms that it supports the aforementioned proposed Development, and the related application to the TDHCA (#18220);

FURTHER RESOLVED, that the City intends to issue a commitment and 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 in an amount up to \$500.00; and

FURTHER RESOLVED, that the City of Waxahachie hereby supports the proposed 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 for and on behalf of the City of Waxahachie, **Mayor Kevin Strength**, 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 Waxahachie on **January 16, 2018**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this resolution are true and correct.

Section 2. The City of Waxahachie, Ellis County, 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.

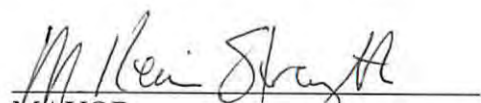
Section 3. This Resolution, related to potential financing, is not a statement of approval for site or building permits, zoning, or PUD; as such decision shall be made in due course with a future request.

Section 4. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby released to the extent of the conflict only.

PASSED AND APPROVED by the City Council of the City of Waxahachie, Texas on January 16, 2018.




ASSISTANT CITY SECRETARY


MAYOR

TEXAS HOUSE OF REPRESENTATIVES



JOHN WRAY
District 10

January 23, 2018

Marni Holloway
Director, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for Mariposa Apartment Homes at Waxahachie, TDHCA #18220

Director Holloway:

I'm writing to express my support for the proposed development referenced in the subject line and the developer's related application to the Texas Department of Housing and Community Affairs.

The Waxahachie City Council passed a resolution in support of the proposed development. With the need for senior living in the area, the support of the Waxahachie City Council, the city's commitment to support the development and the city's good working relationship with the developer, Bonner Carrington, I continue to support the Mariposa Apartment Homes in Waxahachie.

If you have any questions, comments, or concerns, please do not hesitate to contact my office.

Very truly yours,

A handwritten signature in cursive script that reads "John Wray".

John Wray
State Representative

JCW/





January 26, 2018

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 Waxahachie** (TDHCA #18220); located approximately at the northwest quadrant of Post Oak Drive. and US 287, Waxahachie, Ellis County, TX 75165

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Waxahachie** (the "Development Site").

Meals on Wheels of Johnson & Ellis Counties 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 Waxahachie 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 that reads 'Lisa D. Deese'.

Lisa Deese, Director of Community Relations
Meals on Wheels of Johnson & Ellis Counties

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

January 26, 2018

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 Waxahachie** (TDHCA #18220); located approximately at the northwest quadrant of Post Oak Drive and US 287, Waxahachie, Ellis County, Texas 75165

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Mariposa Apartment Homes at Waxahachie** (the "Development Site").

The Waxahachie Chamber of Commerce 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 Waxahachie 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,



Sandy King, I.O.M. | President/CEO

Direct: [972.937.2390](tel:972.937.2390) | Cell: [214.949.2844](tel:214.949.2844)

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

RESOLUTION NO. 2018-01-22-R

A RESOLUTION OF THE CITY COUNCIL OF PRINCETON, TEXAS REGARDING SUPPORT FOR CYPRESS CREEK APARTMENT HOMES AT HAZELWOOD STREET (TDHCA #18221)

WHEREAS, Cypress Creek Hazelwood Street LP (the "Applicant") has proposed a development for an apartment home community located at approximately the 600 block of E Hazelwood Street, Princeton, Collin County, Texas 75407; to be named Cypress Creek Apartment Homes at Hazelwood Drive (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 2018 competitive 9% application round for Housing Tax Credits and TDHCA HOME Funds for the Development;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City of Princeton, acting through its governing body, hereby confirms that it supports the aforementioned proposed Development, and the related application to the TDHCA (#18221);

FURTHER RESOLVED, that the City intends to issue a commitment and 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 in an amount up to \$500.00; and

FURTHER RESOLVED, that the City of Princeton hereby supports the proposed 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 for and on behalf of the City of Princeton, **Mayor John-Mark Caldwell**, 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 Princeton on **January __, 2018**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this resolution are true and correct.

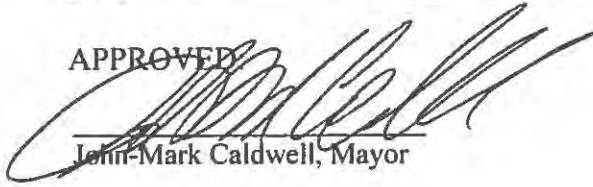
Section 2. The City of Princeton in Collin County, has voted specifically to support the Development and to authorize, if awarded by the Texas Department of Housing and Community Affairs, an allocation of Housing Tax Credits and authorized Applicant to apply on behalf of the City for HOME funds for the Development.

Section 3. This Resolution, related to potential financing, is not a statement of approval for site or building permits, zoning, or PUD; as such decision shall be made in due course with a future request.

Section 4. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby released to the extent of the conflict only.

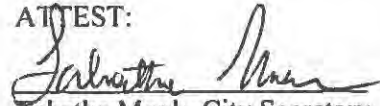
PASSED AND APPROVED by the City Council of the City of Princeton, Texas on January 22, 2018.

APPROVED



John-Mark Caldwell, Mayor

ATTEST:



Tabatha Monk, City Secretary



January 24, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Support for proposed **Cypress Creek Apartment Homes at Hazelwood Street** (TDHCA #18221); Approximately the 600 block of East Hazelwood Street, Princeton, Collin County, Texas 75047.

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Cypress Creek Apartment Homes at Hazelwood Street** (the "Development Site").

The Princeton Chamber of Commerce 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.

Cypress Creek Apartment Homes at Hazelwood Street 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 that reads 'Christi Houston'. The signature is written in a cursive style.

Christi Houston
Executive Director, Princeton Chamber of Commerce

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community



FIRST BAPTIST CHURCH
PRINCETON

January 26, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Support for proposed **Cypress Creek Apartment Homes at Hazelwood Street** (TDHCA #18221); Approximately the 600 block of East Hazelwood Street, Princeton, Collin County, Texas 75047.

Dear Ms. Holloway,

I am pleased to submit this letter of support for the aforementioned apartment home community, **Cypress Creek Apartment Homes at Hazelwood Street** (the "Development Site").

First Baptist Church – Princeton, Texas 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.

Cypress Creek Apartment Homes at Hazelwood Street 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 "Chad S. Rowell".

Chad S. Rowell, Pastor
First Baptist Church – Princeton, Texas

Enclosed:

1. Proof of tax-exempt status
2. Proof of existence and participation in the community

Chad S. Rowell, Pastor



P.O. Box 1988
Grapevine,
Texas 76099-1988

Office
4500 State Highway 360
Grapevine, Texas 76051

Voice
(817) 552-2500

Toll Free
(877) 953-SBTC

Fax
(817) 552-2501
(817) 552-2520

Email
sbtexas@sbtexas.com

Website
www.sbtexas.com

October 3, 2008

To Whom It May Concern:

First Baptist Church
Pastor Carl Rider
PO Box 520
Princeton TX 75407-0520

(EIN 75-1160380)

The aforementioned church is affiliated with the Southern Baptists of Texas Convention. They are listed on our website under the Affiliated Churches link at sbtexas.com. Therefore, they qualify as a 501(c)(3) organization as a part of our group tax exemption ruling number GEN #3779. Attached is a copy of the group ruling dated October 2, 2001, as well as an updated confirmation dated April 23, 2008.

Sincerely,



Joe Davis
Chief Financial Officer

/grc
Enclosure

Community Input Scoring Items

TDHCA#: 18222

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. San Angelo Lions Club

Name of Community Organization

Robert Slas

Contact Name

Support
 Opposition

B. Galilee Community Development Corporation

Name of Community Organization

Terry Shaner

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. 2018-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, IN SUPPORT OF THE APPLICATION OF VCZ DEVELOPMENT, LLC TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2018 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF SIXTY (60) AFFORDABLE HOUSING APARTMENT UNITS FOR LOW INCOME CITIZENS, KNOWN AS GLEN PARK APARTMENTS, TO BE LOCATED AT 4001 S. CHADBOURNE AVE.

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, Texas Local Government Code Chapter 373; and,

WHEREAS, one of the primary goals of the Community Development Program is to improve the living and economic conditions of persons of low and moderate income; and,

WHEREAS, VCZ Development, LLC intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2018 competitive nine percent (9%) LIHTC Program funds for the construction of sixty (60) affordable housing apartment units for low income citizens, to be known as Glen Park Apartments, to be located at 4001 S. Chadbourne Ave. in the City of San Angelo (the "Project"); and,

WHEREAS, consistent with the primary goals of the Community Development Program the City of San Angelo has previously supported federal assistance to encourage construction of qualified Low Income Housing Tax Credit development projects;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SAN ANGELO, TEXAS, THAT:

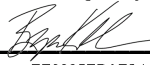
Section 1. The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of VCZ Development, LLC to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2018 competitive nine percent (9%) LIHTC Program funds for the construction of sixty (60) affordable housing apartment units for low income citizens, known as Glen Park Apartments, to be located at 4001 S. Chadbourne Ave. in the City of San Angelo, Texas.

Section 2. This resolution shall take effect immediately from and after its adoption.


Section 3. The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

PASSED, APPROVED, AND ADOPTED this 20th day of February, 2018.

ATTEST:

DocuSigned by:

Bryan Kendrick, City Clerk

THE CITY OF SAN ANGELO


DocuSigned by:

Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

DocuSigned by:

Robert Salas, Neighborhood & Family Services Director

APPROVED AS TO FORM:

DocuSigned by:

Theresa James, City Attorney

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION (COSADC) REAFFIRMING SUPPORT FOR THE PROPOSED VCZ DEVELOPMENT, LLC AFFORDABLE HOUSING APARTMENT DEVELOPMENT KNOWN AS GLEN PARK APARTMENTS, LOCATED AT 4001 S. CHADBOURNE STREET, CITY OF SAN ANGELO, TEXAS ("PROJECT"); PROVIDING FOR THE ALLOCATION OF UP TO FIVE HUNDRED DOLLARS IN ONE HALF CENT SALES TAX REVENUES IN SUPPORT OF THE PROJECT; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE BOARD SECRETARY TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, the voters of the City of San Angelo approved the use of sales and use tax proceeds (1/2 cent sales tax) for the continued development and expansion of affordable housing for a period of thirty (30) years; and,

WHEREAS, on February 20, 2018, the City of San Angelo City Council adopted a Resolution in support of the Affordable Housing apartment project known as "Glen Park Apartments", proposed by VCZ Development, LLC (the "Applicant"), to be located at 4001 South Chadbourne Street, City of San Angelo, Texas (the "Project"); and,

WHEREAS, COSADC desires to reaffirm the findings and commit to support expressed in the referred to Resolution of the City of San Angelo City Council for the Project and thereby address the need for Affordable Housing apartments in the City and realize the anticipated community revitalization impact for the designated area; and,

WHEREAS, the City of San Angelo City Council appoints all of the COSADC board members; none of the funds committed to the Project by COSADC have been provided by the Applicant; and, COSADC is not a related party to the Applicant; and,

WHEREAS, VCZ Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2018 Low Income Housing Tax Credit Program for funding of the Project, and an award will require a grant in the sum of FIVE HUNDRED DOLLARS (\$500.);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT;

SECTION ONE. The foregoing recitals are determined by this board to be true and correct, and are adopted as part of this Resolution.

SECTION TWO. The City of San Angelo Development Corporation supports the application of VCZ Development, LLC for development of "Glen Park Apartments", an Affordable Housing apartment complex to be located at 4001 South Chadbourne Street, City of San Angelo (the "Project"); and recognizes the neighborhood revitalization and economic development synergy of the Project.

SECTION THREE. The City of San Angelo Development Corporation shall allocate up to the amount of FIVE HUNDRED DOLLARS (\$500.00) in ½ cent sales tax revenues as a commitment for development of the Project.

SECTION FOUR. The Board Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs for and on behalf of the City of San Angelo Development Corporation.

SECTION FIVE. This resolution shall be effective upon its adoption.

PASSED AND ADOPTED on this the 28th day of February, 2018.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

BY:




Ed Carrasco, President

ATTEST:



Nora Nevarez, Corporation Secretary

Approved as to form:



Dan T. Saluri, Deputy City Attorney

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

March 1, 2018

Marni Holloway
Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Glenn Park (TDHCA #18222), San Angelo, Texas

Dear Ms. Holloway,

I received the Public Notification for the Trails at San Angelo (TDHCA# 18222) located in San Angelo, Texas.

I recognize the need for affordable housing throughout the State of Texas, and applaud the work of both TDHCA and the Development Community in their efforts to provide clean, safe, affordable housing to Texans in need. 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 "Drew Darby". The signature is stylized with a large, sweeping initial "D" and a long, horizontal stroke at the end.

Representative Drew Darby
State Representative, District 72



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 22, 2018

Board of Directors
Manuel Campos, President
Brittney Miller, Vice President
Tony Rojo, Treasurer
Gloria Pope, Secretary
Irene Guzman, Asst Sec/Treas
Richard Barron
Darrin Fentress
Joanne Martinez
Rudy Munoz, Jr

Paul Holden
VCZ Development
300 S. CM Allen Parkway
Suite 212-B
San Marcos, TX 78666

RE: Glenn Park Apartments
4001 S. Chadbourne Street
San Angelo, TX 76905

Advisory Board
Dr. Laurence Jones
Michelle Perkey, CPA
Dr. Kenneth Stewart


Dear Mr. Holden:

Emeritus
Rev. Floyd Crider
George Epps
Aubrey Todd

Thank you for supplying us the information on the proposed Glenn Park Apartments in San Angelo. We feel that there is a continued demand for housing in San Angelo that has not been met. To help meet this demand, we are in support of the Low-Income Housing Tax Credit development Glenn Park Apartments (application 18222) to be located at 4001 S. Chadbourne Street, San Angelo, TX 76905, or the SE corner of S. Chadbourne Street and Christoval Road.

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."

Sincerely,


Terry Shaner
Executive Director,
Galilee CDC



SAN ANGELO LIONS CHARITIES, INC.

27 West Concho, San Angelo, TX 76901

February 16, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Marni Holloway

RE: **Glenn Park Apartments - TDHCA (18222)**
San Angelo, Texas

Dear Ms. Holloway,

I am writing this letter to voice my **support for TDHCA Tax Credit Application #18222** Glenn Park Apartments at San Angelo to be located at 4001S. Chadbourne Street, San Angelo, Texas.

San Angelo Lions Charities is a not-for-profit 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.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Robert Salas
President, Lions Charities

Community Input Scoring Items

TDHCA#: 18223

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Pampa Community Concert Association

Name of Community Organization

J. Glennette Goode

Contact Name

Support

Opposition

B. KIWANIS CLUB OF PAMPA

Name of Community Organization

Robert L. Jacobs

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. R18-004

A RESOLUTION OF THE CITY OF PAMPA, TEXAS, SUPPORTING A PROPOSED HOUSING TAX CREDIT COMMUNITY, HARVEST PARK APARTMENTS, TO BE LOCATED AT 1100 E. HARVESTER AVENUE, PAMPA, TEXAS

WHEREAS, Harvest Park Apartments, LP, has advised the City of Pampa that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits within Region #1, Rural Category, in the City of Pampa, Gray County, Texas; and,

WHEREAS, Harvest Park Apartments, LP, has proposed a development for a new affordable multi-family housing development at 1100 E. Harvester Avenue, named Harvest Park Apartments in the City of Pampa, Gray County, Texas; and,

WHEREAS, there is a TDHCA scoring item that requires a de-minimis commitment of development funding by the local political subdivision (City of Pampa) which confirms the City of Pampa will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for the development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS, THAT:

1. The governing body of the City of Pampa supports new opportunities to encourage the development of quality, affordable housing for its residents.
2. The City of Pampa, acting through its governing body, hereby confirms its support for the proposed Harvest Park Apartments to be located at 1100 E. Harvester Avenue, Pampa, Texas; and this formal action has been taken to put on record the opinion expressed by the City of Pampa.
3. This Resolution supports and is intended to allow Harvest Park Apartments, LP, to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for the Harvest Park Apartments located in Pampa, Texas.
4. This resolution of support is intended to allow Harvest Park Apartments to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for its multifamily development project to be located in Pampa.
5. The governing body of the City of Pampa confirms it will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for a site plan and permit review for Harvest Park Apartments.

6. The governing body of the City of Pampa is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA).

7. This resolution shall take effect immediately from and after its passage.

READ, APPROVED AND ADOPTED this 26th day of February, 2018.

CITY OF PAMPA, TEXAS

By: 
Brad Pingel, Mayor

ATTEST:


Karen L. Price, City Secretary

APPROVED AS TO FORM:


Leland W. Waters, City Attorney



KEN KING

TEXAS HOUSE OF REPRESENTATIVES
District 88

March 1, 2018

Marni Holloway
c/o Texas Department of Housing and Community Affairs
PO Box 13941
Austin, Texas 78711-3941

Re: Harvest Park Apartments
1100 Block of E. Harvester Avenue

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 textured background.

Ken King
State Representative

KK/cll

CAPITOL OFFICE

P.O. Box 2910 | Austin, Texas 78768-2910 | Phone: (512) 463-0736 | KEN.KING@HOUSE.TEXAS.GOV

COUNTIES

Armstrong, Bailey, Briscoe, Castro, Cochran, Donley, Gray, Hale, Hansford, Hemphill, Hockley, Lamb, Lipscomb, Ochiltree, Roberts, Swisher, Yoakum



Pampa Community Concert Association
PO Box 1935 Pampa, TX 79066

March 1, 2018

Paul Holden
VCZ Development
300 S. CM Allen Parkway
Suite 212-B
San Marcos, TX 78666

RE: Harvest Park Apartments
Pampa, TX

Dear Mr. Holden:

Thank you for supplying us the information on the proposed Harvest Park Apartments in Pampa. We feel that there is a continued demand for housing in Pampa that has not been met. To help meet this demand, we are in support of the Harvest Park Apartments to be located in the 1100 Block of E. Harvester Avenue, Pampa, TX.

J. Glennette Goode
Treasurer
806-665-9432

A handwritten signature in blue ink, appearing to read "J. Goode", is located below the typed name of the Treasurer.

KIWANIS CLUB OF PAMPA

Paul Holden
VCZ Development
300 S. CM Allen Parkway
Suite 212-B
San Marcos, TX 78666

RE: Harvest Park Apartments
Pampa, TX

Dear Mr. Holden:

Thank you for supplying us the information on the proposed Harvest Park Apartments in Pampa. We feel that there is a continued demand for housing in Pampa that has not been met. To help meet this demand, we are in support of the Harvest Park Apartments to be located in the 1100 Block of E. Harvester Avenue, Pampa, TX.

Sincerely,
Robert L. Jacobs
President 2018
[806-669-5328](tel:806-669-5328)



Community Input Scoring Items

TDHCA#: 18230

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Ninos Head Start

Name of Community Organization

Support

Manuela Rendon

Opposition

Contact Name

B. AdoptaPlatoon

Name of Community Organization

Support

Ida Hagg

Opposition

Contact Name

C. Family Crisis Center

Name of Community Organization

Support

Laura Martinez

Opposition

Contact Name

D. Ronald McDonald House Charities

Name of Community Organization

Support

Denise Cantu

Opposition

Contact Name

E. Order of Alhambra

Name of Community Organization

Support

Manuel Mendoza

Opposition

Contact Name

F. Rio Hondo ISD

Name of Community Organization

Support

Ismael Garcia

Opposition

Contact Name

RESOLUTION NO. 2018-05

RESOLUTION OF THE RIO HONDO CITY COMMISSION ACKNOWLEDGING THAT THE CITY OF RIO HONDO HAS MORE THAN TWICE THE STATE AVERAGE OF UNITS PER CAPITA SUPPORTED BY TAX CREDITS OR PRIVATE ACTIVITY BONDS AND AUTHORIZES THE DEVELOPER TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR A PROPOSED HOUSING TAX CREDIT (HTC) PROJECT KNOWN AS LAS VILLAS DEL RIO HONDO

WHEREAS, Rise Rio Hondo, LP (or assigns) has proposed a development for affordable rental housing at East Colorado Street and Morning Glory Street, Rio Hondo, TX Cameron County named Las Villas del Rio Hondo in Rio Hondo, TX Cameron County; and

WHEREAS, Rise Rio Hondo, LP (or assigns) has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Housing Tax Credits or Private Activity Bonds for Las Villas del Rio Hondo

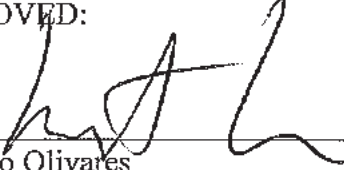
NOW THEREFORE, BE IT REOLVED THAT as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Rio Hondo, TX Cameron County has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Rio Hondo, TX Cameron County hereby supports the proposed Las Villas del Rio Hondo 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 Tex. Gov't Code §2306.6703(a)(4); and

FURTHER RESOLVED that for and on behalf of the Governing Body, the City Administrator is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

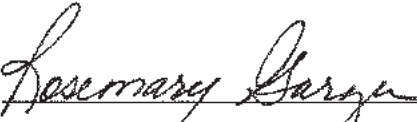
PASSED AND APPROVED by the Rio Hondo City Commission on this 6th day of February 2018.

APPROVED:



Gustavo Olivares
Mayor, City of Rio Hondo

ATTEST:



Rosemary Garza, City Secretary

RESOLUTION NO. 2018-04

**RESOLUTION OF THE CITY OF RIO HONDO CITY
COMMISSION SUPPORTING THE DEVELOPMENT OF THE LAS
VILLAS DEL RIO HONDO AFFORDABLE HOUSING**

WHEREAS, Rise Rio Hondo, LP has proposed a development for affordable rental housing at one block south of the intersection East Colorado Street and Morning Glory Street Rio Hondo, TX Cameron County, named Las Villas del Rio Hondo, located in Rio Hondo, TX in Cameron County; and


WHEREAS, Rise Rio Hondo, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RIO HONDO, TEXAS:

1. That the City of Rio Hondo, Texas, of Cameron County, acting through its governing body, hereby confirms that it expressly supports the proposed Las Villas del Rio Hondo, located at one block south of the intersection East Colorado Street and Morning Glory Street, Rio Hondo, TX Cameron County TDHCA# 18230 and that this formal action has been taken to put on record the opinion expressed by the City of Rio Hondo, Cameron County on February 6, 2018; and
2. RESOLVED, that City of Rio Hondo, Texas of Cameron County, acting through its governing body, hereby confirms that it has approved a \$2500 fee waiver for the development of Las Villas del Rio Hondo.
3. FURTHER RESOLVED that for and on behalf of the Governing Body, the City Administrator is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

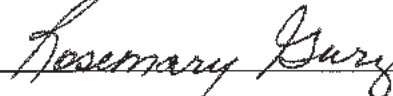
PASSED AND APPROVED by the Rio Hondo City Commission on this 6th day of February 2018.

APPROVED:



Gustavo Olivares
Mayor, City of Rio Hondo

ATTEST:



Rosemary Garza, City Secretary

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street, Insurance Building Annex
PO Box 13941
Austin, TX 78711-3941

February 13, 2018

RE: Support of Las Villas del Rio Hondo, 9% HTC application, TDHCA #18230, on +- 10 acres of vacant land one block south of the intersection East Colorado Street and Morning Glory Street, Rio Hondo, TX Cameron County, see map attached.

Dear Tim:

This letter is intended to meet the requirements of the State Representative as called for in the 2018 QAP, for the scoring of all the positive points applicable for a letter of support from the State Representative.

I support the proposed development, Las Villas del Rio Hondo, located in my district. It is sponsored by a group that has done good work in the valley for many years. Please insure that my letter of support is counted for the maximum available 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 "Eddie Lucio III".

Honorable Eddie Lucio III, State Representative
District 38

CC: Melissa R. Fisher



**Ronald McDonald House Charities®
of the Rio Grande Valley**

1720 Treasure Hills Blvd., Harlingen, TX 78550
956 412-7200 tel 956 412-6300 fax

www.RMHCrgv.org

January 24, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

To whom it may concern:

I am writing to extend my organization's full support of the new proposed 64 unit multi-family project Las Villas del Rio Hondo in the City of Rio Hondo, Texas.

I believe this development will provide much needed affordable housing responding to the growing demand for quality and safe rental communities, particularly in the rural areas of our county. This project will satisfy this need.

I fully support Rise Rio Hondo, LP in their effort to win tax credits for this much needed multi-family development.

Thank you for your consideration.

Respectfully,

Denise Cantu, Program Manager

Rio Hondo Independent School District

215 West Colorado Street
Rio Hondo, TX 78583

Phone: (956) 748-1000

Fax: (956) 748-1038

Board of Trustees:

Mmanuel Flores, Jr., President
Claudia Villalobos, Vice-President
Jessica A. Gonzales, Secretary
Ismael Garcia, Superintendent

Noe Alaniz, Jr., Member
Alonzo Garza, Member
Arnold Martinez, Jr., Member
Ernestina Rodriguez, Member

February 8, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

To whom it may concern:

The Rio Hondo Independent School District has become aware of a proposed development for affordable rental housing at East Colorado Street and Morning Glory Street, Rio Hondo, Texas named Las Villas del Rio Hondo in the City of Rio Hondo, Cameron County, Texas. The developers, Rise Rio Hondo, LP also advised that they seek to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo.

The Rio Hondo Independent School District fully supports the development of the project and the submittal of the application. One of the many hurdles that can face our low and moderate income families is the problem of housing instability and frequent mobility. Children that are unstably housed have a higher rate of absenteeism which can lead to significant disruption in the learning experience. Oftentimes, the lack of affordable housing leads families to seek affordable housing options outside of our school district. Frequent mobility can lead to poorer academic performance, grade repetition, and behavioral issues.

Because we believe that all our children, regardless of their income level, deserve safe and affordable housing, we emphatically support the application for Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Ismael Garcia
Superintendent
Email: garcia@rhisd.net

Order of Alhambra

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

February 8, 2018

**RE: Las Villas del Rio Hondo, East Colorado Street and Morning Glory Street, Rio Hondo, TX
Cameron County
9% HTC Application - TDHCA# 18230.**

To Whom It May Concern:

This letter is intended to meet the requirements of the input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

The International Order of Alhambra is a fraternal organization of Catholic men and women (age 18 years and older) dedicated to assisting persons that are intellectually disabled or handicapped.

The Order's mission is to:

- Provide assistance, education and residences for persons developmentally disabled;
- Identify, mark, preserve, and commemorate Catholic historical places, events and persons of international importance;
- Promote fraternalism and sociability among its members and their families.

We expressly support this development, Las Villas del Rio Hondo. We believe this development will provide much needed affordable housing responding to the growing demand for quality and safe rental communities, particularly in the rural areas of our county. This project will satisfy this need.

Las Villas del Rio Hondo is located in our footprint. Please insure that this letter of support is counted for the maximum available 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 "Manuel Mendoza".

Manuel Mendoza
Commander

P.O. Box 8978
Brownsville, TX 78526
(956) 542-2928



NEIGHBORS IN NEED OF SERVICES, INC. (NINOS)
HEAD START / EARLY HEAD START PROGRAM

"Creating a brighter future for our children and La Familia"

BOARD OF DIRECTORS

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Juan Moreno, Jr.
Antonio Ortiz
Claudio Ortiz
Juanita Ortiz

Executive/Head Start Director
Manuela Rendon

January 30, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

To whom it may concern:

Neighbors in Need of Services, Inc. (NINOS) has become aware of a proposed development for affordable rental housing at East Colorado Street and Morning Glory Street, Rio Hondo, Cameron County, Texas named Las Villas del Rio Hondo. The developers, Rise Rio Hondo, LP also advised that they seek to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo.

NINOS wholeheartedly supports the development of the project and the submittal of the application. The mission for NINOS is to promote positive outcomes for the families we serve. Our children come from local low-income families. Unlike public schools, attending NINOS is not compulsory. Our programs strive to reach as many income eligible children and ensure that our children are ready for public school by providing not only educational instruction, but also supportive services such as transportation and nutritional services. All our families must meet federal poverty guidelines. While we have many children that could be eligible for our program, many times, our families have limited transportation. Although we do provide transportation where available, our resources are limited and we cannot offer transportation to all eligible children. Having affordable low-income housing easily available for our families would help us provide services to children that we may not have been able to serve.

Because we believe that all our children, regardless of their income level, deserve safe and affordable housing, we emphatically support the application of Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo.

Please feel free to contact me if you have any questions or need additional information at 956-399-9944 or at manuela.rendohn@ninosinc.org.

Sincerely,

Manuela Rendon
Executive Director/Head Start Director
Neighbors in Need of Services, Inc.
Head Start/Early Head Start Program



Family Crisis Center
of the Rio Grande Valley
Breaking the Cycle of Violence

Family Crisis Center, Inc.
616 W. Taylor Harlingen, TX 78550
Hotline: (956) 423-9304 Office: (956) 423-9305 Fax: (956) 423-9306
familycrisisctr.org

Board of Directors

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Sharon Swanson January 24, 2018

Vice-Chair

Eladio Jaimez Texas Department of Housing and Community Affairs
221 East 11th Street

Secretary

Cathy Carpenter Austin, Texas 78701

Treasurer

Michael Mezmar

To whom it may concern:

Rebekah Batot
Maru De La Paz
Cynthia Gamez
Hannah Keel
Kristen Miller
Jennifer Miner
Belinda Palomino
Edward Sandoval

I am writing to express my support of the HTC application by Rise Rio Hondo, LP for the development of Las Villas del Rio Hondo, a multi-family community in the City of Rio Hondo, Texas.

This 64 unit multi-family project will help satisfy the need for additional rental units that has become increasingly important to keep up with demand. This project will also provide much needed growth to the area and help expand the city's tax base. As an agency that assists families experiencing family violence move into a safe place after they leave our emergency shelter, it is good to know that there will be one more choice in the Rio Hondo area.

Executive Director

Laura Martinez

I offer my support to Rise Rio Hondo, LP. in its efforts to provide equal access to safe, decent, affordable housing for low to moderate income families in the City of Rio Hondo, Texas.

Thank you for your consideration of this commendable development.

Yours truly,

Laura Martinez
Executive Director

Satellite Office in Willacy County
192. N. 3rd Street · Raymondville TX 78580 · (956) 689-5150

A United Way Agency 



January 24, 2018

Texas-Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Sir/Madam:

AdoptaPlatoon has become aware of a proposed development for affordable rental housing at East Colorado Street and Morning Glory Street, Rio Hondo, TX named Las Villas del Rio Hondo in the City of Rio Hondo Cameron County Texas. The developers, Rise Rio Hondo, LP also advised that they seek to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo.

AdoptaPlatoon is a volunteer based non-profit that provides support for deployed service men and women. We support the development of the project and the submittal of the application. One of many hurdles that returning service members face is the lack of affordable rental housing. Returning service members often face rising rents and a higher cost of living upon their return. Many have had to vacate base housing and often have a reduction in income. While there are supportive housing programs for veterans that can provide assistance, sometimes the wait for benefits can be lengthy. We support these affordable housing option for our income eligible families and individuals.

Because we believe that our deployed service members deserve safe and affordable housing upon their return, we emphatically support the application for Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Las Villas del Rio Hondo. Please feel free to contact me if you have any questions or need additional information: Telephone 956-748-4206 E-Mail: ida@adoptaplatoon.org

Sincerely,

Ida Hagg
Executive Director
AdoptaPlatoon

AdoptaPlatoon® H.Q.
P.O. Box 234
Lozano, Texas 78568-0234
www.adoptaplatoon.org

No one should pass an American in uniform without saying "Thank You we are grateful," always mindful that they are prepared to risk all their dreams so that all of us can reach ours. Wm. Cohen

Community Input Scoring Items

TDHCA#:

18235

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Amigos Del Valle

Name of Community Organization

Alejandro Guerra

Contact Name

Support

Opposition

B. VAIL

Name of Community Organization

Lidia Teran Gutierrez

Contact Name

Support

Opposition

C. Affordable Homes

Name of Community Organization

Robert Calvillo

Contact Name

Support

Opposition

D. Proyecto Azteca

Name of Community Organization

Ann Williams Cass

Contact Name

Support

Opposition

E. Angels of Love

Name of Community Organization

Della Fay Perez

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2018-11

**RESOLUTION OF SUPPORT AND LIMITED FEE WAIVER FOR THE MEMORIAL APARTMENTS, 501 E.
JASMINE, MCALLEN, TX**

TDHCA #18238 OR #18235

WHEREAS, **TX Memorial Apartments, LP or their affiliate, the Applicant**, has proposed the rehabilitation and modernization (including possible reconstruction) for the exiting USDA Farm Labor property at 501 E. Jasmine, McAllen, TX for affordable rental housing at **501 E. Jasmine, McAllen, TX 78501**, named Memorial Apartments in the **City of McAllen** and

WHEREAS, **Applicant, TDHCA #18238 and or #18235** has advised that it intends to submit a full application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **the Memorial Apartments**. WHEREAS, Applicant is competing in the AT- RISK and or USDA set aside. The two applications, #18238 and #18235, for funding from TDHCA are mutually exclusive, only one will be eligible for funding.

It is hereby

RESOLVED, that the City of McAllen, acting through its governing body, hereby confirms that it **supports** the proposed rehabilitation and modernization of the Memorial Apartments at 501 E. Jasmine, McAllen, TX, 78501, including a waiver of building permit and application fees for up to a maximum of \$2500, and that this formal action has been taken to put on record the opinion expressed by the City Commission on **February 12, 2018**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Mayor Jim Darling or his designee** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Certified as true and correct:


CITY OF McALLEN


Jim Darling, Mayor

ATTEST:


Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:


Kevin D. Pagan, City Attorney



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 23, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Memorial Apartments in McAllen, Texas.

To Whom It May Concern:

I received the Public Notification for Memorial Apartments, a proposed 2018 TDHCA housing tax credit application, located in in the city of McAllen, 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 McAllen 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".

R.D. 'Bobby' Guerra
House District 41



**THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**



Memorial Apartments
501 E. Jasmine Ave.
McAllen, TX 78501
Phone: (956) 686-4771
Fax: (956) 630-2249
TTD/TTY (956)968-2567

February 27, 2018

Texas Department of Housing & Community Affairs
211 East 11th Street
Austin, Texas 78711-3941

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235,

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

We expressly support this development, Memorial Apartments, located in our footprint. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school. Please insure that this letter of support is counted for the maximum available 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 black ink that reads "Claudia Lucio".

Claudia Lucio
Resident Council Member



3016 N McColl Rd. Suite B, McAllen, TX 78501 956-668-8245 Fax 956-631-7296

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

January 31, 2018

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235.

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

VAIL is a center for independent living (CIL). VAIL is run primarily by people who have disabilities themselves. VAIL is a provider of five core services that enable people with disabilities to live more independently. They include:

1. Information and referral – VAIL specialists are knowledgeable about resources in the community and can refer consumers to the programs that can be most helpful to them.
2. Independent living skills – VAIL specialists provide skills training in areas such as money management, time management, and use of public transportation, proper use of medications, Use of assistive devices, personal and home safety, prescription assistance, personal advocacy and much more.
3. Individual and systems advocacy – VAIL specialists help consumers stand up for their rights as individuals to live independently, and work for changes in society that would better support independent living for people with disabilities.
4. Peer counseling – Counselors who have disabilities may share similar experiences and may better understand what barriers others with disabilities encounter. VAIL peer counselors are prepared to assist you to make your own choices and reach your goals to live independently in your community.
5. Transition Services – Counselors guide high school students with disabilities and teach them independent living skills to transition into either a workplace after high school or higher education.

We expressly support this development, Memorial Apartments. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school.



3016 N McColl Rd. Suite B, McAllen, TX 78501 956-668-8245 Fax 956-631-7296

Memorial Apartments is located in our footprint. Please insure that this letter of support is counted for the maximum available 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 black ink, which appears to read "Lidia A. Teran Gutierrez, MS, C.R.C.".

Lidia A. Teran Gutierrez, MS, C.R.C.
VAIL Program Directors
956-668-8245, ext. 309
lteran@vailrgv.org

SOUTH TEXAS
ECONOMIC DEVELOPMENT
CORPORATION, INC.
1800 NORTH TEXAS, WESLACO, TEXAS 78596
Phone: 956-969-3024 - Fax: 956-968-4682

February 16, 2018

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235, #18238

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

We expressly support this development, Memorial Apartments, located in our footprint. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school. Please insure that this letter of support is counted for the maximum available 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,



Jose F. Perez
STEDC Board President



Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

January 24, 2018

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235, #18238

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

We expressly support this development, Memorial Apartments, located in our footprint. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school. Please insure that this letter of support is counted for the maximum available 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.

Peace and all good things,

Ann Williams Cass
Executive Director



Phone (956) 702-3307

Building A Better World

P.O. Box 27
San Juan, TX 78589

fax (956) 702-3309



Proyecto Azteca is an Equal Opportunity Employer and Provider.



A HUD APPROVED COUNSELING AGENCY

February 16, 2018

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, Texas

RE: Memorial Apartments-501 E. Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC Application, TDHCA #18235

Dear Program Administrator:

This letter serves to register Affordable Homes of South Texas, Inc. (AHSTI) support of 9% HTC Application and meet requirement of input from community stakeholders supporting preservation of affordable housing stock in McAllen, Texas.

AHSTI, as the largest affordable housing service provider in the region keenly understands the demand for affordable rentals continues to grow. The region's supply of affordable rentals is shrinking. Preserving existing affordable rental housing offers many advantages over new construction with cost being most salient.

The modernization of Memorial Apartments will enable people to stay in their homes and neighborhoods, where they can enjoy the social capital they have built within their communities.

AHSTI's mission is to enhance the quality of life for eligible families in the Rio Grande Valley and surrounding areas by providing affordable housing solutions to low-income, working families who would not otherwise qualify for conventional home loans. AHSTI has been steadfast over four decades in fulfilling its mission by providing a wide range of real estate services with a focus of homeownership opportunities for low-income families. It is anticipated AHSTI, as a HUD approved housing counseling agency would be a good fit for renters of Memorial Apartments who have a demonstrated interest in preparing for homeownership via homebuyer education classes and eventually to secure a home via AHSTI's array of homeownership programs.

In closing AHSTI strongly conveys its support for the proposed modernization of Memorial Apartments and offers its services with the expectation the application will receive maximum available points.

Sincerely,

Robert A Calvillo
Executive Director

- | | | | | |
|---|--|---|--|--|
| <input checked="" type="checkbox"/> Administration Building
1420 Erie Ave
McAllen, TX 78501
Ph: (956) 687-6263
Fx: (956) 682-9751
NMLS# 346848 | <input type="checkbox"/> Homeownership Center
500 S. 15th St
McAllen, TX 78501
Ph: (956) 687-6263
Fx: (956) 682-9751
NMLS# 346848 | <input type="checkbox"/> Weslaco Branch
134 W. 5th
Weslaco, TX 78596
Ph: (956) 447-8909
Fx: (956) 447-8904
NMLS# 1153660 | <input type="checkbox"/> Grants Department
514 S. 16th St,
McAllen, TX 78501
Ph: (956) 687-6263
Fx: (956) 682-9751 | <input type="checkbox"/> El Paso Branch
6090 Surety Dr.,
Suite 210
El Paso, TX 79905
Ph: 1-800-454-4861
Fx: (956) 682-9751
NMLS# 1566114 |
|---|--|---|--|--|



Angels of Love

409 W. Nolana Ave
McAllen, Texas 78504

(956) 972-0685 (phone)
Email:angelsoflove0685@aol.com

2018 Board of Directors

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Victoria Gomez

Daisy Gonzalez

**Naaciely Hurtado-
Lopez**

Elizabeth Martinez

Oralia Olivo

Miriam Ruiz

Mission Statement: To provide abused women and children of the Rio Grande Valley, with individualized services in a safe and loving environment in order to provide them with the tools necessary to restore each woman and child to a healthy self-worth and safe family setting.

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

February 8, 2018

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235.

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

Angels of Love was founded with the purpose of developing a full array of services for children and families who are victims of abuse. It is our intention to fill the service gaps left by underfunded and understaffed governmental services to children and their families. Our mission is “To provide abused and neglected women and children of the Rio Grande Valley, and their families with individualized services in a safe and loving environment in order to provide them with the tools necessary to restore each woman and child to a healthy self-worth and healthy family setting”.

We expressly support this development, Memorial Apartments. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school.

Memorial Apartments is located in our footprint. Please insure that this letter of support is counted for the maximum available 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,

Della Fay Perez



4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

February 14, 2018

BOARD OFFICERS

GERARDO "JERRY" TAFOLLA
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RICHARD MOLINA
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City Commissioner, Harlingen
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Mayor Pro Tem, Mission
Treasurer
BASILIO SANCHEZ
Representative, Cameron County
Senior Member

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Mayor, Raymondville
ANTONIO GONZALES
Commissioner, San Benito
RAUDY MALDONADO
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CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711-3941

RE: Memorial Apartments – 501 E Jasmine, McAllen, TX 78501, Hidalgo County
9% HTC application, TDHCA #18235.

To Whom It May Concern:

This letter is intended to meet the requirements of the Input from community organizations as called for in the 2018 QAP, for the scoring of all the positive maximum points applicable for a letter of support from a Community organization.

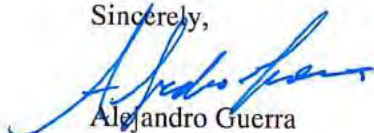
The Mission of Amigos del Valle, Inc. Is to positively impact the quality of life in the Rio Grande Valley and South Texas through the provision of diversified and effective human services, community development activities and advocacy, which are directed to low income families; and with special emphasis in assisting the elder population to maintain active, healthy and independent lives.

We expressly support this development, Memorial Apartments. We believe that the modernization of this property will greatly benefit its neighbors, city, and residents. We believe that the work done to this aging property will also boost home values and reduce crime in the area, by giving school aged children a place to positively gather and study after school.

Memorial Apartments is located in our footprint. Please insure that this letter of support is counted for the maximum available 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,


Alejandro Guerra
Executive Director



"Providing 44 Years of Service"
1974 - 2018



RESOLUTION NO. 2018-021

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS CASITAS PALO ALTO, PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, the Community Development Corporation of Brownsville (the "Applicant") proposes to build affordable rental housing consisting of up to 80 housing tax credit units ("Affordable Housing"); and

WHEREAS, the applicant has proposed a development for affordable rental housing near Alice Road and Sports Park Boulevard, Brownsville, Texas and it is expected to be named "Casitas Palo Alto"; and

WHEREAS, the applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits ("Tax Credits") for Casitas Palo Alto; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Brownsville, Texas, acting through its governing body, hereby confirms that it supports the development and construction of the proposed Casitas Palo Alto, as described above and that this formal action has been taken to put on record the opinion expressed by the City of Brownsville, and

BE IT FURTHER RESOLVED that the City of Brownsville, Texas, acting through its governing body, 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 \$1,000.00 and supports an award of Tax Credits for the Affordable Housing pursuant to the 2018 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

BE IT FURTHER RESOLVED that for and on behalf of the governing body, Michael Lopez, Interim City Manager of the City of Brownsville, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Department of Housing and Community Affairs.

Adopted by the City Commission of the City of Brownsville on the 20th day of February, 2018.



Antonio Martinez

Mayor

Attest:

Griselda Rosas

Griselda Rosas
City Secretary



Approved as to form and legality:

Allison Bastian, Deputy City Attorney

Approved as to legality and form
this 8 day of February, 2018

Name: _____

Title: _____

Office of the City Attorney
1001 E. Elizabeth Street
Brownsville, TX 78520
Phone (956) 548-6011
Fax (956) 546-4291



Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

January 25, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Palo Alto TDHCA # 18239

Dear Ms. Holloway:

Please accept this letter of support for the 2018 TDHCA urban low-income housing tax credit application, Casitas Palo Alto. We are confident the proposed 80-unit multifamily affordable housing development to be located at SE of Sports Park BLVD and Old Alice RD. Brownsville, Texas will provide much needed affordable housing for our community.

There is a need for quality; safe and affordable housing in South Texas and the Casitas Palo Alto project will help fulfill the necessity. The development team for Casitas Palo Alto has a successful track record of developing affordable rental housing with TDHCA, and I am confident the proposed project will be well managed.

I am available to you should you require additional information or have any question. Thank you for your consideration. We look forward to hearing a positive outcome for this application process for Casitas Palo Alto.

Sincerely,

A handwritten signature in black ink that reads "Eddie Lucio III".

Eddie Lucio, III
State Representative
District 38



One West University Blvd., Brownsville, TX
Office: 956-465-4178 Email: brownsvillewellnesscoalition@gmail.com

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Palo Alto TDHCA #18239

Dear Ms. Holloway:

It is a pleasure to present to you this letter of support for the 2018 TDHCA urban low income housing tax credit application, Casitas Palo Alto. We believe the proposed 80 - unit affordable housing development to be located SE of Sports Park BLVD and Old Alice RD. Brownsville, Texas will provide much needed affordable housing for our community.

The Brownsville Wellness Coalition a non-profit 501(c)3 envisions a future where more community members grow their own food, where people in all neighborhoods have access to fresh, healthy food, and where everyone has the freedom and the opportunity to work towards greater food sovereignty and self-sufficiency. In 2012 the BWC received funding to hire staff and construct the first community garden. Since then we have constructed 5 gardens that are impacting over 850 community members. The Community Garden program has been very successful since the opening of the first garden in August 2013. The missions of the BWC focuses on diabetes and obesity prevention. Of the City of Brownsville's population, 31% have diabetes and additional medical problems stem from 80% of the population being overweight or obese. We target the high-risk population through education and behavior change and look forward to providing opportunities for residents living in the proposed Casitas Palo Alto community.

Upon request, I am available if you require additional information or have any questions about the services BWC provides.

Thank you for your consideration. I look forward to hearing a positive outcome for this application process for Casitas Palo Alto.

Respectfully,

A handwritten signature in black ink, appearing to read "Veronica Rosenbaum".

Veronica Rosenbaum
Executive Director



United Way of
Northern Cameron County

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Azucar TDHCA # 18322

Dear Ms. Holloway:

Please accept this letter of support for the 2018 TDHCA rural low income housing tax credit application, Casitas Azucar. We are confident the proposed 50-unit multifamily affordable housing development to be located at 20209 FM 506 in Santa Rosa, Texas will provide much needed affordable housing for our community.

United Way of Northern Cameron County - serves the community needs in Santa Rosa, Cameron County, Texas. We have tax exempt status and are not a government entity. We are an active program currently funding over 14 non-profits that provide services for the Santa Rosa area. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our program and the services we provide.

I am available to you should you require additional information or have any questions about our program. Thank you for your kind attention. We look forward to hearing a positive outcome for this application process for Casitas Azucar.

Sincerely,

Jessica Belschner
Executive Director



La Union del Pueblo Entero

Founded by César E. Chávez & Dolores Huerta

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Palo Alto TDHCA #18239

Dear Ms. Holloway:

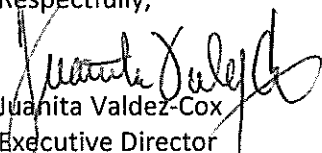
Please accept this letter of support for the 2018 TDHCA urban low-income housing tax credit application, Casitas Palo Alto. La Union del Pueblo Entero, LUPE believes the proposed 80 - unit affordable housing development to be located SE of Sports Park BLVD and Old Alice RD. Brownsville, Texas will provide much needed affordable housing for our community.

La Union del Pueblo Entero, LUPE serves the community needs in the City of Brownsville and other neighboring areas in Cameron County, Texas. LUPE has tax-exempt status and is not a government entity. La Union del Pueblo Entero, LUPE, a 501 (c)(3) non-profit organization is the community organizing arm of the farm worker movement, organizing around issues including education, immigration, healthcare, and colonia infrastructure. In addition to spearheading grassroots community organizing in the Rio Grande Valley, Texas, LUPE also directly provides family-based immigration services and citizenship classes in both English and Spanish. LUPE is rooted in the belief that members of the low-income community have the responsibility and obligation to organize themselves to advocate for the issues that impact their lives. Please visit our website to learn more about the programs and services we provide: www.lupenet.org

Please feel free to contact me if you require additional information or have any questions about the services LUPE provides for low-income residents in the Rio Grande Valley.

Thank you for your consideration. I look forward to hearing a positive outcome of this application process for Casitas Palo Alto.

Respectfully,


Juanita Valdez-Cox
Executive Director

"Once Social Change begins, it cannot be reversed. You cannot un-educate the person who has learned to read. You cannot humiliate the person who feels pride. You cannot oppress the person who is not afraid anymore."
-César E. Chávez

Elena Marin, M.D.
Chief Executive Officer

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Palo Alto TDHCA #18239

Dear Ms. Holloway:

On behalf of Su Clínica, please accept this letter of support for the 2018 TDHCA urban housing tax credit application, Casitas Palo Alto. The proposed 80 - unit affordable housing development located at SE of Sports Park BLVD and Old Alice RD. Brownsville, Texas will provide much needed affordable housing for our community here in the Rio Grande Valley.

Su Clínica serves the community needs in the City of Brownsville, Cameron County, Texas. We have tax exempt status and are not a government entity. We are an active community health center which combines medical, dental, behavioral wellness and pharmacy into a comprehensive set of services that are conveniently located. Su Clínica offers accessible and affordable care to the thousands of low income residents who are served each year. In 2017, we served 7153 patients at the Brownsville Clinic. Our primary purpose is the overall betterment and wellness of the community as a whole. Attached is a summary of Su Clínica and the services we provide.

I am available should you require additional information or have any questions about our services. We urge you to look favorably upon the application for Casitas Palo Alto development. Thank you for your consideration.

Sincerely,



Elena Marin, M.D.
Chief Executive Officer

Attachment: Su Clínica Community Health Center

Community Input Scoring Items

TDHCA#: 18243

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. AARP

Name of Community Organization

Shondra E. Wygal, Associate State Director

Contact Name

Support

Opposition

B. BakerRipley

Name of Community Organization

Jane Bavineau

Contact Name

Support

Opposition

C. Healthcare for the Homeless

Name of Community Organization

Frances Isbell, CEO

Contact Name

Support

Opposition

D. InterFaith Ministries for Greater Houston

Name of Community Organization

Martin B. Cominsky

Contact Name

Support

Opposition

E. Legacy Community Health Services, Inc.

Name of Community Organization

Katy Caldwell, Executive Director

Contact Name

Support

Opposition

F. Avenue 360-Houston Area Community Services, Inc.

Name of Community Organization

Joe C. Fuentes, Jr.

Contact Name

Support

Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carol Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: 02/20/2018

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

STATE OF TEXAS
HOUSE OF REPRESENTATIVES



GARNET F. COLEMAN
STATE REPRESENTATIVE
DISTRICT 147

January 23, 2018

Texas Department of Housing and Community Affairs
Tim Irvine, Executive Director
221 E. 11th Street
Austin, TX 78701

SENT VIA EMAIL: TIM.IRVINE@TDHCA.STATE.TX.US

Re: Support for 2222 Cleburne, TDHCA Application No. 18243

Dear Mr. Irvine,

I am writing to show my support for 2222 Cleburne, a proposed affordable rental housing community for seniors to be located at 2222 Cleburne Street, Houston, Texas 77004 that will be sponsored by 2222 Cleburne LP.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing like 2222 Cleburne. I therefore support the development of 2222 Cleburne and TDHCA Application No. 18243.

Very Truly Yours,

A handwritten signature in black ink that reads "Garnet F. Coleman".

Garnet F. Coleman
District 147

cc: Ann J. Robison – Email – arobison@montrosecenter.org
Stephan Fairfield – Email – sfairfield@covenantneighborhoods.org



2323 S. Shepherd Drive, #1100 | Houston, TX 77019
1-866-227-7443 | Fax: 832-325-2213 | TTY: 1-877-434-7598
aarp.org/tx | aarptx@aarp.org | twitter: @aarptx
facebook.com/AARPTexas

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18243-2222 Cleburne

cc: Ann Robison – Arobison@montrosecenter.org

AARP Texas is pleased to submit this letter of support for the Montrose Center's "There's No Place Like Home" affordable senior housing complex and senior center at 2222 Cleburne Street in Houston's historic Third Ward. It is my understanding that the formal name of the applicant for this assistance is 2222 Cleburne LP. AARP was organized in 1958 and is a 501 (c) (4) not-for-profit community corporation for the purpose of promoting the interests of older persons. The mission of AARP, Inc. is to meet the needs and promote the independence, dignity, and purpose of persons 50 and older.

Affordable housing and access to quality health care are significant challenges facing older adults across the nation. These challenges are especially great in the Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to build an affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward.

AARP applauds the Montrose Center's efforts to undertake this project and hopes you will look favorably upon their application. They have been successful in responding to the social needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,

A handwritten signature in black ink, appearing to read "Shondra E. Wygal", written over a circular scribble.

Shondra E. Wygal, Associate State Director of Outreach & Advocacy

Real Possibilities



To Whom It May Concern,

BakerRipley is pleased to submit this letter of support for the Montrose Center's "There's No Place Like Home" affordable senior rental housing complex and senior center to be located at 2222 Cleburne (Houston, Harris County Texas 77004) in Houston's historic Third Ward. It is my understanding that the formal name of the applicant for this assistance is 2222 Cleburne LP.

BakerRipley is a 501 (c) 3 non-profit community development organization that was founded in Houston in 1907. Our purpose is to keep this region a place of opportunity for all and we do that by providing services across the lifespan. We operate Early Head Start/Head Start programs, six community centers, a Charter School district and 11 workforce development offices. We also have a long history of serving older adults through our Sheltering Arms Senior Services division and provide case management, caregiver support, dementia care, home care and several health promotion programs to seniors throughout the community. In addition, we operate 11 senior centers and contract with six other non-profits to support their congregate meal programs, including the current Montrose Center's senior center.

Affordable housing and access to quality health care are significant challenges that impact older adults and their ability to age in place. These challenges are especially great in Houston's Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to building an affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward.

BakerRipley applauds the Montrose Center's efforts to undertake this project and hopes you will look favorably upon their application. They have been successful in responding to the social needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,

Jane Bavineau

Vice President, Sheltering Arms Senior Services

BakerRipley



health • hope • dignity

February 21, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: TDHCA Application No. 18243-2222 Cleburne

Healthcare for the Homeless – Houston (HHH) is pleased to submit this letter of support for the Montrose Center's "There's No Place Like Home" affordable senior rental housing complex and senior center to be located at 2222 Cleburne (Houston, Harris County Texas 77004) in Houston's historic Third Ward. It is my understanding that the formal name of the applicant for this assistance is 2222 Cleburne LP.

HHH is a 501 (c) 3 non-profit community development organization that was founded in Houston in 2000. HHH is a Federally Qualified Health Center providing integrated primary and behavioral care, oral healthcare and medical case management.

Affordable housing and access to quality health care are significant challenges that impact older adults and their ability to age in place. These challenges are especially great in Houston's Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to building an affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward. HHH applauds the Montrose Center's efforts to undertake this project and hopes you will look favorably upon their application. They have been successful in responding to the social needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,

A handwritten signature in black ink, appearing to read "Frances Isbell".

Frances Isbell, CEO

HEALTHCARE FOR THE HOMELESS – HOUSTON
P.O. Box 66690 – HOUSTON, TEXAS 77266
Phone: 713-286-6000 FAX: 713-286-6091
HHH CAROLINE STREET CLINIC
1934 CAROLINE ST., HOUSTON, TEXAS 77002
www.homeless-healthcare.org



February 22, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18243-2222 Cleburne

cc: Ann Robison – Arobison@montrosecenter.org

*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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Vice Chair
Franklin J. Harberg, Jr.
Secretary
Sushma Mahajan
Treasurer
Swatantra Jain
Past Board Chair
Paula Sutton

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Brigitte Kalai
Dr. Sippi Khurana
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Elliot Gershenson

President & CEO
Martin B. Cominsky
713-533-4901



United Way of Greater Houston

A United Way Agency

Interfaith Ministries for Greater Houston (IMGH) is pleased to submit this letter of support for the Montrose Center's "There's No Place Like Home" affordable senior housing complex and senior center at 2222 Cleburne in Houston's historic Third Ward. It is my understanding that the formal name of the applicant for this assistance is 2222 Cleburne LP. IMGH and is a 501(c)3 non-profit community development organization that was founded in Houston in 1969. Our purpose is to bring people of diverse faith traditions together for dialogue, collaboration, and service, as a demonstration of our shared beliefs. IMGH manifests the strength of shared beliefs through many areas of service and our largest program is Meals on Wheels for Greater Houston which delivers more than 1.5 million meals each year to seniors in Harris and Galveston counties.

Affordable housing and access to quality health care are significant challenges facing older adults across the nation. These challenges are especially great in the Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to build an affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward.

IMGH applauds the Montrose Center's efforts to undertake this project and hopes you will look favorably upon their application. They have been successful in responding to the social needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,

Martin B. Cominsky
President & CEO
Interfaith Ministries for Greater Houston

1/18/2018

To Whom It May Concern,

Legacy Community Health Services, Inc. is pleased to submit this letter of support for 2222 Cleburne LLP's proposed development - 2222 Cleburne, a proposed senior rental housing community to be located at 2222 Cleburne, Houston, Harris County, TX 77004. Affordable housing and access to quality health care are significant challenges facing older adults across the nation. These challenges are especially great in the Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to build an affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward.

Upon completion, the project will include:

- The addition of 112 1-and-2 bedroom independent living apartments for low income seniors ages 62 and older less than 3 miles from the Texas Medical Center and approximately 1 mile from the Montrose Center
- Access to public transportation via two existing Metro bus routes and the future METRO Light Rail Blue Line
- Legacy Community Health geriatric primary care clinic available to both residents and community members
- Senior Center that will include group dining areas, a resident library and lounge area and meeting, computer and fitness rooms
- Outdoor recreational spaces, including a dog park and picnic areas

The Montrose Center has been successfully responding to the social service needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,



Katy Caldwell, Executive Director
Legacy Community Health Services, Inc.



February 22, 2018

To Whom It May Concern,

Avenue 360 Health and Wellness (Avenue 360) is pleased to submit this letter of support for the Montrose Center's "There's No Place Like Home" affordable senior rental housing complex and senior center to be located at 2222 Cleburne (Houston, Harris County Texas 77004) in Houston's historic Third Ward. It is my understanding that the formal name of the applicant for this assistance is 2222 Cleburne LP.

Avenue 360 is a 501 (c)3 non-profit community-based, health and social services organization that was founded in Houston in 1997. The agency's purpose is to provide high quality and caring services to promote healthy people and communities. The agency achieves its mission by being a Federally Qualified Healthcare Center (FQHC) providing medical, oral health, pharmacy, behavioral health, social and clinical case management as well as housing-related services including Permanent Supportive Housing (PSH), Emergency Shelter Grant (ESG), and Housing Opportunities for People With AIDS (HOPWA). In addition, Avenue 360 is the current grantee for Third Ward community under the Health Center Program.

Affordable housing and affordable quality healthcare are paramount to address significant challenges that impact older adults and their ability to age in place. These challenges are especially great in Houston's Third Ward community. The Montrose Center, in collaboration with the City of Houston and the Midtown Redevelopment Authority, has committed to building on affordable housing community and senior center that is responsive to these concerns, while honoring the history and diversity of Houston's Third Ward. Avenue 360 applauds the Montrose Center's efforts to undertake this project and hopes you will look favorably upon their application. They have been successful in responding to the social needs of Houston's underserved since 1978, including a dedicated program for seniors established in 2005. I commend the Montrose Center's dedication to ensuring access to affordable housing in Houston's Third Ward.

Sincerely,

Joe C Fuentes, Jr, MBA

Joe C. Fuentes, Jr., MBA
CEO



Community Input Scoring Items

TDHCA#: 18245

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Lockhart Area Senior Activity Center

Name of Community Organization

Severo Castillo

Contact Name

Support
 Opposition

B. Greater Caldwell Co. Hispanic Chamber of Congress

Name of Community Organization

Mike Capello

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 2018-04

A RESOLUTION OF THE CITY COUNCIL OF LOCKHART, TEXAS, COMMITTING TO FINANCIAL SUPPORT BY WAIVING UP TO \$250 IN BUILDING FEES IN SUPPORT OF BOULDIN COMMUNITIES, LLC, WHICH IS TO DEVELOP AFFORDABLE RENTAL HOUSING TO BE KNOWN AS LOCKHART SPRINGS DEVELOPMENT TO BE LOCATED AT THE NORTHEAST CORNER OF BORCHERT LANE AT SH 130 AS SHOWN ON EXHIBIT "A" ATTACHED HERETO

WHEREAS, Bouldin Communities, LLC has proposed the development of affordable rental housing known as Lockhart Springs Development proposed to be located northeast corner of Borchert Lane and SH 130 in the City of Lockhart, Caldwell County, Texas; and

WHEREAS, Bouldin Communities, LLC has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for The Lockhart Springs Development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Lockhart supports the Lockhart Springs Development application; and

WHEREAS, Bouldin Communities, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Lockhart Springs Development as a commitment of development funding from the City of Lockhart, Texas.

THEREFORE, BE IT RESOLVED THAT,

The City Council of the City of Lockhart, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

FURTHER BE IT RESOLVED, that the City of Lockhart, acting through its governing body, hereby confirms that it supports the proposed Lockhart Springs Development, proposed to be located at the northeast corner Borchert Lane and SH 130, and that this formal action has been taken to put on record the opinion expressed by the City of Lockhart on February 6, 2018; and


FURTHER BE IT RESOLVED that for and on behalf of the Lockhart City Council, Lew White, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED and ADOPTED this 6th day of February 2018 at a regular meeting of the City Council of the City of Lockhart.

CITY LOCKHART


Lew White, Mayor

ATTEST:


Connie Constanancio, TRMC
City Secretary

APPROVED AS TO FORM:


Peter Gruning
City Attorney



1 of 2



STATE REPRESENTATIVE
JOHN P. CYRIER

DISTRICT 17

March 1, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway,

RE: Application 18245 Lockhart Springs

The Lockhart Springs development in the city of Lockhart is located in State House district 17, which I represent.

I lend my support to the Lockhart Springs development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "J.P. Cyrier".

Representative John P. Cyrier
District 17

02/26/2018

Jeff Markey
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

Re: Letter of Support
Lockhart Springs Apartments, Lockhart, TX, Application # 18245

Dear Jeff Markey,

Lockhart Area Senior Activity Center, Inc. supports the development of Lockhart Springs Apartments in its proposed location. Our organization is a 501(c) 3 non-profit organization that serves the community in which this development is located.

Sincerely,

Severo Castillo / Severo Castillo (name)
Director (title)



02/26/2018

Jeff Markey
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

Re: Letter of Support
Lockhart Springs Apartments, Lockhart, TX, Application # 18245

Dear Jeff Markey,

The Greater Caldwell County Hispanic Chamber of Commerce supports the development of Lockhart Springs Apartments in its proposed location. Our organization is a 501(c) 3 non-profit organization that serves the community in which this development is located.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Capello".

Mike Capello
President

Community Input Scoring Items

TDHCA#: 18249

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 and Services for Seniors

Name of Community Organization

Elaine Shellenberger

Contact Name

Support
 Opposition

B. The Christian Loving Care Center, Inc

Name of Community Organization

Bob Richardson, CPA

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 # 02-01-2018

WHEREAS, Sweetwater Affordable Housing, L.P. has proposed the acquisition and rehabilitation of affordable rental housing known as Sweetwater Apartments located at 865 TX-105, in the ETJ of the City of Sour Lake, Hardin County, Texas; and

WHEREAS, Sweetwater Affordable Housing, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for the Sweetwater Apartments development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Sour Lake supports the Sweetwater Apartments application; and

WHEREAS, Sweetwater Affordable Housing, L.P. has requested a one-time waiver of development/permit fees not to exceed \$250.00 for the Sweetwater Apartments development as a commitment of development funding from the City of Sour Lake, Texas.

BE IT RESOLVED THAT,

The governing body of the City of Sour Lake, Texas, hereby adopts this resolution as evidence to its one-time commitment of funds not to exceed the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

FURTHER RESOLVED, that the City of Sour Lake, acting through its governing body, hereby confirms that it supports the proposed acquisition and rehabilitation of the Sweetwater Apartments development, located at 865 TX-105, and that this formal action has been taken to put on record the opinion expressed by the City of Sour Lake on February 20, 2018; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Bruce Robinson, 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 20 day of Feb 2018 at a regular meeting of the city council of the City of Sour Lake.



Mayor

Seal



City Secretary

Resolution

8-18

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 this 27TH Day of February, 2018, on motion by Ken Pelt, Commissioner of Precinct No. 3, and second by Chris Kirkendall, Commissioner of Precinct No. 2, the following RESOLUTION was adopted:

SWEETWATER APARTMENTS

WHEREAS, Sweetwater Affordable Housing, L.P. has proposed the acquisition and rehabilitation of affordable rental housing known as Sweetwater Apartments located at 865 TX-105, in Hardin County, Texas; and; and

WHEREAS, Sweetwater Affordable Housing, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for Sweetwater Apartments development; and

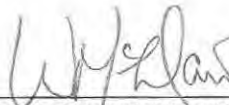
WHEREAS, in accordance with Section 11.9(d)(1) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the County of Hardin supports the Sweetwater Apartments application.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners Court of Hardin County does hereby confirm that it supports the proposed acquisition and rehabilitation of the Sweetwater Apartments development, located at 865 TX-105, and that this formal action has been taken to put on record the opinion expressed by the County of Hardin on February 27, 2018; and

BE IT FUTHER RESOLVED, that for and on behalf of the Governing Body, Wayne McDaniel, 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.

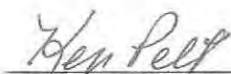
SIGNED this 27TH day of FEBRUARY, 2018.



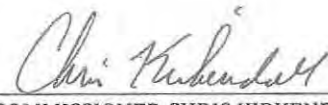
JUDGE WAYNE MCDANIEL
County Judge



COMMISSIONER L. W. COOPER JR.
County Commissioner, Precinct 1



COMMISSIONER KEN PELT
County Commissioner, Precinct 3



COMMISSIONER CHRIS KIRKENDALL
County Commissioner, Precinct 2



COMMISSIONER ALVIN ROBERTS
County Commissioner, Precinct 4



STATE REPRESENTATIVE
JAMES WHITE

CORRECTIONS - CHAIR
INTERNATIONAL TRADE &
INTERGOVERNMENTAL AFFAIRS

DISTRICT 19
HARDIN, JASPER
NEWTON, POLK, TYLER

February 26, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway,

RE: Application 18249 Sweetwater Apartments

The Sweetwater Apartments development in the ETJ of the city of Sour Lake is located in State House district 19, which I represent.

I lend my support to the rehabilitation of the Sweetwater Apartments development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "James White", written over a horizontal line.

Representative James White
District 19



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 13, 2018

Mr. Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

RE: Letter of Support
Sweetwater Apartments, Sour Lake, TX, Application #18249

Dear Mr. Calhoun:

Nutrition and Services for Seniors supports the acquisition and rehabilitation of the Sweetwater Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,



Elaine Shellenberger
President/CEO



THE CHRISTIAN LOVING CARE CENTER, INC.

OF

THE GREATER KOUNTZE AREA

P.o. Box 1328

Kountze, Texas 77625

Phone 409-346-4466

Fax 409-246-8664

kountzecarecenter.com

February 22, 2018

Mr. Murray Calhoun
C/o Arx Advantage
1305 Dusky Thrush Trail
Austin, Texas 78746

Re: Non-profit support Letter of Support for Sweetwater Apartments, Sour Lake, Texas,
Application #18249

Dear Mr. Calhoun,

I am writing to you on behalf of Sweetwater Apartments, Sour Lake, Texas. This letter is to affirm our support of the acquisition and rehabilitation of the Sweetwater Apartments in its present location. Attached you will find evidence of that our tax exemption status is still in good standing as well as our existence and participation in the community in which this development is located.

If any additional information is needed, please contact us at (409) 246-4466 and/or email at clcc325@gmail.com.

Sincerely,

Bob Richardson, CPA
Assistant Director

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- 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: Sweetwater Apartments
 Development Street Address: 865 Texas Highway 105
 Development City: Sour Lake
 Development County: Hardin County
 TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Sweetwater Resident Council

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:
 _____, _____, _____, _____

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 **January 26, 2018 or March 1, 2018**, (as applicable) this Neighborhood Organization is on record with *(select one of the following)*:

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Paulette Runnels
 Title: President
 Physical Address: 865 HYW. 105 West
 Mailing Address (if different from above): _____
 City: Sour Lake ZIP Code: 77659
 Phone: 409-287-2577 Email: p-sweetwater@mac-rellc.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: John Golston

Title: Secretary- Treasurer

Physical Address: 865 HYW. 105 West Unit # 3

Mailing Address (if different from above): _____

City: Sour Lake ZIP Code: 77659

Phone: _____ 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:

Our Complex Sweetwater Apartments supports and welcomes the Tax Credits for use of

Rehabilitation. We are in need of painting, new flooring, HVAC System and other

amenities that will make our Complex and safe and affordable place 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.

Boundaries of the Sweetwater Apartments Property

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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);

Paulette Runnels

1st Contact Signature

2-12-18

Date

Paulette Runnels

1st Contact Printed Name

Paulette Runnels

Manager

Title

President

John Galston

2nd Contact Signature

2-12-18

Date

John Galston

2nd Contact Printed Name

Tenant

Title

Secretary-
Treasurer

Community Input Scoring Items

TDHCA#: 18250

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Faith Temple Church of God in Christ

Name of Community Organization

Pastor Ray C. Lewis

Contact Name

Support
 Opposition

B. Garment of Praise Community Outreach

Name of Community Organization

Jo Ann Scott

Contact Name

Support
 Opposition

C. Jasper County Committee on Aging

Name of Community Organization

Mitch McMillon

Contact Name

Support
 Opposition

D. Tri-County Community Action, Inc

Name of Community Organization

George T Simon, Jr.

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION # 2959

WHEREAS, Jasper Affordable Housing, L.P. has proposed the acquisition and rehabilitation of affordable rental housing known as Sweetbriar Hills Apartments located at 668 W Martin Luther King Blvd, in the City of Jasper, Jasper County, Texas; and

WHEREAS, Jasper Affordable Housing, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for the Sweetbriar Hills Apartments development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Jasper supports the Sweetbriar Hills Apartments application; and

WHEREAS, Jasper Affordable Housing, L.P. has requested a waiver of development/permit fees in the amount of \$250.00 for the Sweetbriar Hills Apartments development as a commitment of development funding from the City of Jasper, Texas.

BE IT RESOLVED THAT,

The governing body of the City of Jasper, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

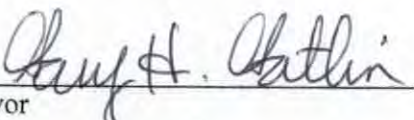
FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Jasper has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Jasper, acting through its governing body, hereby confirms that it supports the proposed acquisition and rehabilitation of the Sweetbriar Hills Apartments development, located at 668 W Martin Luther King Blvd, and that this formal action has been taken to put on record the opinion expressed by the City of Jasper on February 20, 2018; and

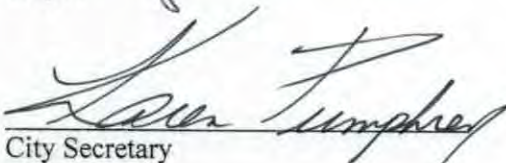
FURTHER RESOLVED, that for and on behalf of the Governing Body, Gary Gatlin, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 20 day of Feb . 2018 at a regular meeting of the city council of the City of Jasper.



Mayor



City Secretary

Seal



STATE REPRESENTATIVE
JAMES WHITE

CORRECTIONS - CHAIR
INTERNATIONAL TRADE &
INTERGOVERNMENTAL AFFAIRS

DISTRICT 19
HARDIN, JASPER
NEWTON, POLK, TYLER

February 26, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway,

RE: Application 18250 Sweetbriar Hills

The Sweetbriar Hills development in the city of Jasper is located in State House district 19, which I represent.

I lend my support to the rehabilitation of the Sweetbriar Hills development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink, appearing to read "James White", written over a horizontal line.

Representative James White
District 19



Faith Temple Church of God In Christ

650 Pollard Street
P. O. Box 908
Jasper, Texas 75951
(409) 384-6749 • (409) 384-3737 offices/fax

Ray C. Lewis Pastor

Monday, February 19, 2018

Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, Texas 78746

Re: Letter Of Support
Sweetbriar Hills Apartments
668 West Martin Luther King
Jasper, Texas 75951
(409) 384-8822

Greetings Murray Calhoun,

Faith Temple Church of God In Christ at 650 Pollard Street, Jasper, Texas, we support the acquisition and rehabilitation of the Sweetbriar Hills Apartment complex in Jasper, Texas. Faith Temple is a 501 (c)(3) non-profit organization that serves the community of Jasper, Texas of Jasper County and surrounding areas.

Sweetbriar Hills is a vital part of our community. If Faith Temple COGIC can be of assistance to you, please don't hesitate to contact us.

Respectfully Submitted,

Ray C. Lewis, Pastor
Faith Temple Church Of God In Christ

www.faithtemplejasper.org

Sweetbriar Hills Apartments

668 w MLK

Jasper, TX

02/16/2018

Murray Calhoun

c/o Arx Advantage

1305 Dusky Thrush Trail

Austin, TX 78746

Re: Letter of Support

Sweetbriar Hills Apartments

Dear Murray Calhoun,

Garment of Praise Community Outreach supports the acquisition and rehabilitation of the Sweetbriar Hills Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located. It is an asset to this community. It has provided residency for people who otherwise would have been homeless.

Sincerely,

Jo Ann Scott
Director (409-594-8162)
Garment of Praise
Community Outreach

JASPER COUNTY COMMITTEE ON AGING, INC.

"Serving Senior Citizens of Jasper County"

JASPER CENTER
(409) 384-3701
409 N. Fletcher
Jasper, Texas
75951

KIRBYVILLE CENTER
(409) 423-3129
212 W. Lamb
Kirbyville, Texas
75956

BUNA CENTER
(409) 994-5502
P. O. Box 1124
Buna, Texas
77612

February 14, 2018

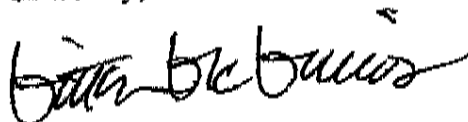
Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, Texas 78746

RE: Letter of support
Sweetbriar Hills Apartments, Jasper, Texas Application# 18250

Dear Murray Calhoun,

The Jasper County Committee on Aging Inc. supports the acquisition and rehabilitation of the Sweetbriar Hills Apartments in its present location. Our organization is a 501©3 non-profit organization that serves the community in which this development is located.

Sincerely,



Mitch McMillon
Director/JCCOA

Tri-County Community Action, Inc.

214 Nacogdoches Street
P.O. DRAWER 1748
CENTER, TEXAS 75935
PHONE (936)598-6315 1800-464-1839
FAX (936)598-3016

GEORGE T. SIMON, JR.
Executive Director

LEROY HUGHES
Board Chairperson

LATRICIA REYNOLDS
Chief Financial Officer

February 20, 2018

Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

Re: Letter of Support
Sweetbriar Hills Apartments Jasper TX, Application #18250

Dear Mr. Calhoun,

Tri-County Community Action, Inc. supports the acquisition and rehabilitation of the Sweetbriar Hill Apartments in its present location. Our agency is a 501 (c) 3 non-profit organization that serves the community in which this property is located. We have served many residents over the years and are currently serving clients at this location. Please do not hesitate to call me if additional information is needed.

Sincerely submitted,



George T. Simon, Jr.
Tri-County Community Action, Inc.
214 Nacogdoches Street
P.O. Drawer 1748
Center, TX 75935
936-598-6315 X 201 Office
936-598-3016 Fax
936-332-2050 Agency Cell

Tri-County Community Action
50 Years of serving children, families & communities in East Texas!

Energy Crisis
Head Start



Expanded Services
Weatherization



February 16, 2018

Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

Re: Letter of Support
Sweetbriar Hills Apartments, Jasper, TX, Application # 18250

Dear Murray Calhoun,

Jasper-Lake Sam Rayburn Area Chamber of Commerce supports the acquisition and rehabilitation of the Sweetbriar Hills Apartments in its present location. Our organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Sincerely,

Beverly Holley
Executive Director (Interim)

February 21, 2018

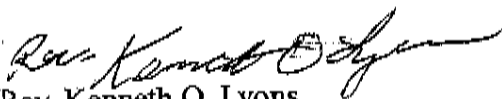
Murray Calhoun
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin TX 78746profit

RE: Letter of Support
Sweetbriar Hills Apartments, Jasper, TX., Application 18250

Dear Mr. Calhoun,

Lone Star Association supports the acquisition and rehabilitation of the Sweetbriar Hills Apartments in its present location. Our organization is a non-profit organization and serves the community in which this property is located. The rehabilitation of Sweetbriar Hills Apartments will be beneficial to the tenants, community and the City of Jasper.

Sincerely,


Rev. Kenneth O. Lyons
Moderator, Pastor Lyons
Lone Star Association
501 Twin St
Jasper, Tx 75951

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

- 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: Sweetbriar Hill Apartments
 Development Street Address: 668 West Reverend Martin Luther King Jr. Blvd
 Development City: Jasper
 Development County: Jasper County
 TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Sweetbriar Hills Resident Council

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:

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 **January 26, 2018 or March 1, 2018**, (as applicable) this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Bernadine Garland
 Title: President
 Physical Address: 668 W. Martin Luther King # 33
 Mailing Address (if different from above): _____
 City: Jasper ZIP Code: 75951
 Phone: 409-384-8822 Email: p-sweetbriar-hills-i-ii@mac-rellc.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Brittany Daggett
 Title: Secretary-Treasurer
 Physical Address: 668 W Martin Luther King # 33 Unit 61
 Mailing Address (if different from above): _____
 City: Jasper ZIP Code: 75951
 Phone: 409-571-0530 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:

Sweetbriar Hills Apartments will greatly benefit from rehabilitation. The complex is in need of

new flooring, units painted, updated HVAC system and other amenities to ensure a safe and affordable living environment .

The Resident Council of Sweetbriar Hills Apartments, agree and believe the funding from the

Tax Credits will help to promote and enhance the quantity of living and safety of the tenants living 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.

Boundaries of the Sweetbriar Hills Apartments

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
 - This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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):

Bernadine Garland

1st Contact Signature

2/12/18

Date

Bernadine Garland

1st Contact Printed Name

Bernadine Garland

Title

President

Brittany Daggett

2nd Contact Signature

2/13/18

Date

Brittany Daggett

2nd Contact Printed Name

Brittany Daggett

Title

Secretary-Treasurer

Community Input Scoring Items

TDHCA#: 18251

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Calvary Temple Assembly

Name of Community Organization

Pastor Lonnie Vallance

Contact Name

Support
 Opposition

B. Groveton United Methodist Church

Name of Community Organization

Rev. Jack A. McMahan

Contact Name

Support
 Opposition

C. Groveton Senior Citizens Center Inc

Name of Community Organization

Charles M Lee, 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

RESOLUTION # 022618

WHEREAS, Groveton Elderly Housing, L.P. has proposed the acquisition and rehabilitation of affordable rental housing known as Groveton Seniors Apartments located at 1110 E 1st St, in the City of Groveton, Trinity County, Texas; and

WHEREAS, Groveton Elderly Housing, L.P. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for the Groveton Seniors Apartments development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Groveton supports the Groveton Seniors Apartments application; and

WHEREAS, Groveton Elderly Housing, L.P. has requested a waiver of development/permit fees in the amount of \$250.00 for the Groveton Seniors Apartments development as a commitment of development funding from the City of Groveton, Texas.

BE IT RESOLVED THAT,

The governing body of the City of Groveton, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Groveton 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 Groveton, acting through its governing body, hereby confirms that it supports the proposed acquisition and rehabilitation of the Groveton Seniors Apartments development, located at 1110 E 1st St, and that this formal action has been taken to put on record the opinion expressed by the City of Groveton on February 26, 2018; and

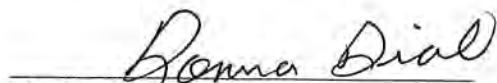
FURTHER RESOLVED, that for and on behalf of the Governing Body, Byron Richards, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 26th day of FEBRUARY 2018 at a regular meeting of the city council of the City of Groveton.



Mayor



City Secretary

Seal



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

TRENT ASHBY

District 57

February 28, 2018

Marni Holloway
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Application 18251 - Groveton Seniors

Dear Ms. Holloway,

The Groveton Seniors development in the City of Groveton is located in Texas House District 57, which I represent. Please accept this letter of support for the rehabilitation of Groveton Seniors. Improvements will provide a great service to the area, and be of great benefit to the constituents in and around Groveton.

If you have any questions, or if I may be of further assistance, please do not hesitate to contact my office at (512) 463-0508 or (936) 634-2762.

Sincerely,

A handwritten signature in black ink that reads "Trent Ashby". The signature is written in a cursive, flowing style.

Trent Ashby

CALVARY TEMPLE ASSEMBLY
P.O. BOX 1103
GROVETON, TEXAS 75845
936-642-1936

"A CHURCH REACHING OUT INTO THE COMMUNITY"

MURRAY CALHOUN
C/O ARX ADVANTAGE
1305 DUSKY THRUSH TRAIL

02\20\18

RE: LETTER OF SUPPORT
GROVETON SENIORS APARTMENTS, GROVETON, TX.
#18251

DEAR MURRAY CALHOUN,

CALVARY TEMPLE ASSEMBLY OF GOD SUPPORTS THE ACQUISITION *AND* REHABILITATION OF THE GROVETON SENIORS APARTMENTS IN ITS PRESENT LOCATION. OUR ORGANIZATION IS A 501(c)3 NON-PROFIT ORGANIZATION THAT SERVES THE COMMUNITY IN WHICH THIS DEVELOPMENT IS LOCATED.

SINCERELY,

Pastor Lonnie Vallance

PASTOR LONNIE VALLANCE

Pastor of Calvary Temple

SIGNER TITLE



GROVETON UNITED METHODIST CHURCH

P.O. Box 185 (181 East First Street [Hwy 287])
GROVETON, TEXAS 75845

REV. JACK A. MCMAHON, PASTOR

Love Unconditionally,
Forgive Unreservedly,
Serve Unselfishly

Church (936) 642-1249
Cell (936) 707-4595

February 19, 2018

Murray Calhoun
C/O Arx Advantage
1305 Dusky Trail
Austin, Texas 78746

Re: Letter of Support – Groveton Senior Apartments, Groveton, TX, Application #18251

Dear Murray Calhoun,

The First United Methodist Church of Groveton, TX, supports the acquisition and rehabilitation of the Groveton Senior Apartments in its present location. Our Organization is a 501(c)3 non-profit organization that serves the community in which this development is located.

Grace and Peace

Rev. Jack A. McMahon
Pastor

GROVETON SENIOR CITIZENS CENTER INC.
GROVETON, TEXAS

143 West Front Street
(936) 642-1541

P. O. Box 1008
Groveton TX 75845

02/13/2018

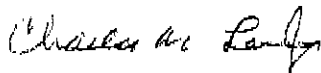
Murray Calhoun
C/O Arx Advantage
1305 Dusky Trail
Austin, TX 78746

RE: Letter of Support
Groveton Senior Apartments, Groveton, TX, Application#18251

Dear Murray Calhoun,

The Groveton Senior Citizen Center supports the acquisition and rehabilitation of the Groveton Senior Apartments in its present location. Our Organization is a 501(c)3 non-profit organization That serves the community in which this development is located.

Sincerely,



Charles M. Lee Jr.
Director

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- 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: Groveton Seniors Apartments
 Development Street Address: 1110 East First Street
 Development City: Groveton
 Development County: Trinity
 TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Groveton Seniors Resident Council

This organization also made a submission to TDHCA in prior HTG Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:

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 **January 26, 2018** or **March 1, 2018**, (as applicable) this Neighborhood Organization is on record with (select one of the following):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Linda Kowis
 Title: President
 Physical Address: 1110 East First Street Unit#6
 Mailing Address (if different from above): _____
 City: Groveton ZIP Code: 75845
 Phone: 936-642-1762 Email: p-groveton-srs@mac-rellc.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Priscilla Wyatt

Title: Secretary-Treasurer

Physical Address: 1110 East First Street Unit # 1

Mailing Address (if different from above): _____

City: Groveton ZIP Code: 75845

Phone: 936-642-3137 Email: SIRP@outlook.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:

Groveton Seniors Apartment is in need of rehabilitation to our flooring, painting, HVAC system

and other tenant amenities. The Resident Council of Groveton Seniors Apartments, agree and

believe the funding from Tax Credits will promote and enhance the quality of living, safety and

residential attributes of the complex and surrounding areas to insure a safe and affordable place for

our 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.

Boundaries of the Groveton Seniors Apartment Property

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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):

Linda Kowis
1st Contact Signature

2-12-18
Date

LINDA KOWIS
1st Contact Printed Name
Linda Kowis

President
Title

Priscilla Wyatt
2nd Contact Signature

2-12-18
Date

Priscilla Wyatt
2nd Contact Printed Name

Secretary-Treasurer
Title

Community Input Scoring Items

TDHCA#: 18254

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Coalition for Barrier Free Living, Inc. (HCIL)

Name of Community Organization

Sandra Bookman, Executive Director

Contact Name

Support
 Opposition

C. The Montrose Center

Name of Community Organization

Ann J. Robison, Executive Director

Contact Name

Support
 Opposition

D. Memorial Assistance Ministries (MAM)

Name of Community Organization

Martha Macris, President

Contact Name

Support
 Opposition

E. Catholic Charities of the Archdiocese of Galveston

Name of Community Organization

Cynthia N. Colbert, President & CEO

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carol Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: 02/20/2018

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

STATE of TEXAS
HOUSE of REPRESENTATIVES



SARAH DAVIS
DISTRICT 134
HARRIS COUNTY

January 29, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine - Via Email – tim.irvine@tdhca.state.tx.us
Executive Director

Re: Support for Somerset Lofts, TDHCA Application No. 18254

Dear Mr. Irvine,

I am writing to show my support for Somerset Lofts, a proposed affordable rental housing community to be located on a site located at 8506 Hempstead Rd., Houston, Harris County, TX 77008 that will be sponsored by DWR Somerset 18 LP.

My district includes the area where the development site is located and I believe this area and the City of Houston as a whole will benefit from the availability of quality affordable rental housing like Somerset Lofts. I therefore support the development of Somerset Lofts.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Davis".

Representative Sarah Davis, District 134

cc: Donna Rickenbacker – Email – donna@dwrdevelopment.com
Kent Hance – Email – khance@hslawmail.com

Capitol:
P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0389
Fax: (512) 463-1374

Committees:
Chair, General Investigating & Ethics
Chair, Article II Subcommittee, Appropriations
Calendars • Corrections
Email: Sarah.Davis@house.texas.gov

District:
4148 Bellaire Blvd.
Houston, Texas 77025
(713) 664-7095



COVENANT
community capital

February 3, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18254; Somerset Lofts

Dear Mr. Irvine:

I am writing to express our support for the development of Somerset Lofts, a proposed affordable rental housing community for individuals and families that will be located at 8506 Hempstead Rd., Houston, Harris County, TX 77008.

Covenant Community Capital (Covenant) is a 501(c)(3) tax-exempt 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. A listing of our services is attached to this letter.

CCC supports DWR Somerset 18 LP, the sponsor of Somerset Lofts, in its efforts to provide quality affordable rental housing in Houston, Texas to lower income individuals and families including those served by Covenant.

Sincerely yours,

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.

The Coalition for Barrier Free Living, Inc.
www.coalitionforbarrierfreeliving.com

February 23, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18254; Somerset Lofts

Dear Mr. Irvine:

I am writing to express the Coalition for Barrier Free Living/Houston Center for Independent Living, Inc., (HCIL) support for the development of Somerset Lofts, a proposed affordable rental housing community for individuals and families that be located at 8506 Hempstead Rd., Houston, Harris County, TX 77008. Access to affordable and accessible housing is a key and primary need for people with disabilities.

The Coalition for Barrier Free Living, Inc. (HCIL) is a tax exempt organization whose primary purpose is to promote the full inclusion, equal opportunity and participation of people with disabilities in every aspect of community life. We believe that people with disabilities have the right to make choices affecting their lives, a right to take risks, a right to fail, and a right to succeed. Our service area includes Houston, TX. Our Houston corporate office is located at 6201 Bonhomme Rd., Ste. 150 South, Houston, TX 77036. A brochure of our services and the events taking place at our Houston location during the month of February are attached to this letter.

HCIL supports DWR Somerset 18 LP, the sponsor of Somerset Lofts, in its efforts to provide quality affordable rental housing in Houston, Texas to lower income individuals and families including those served by HCIL.

Yours for a barrier free society,

By: 

Sandra Bookman, Executive Director
Coalition for Barrier Free Living/Houston Center
for Independent Living, Inc. (HCIL)

cc: Donna Rickenbacker – donna@dwrdevelopment.com
DWR Somerset 18 LP



February 26, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18254; Somerset Lofts

Dear Mr. Irvine:

I am writing to express our support for the development of Somerset Lofts, a proposed affordable rental housing community for individuals and families that will be located at 8506 Hempstead Rd., Houston, Harris County, TX 77008.

The Montrose Center is a 501(c)(3) tax-exempt organization based in Houston, Texas with our main office located at 401 Branard St, Houston, TX 77006. The Montrose Center empowers our community, primarily lesbian, gay, bisexual and transgender individuals and their families, to enjoy healthier and more fulfilling lives. Our team of state-licensed clinicians, masters-level therapists, skilled educators, support staff and dedicated volunteers work together to create healthier futures for our community.

The Montrose Center supports DWR Somerset 18 LP, the sponsor of Somerset Lofts, in its efforts to provide quality affordable rental housing in Houston, Texas to lower income individuals and families.

Sincerely,

By: 

Name: Ann J Robison, PhD

Title: Executive Director

cc: Donna Rickenbacker – donna@dwrdevelopment.com
DWR Somerset 18 LP

Empowering **LGBT** Houston



February 26, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18254; Somerset Lofts

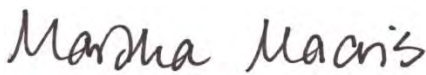
Dear Mr. Irvine:

Memorial Assistance Ministries (MAM) supports the development of Somerset Lofts, a proposed affordable rental housing community for individuals and families that will be located at 8506 Hempstead Rd., Houston, Harris County, TX 77008.

MAM is a charitable organization serving the site's area with rent and utility assistance, medical assistance, clothing, food, transportation assistance, ESL classes, citizenship classes, GED classes, immigration legal services, employment services, case management, mental health counseling, financial education and back to school support. We regularly serve low income families living in and near 77008 and can attest to their need for affordable housing.

MAM supports DWR Somerset 18 LP, the sponsor of Somerset Lofts, in its efforts to provide quality affordable rental housing in Houston, Texas to lower income individuals and families including those served by MAM.

Sincerely,

By: 
Martha Macris, President and CEO

cc: Donna Rickenbacker – donna@dwrdevelopment.com
DWR Somerset 18 LP

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Cynthia N. Colbert, MSW

February 26, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine
Executive Director

Re: TDHCA Application No. 18254; Somerset Lofts

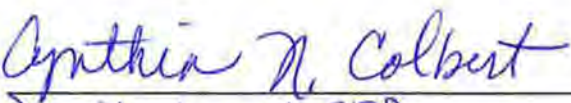
Dear Mr. Irvine:

I am writing to express our support for the development of Somerset Lofts, a proposed affordable rental housing community for individuals and families that be located at 8506 Hempstead Rd., Houston, Harris County, TX 77008.

Catholic Charities of Archdiocese of Galveston-Houston is a 501(c)(3) nonprofit organization based in Houston, Texas with our main office located at 2900 Louisiana Street, Houston, Texas 77006. Our Mission is guided by God's love, Catholic Charities provides food, clothing and shelter for people in need and a network of services supporting infants to seniors.

Catholic Charities of Archdiocese of Galveston-Houston supports DWR Somerset 18 LP, the sponsor of Somerset Lofts, in its efforts to provide quality affordable rental housing in Houston, Texas to lower income individuals and families.

Sincerely,

By: 
Title: President and CEO

cc: Donna Rickenbacker – donna@dwrdevelopment.com
DWR Somerset 18 LP

Community Input Scoring Items

TDHCA#: 18255

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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

Jessica Belschner

Contact Name

Support
 Opposition

B. Housing Authority of Harlingen

Name of Community Organization

Hilda Benavides

Contact Name

Support
 Opposition

C. Harlingen Lions Club

Name of Community Organization

Charley G. Kidder

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. R2018 - 8

WHEREAS, **Pendleton Square, LP** has proposed a development for affordable rental housing at **NWC of Doctors Memorial Drive & Medical Drive/Vermont Ave.** named **Pendleton Square Apartments**, TDHCA #18255, in the **City of Harlingen, Cameron County, Texas**; and

WHEREAS, **Pendleton Square, LP**, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **Pendleton Square Apartments**, and

WHEREAS, the City of Harlingen seeks to support the development of affordable housing within the city limits.

It is hereby:

RESOLVED, that the City of Harlingen, acting through its governing body, hereby confirms that it **supports** the proposed development, **Pendleton Square Apartments to be located at NEC of Doctors Memorial Drive & Medical Drive/Vermont Ave., Harlingen, Texas TDHCA #18255**, and that this formal action has been taken to put on record the opinion expressed by the City of Harlingen on **February 21, 2018**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **Chris Boswell, Mayor of the City Harlingen** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED on this 21st day of February, 2018.

CITY OF HARLINGEN


Michael Mezmar, Mayor Pro Tem

ATTEST:


Amanda C. Elizondo, City Secretary

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 27, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: Letter of Support for TDHCA HTC Application 18255 Pendleton Square in Harlingen, Texas 78550

Dear Mr. Irvine,

I received the Public Notification for Pendleton Square, LP located at the Intersection of Doctors Memorial Drive & Medical Drive in Harlingen, Texas, in 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 and provided much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
Texas State Representative



United Way of
Northern Cameron County

P.O. Box 531227 • Harlingen, Texas 78553-1227
956-423-5954 • Fax 956-423-2001 • unitedwayncc@yahoo.com
www.unitedwayincameronwillacy.org



February 26, 2018

Jeff Beckler
JMZ Land Company, LLC
1730 E. Republic Rd, Suite 5
Springfield, MO 65804

Re: Pendleton Square
Harlingen, TX
TDHCA #18255

Dear Mr. Beckler:

Please be advised that the United Way of Northern Cameron County is a non-profit organization with a location in Harlingen, Texas.

JMZ Land Company, LLC has shared information concerning the proposed Pendleton Square apartment community to be located off Doctors Memorial and Medical Drive, as well as the tenant base that will be served.

Please be aware that the United Way of Northern Cameron County is in full support of this proposed community for the City of Harlingen. If any more information is needed concerning the United Way of Northern Cameron County, please feel free to contact me.

Respectfully,

Jessica Belschner
Executive Director

HOUSING AUTHORITY OF THE CITY OF HARLINGEN
HUD Recognized "High Performer"
Established 1949

Vanessa Serma, Chair
Carlos Perez, Vice-Chair
Maria Ines Borjas
Julio Cavazos
Carlos Muñiz

February 27, 2018

Counselor:
Law Office of
Brendan Hall

Jeff Beckler

Executive Director:
Hilda Benavides

JMZ Land Company, L.L.C.
1730 E. Republic Rd., Suite 5
Springfield, MO 65804

Re: Pendleton Square Harlingen, Texas TDHCA#18255

Dear Mr. Beckler:

Please be advised that the Harlingen Housing Authority serves low-income families with rental assistance in Harlingen, Texas.

JMZ Land Company, LLC has shared information concerning the proposed Pendleton Square Apartment Community to be located off Doctors Memorial and Medical Drive, as well as the tenant base that will be served.

Please be aware that the Harlingen Housing Authority is in full support of this proposed community for the City of Harlingen. If more information is needed concerning the Harlingen Housing Authority, please feel free to email or call me.

Respectfully,



Hilda Benavides,
Executive Director
Hbenavides@harlingen-ha.com
956-423-2521 ext. 110





Harlingen Lions Club

P. O. Box 522, Harlingen, TX 78551

February 23, 2018

Jeff Beckler
JMZ Land Company, LLC
1730 E. Republic Rd, Suite 5
Springfield, MO 65804

RE: Pendleton Square
Harlingen, TX
TDHCA #18255

Dear Mr. Beckler:

The Harlingen Lions Club, as the oldest Lions club in Harlingen, is a non-profit organization and just recently celebrated its ninetieth (90th) year as a functioning service organization for the blind in the Harlingen community.

The Harlingen Lions Club supports JMZ Land Company, LLC in its proposal for the Pendleton Square Apartment community which is to be located off Doctors Memorial and Medical Drive as well as the tenant base that will be served.

If any further information is needed from the Harlingen Lions Club, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Charley G Kidder, Jr.", written in a cursive style.

Charley G Kidder, Jr.
President, 2017-2018
(956)336-9269

Community Input Scoring Items

TDHCA#:

18259

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Brown County Home Solutions

Name of Community Organization

Angelia L. Bostick

Contact Name

Support

Opposition

B. Family Services Center

Name of Community Organization

Shanna Skipper

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 # 2018-04

WHEREAS, Cannon Courts 2018, LP has proposed the development of affordable rental housing known as Cannon Courts proposed to be located at 808 E. Hall Street, in the City of Bangs, Brown County, Texas; and

WHEREAS, Cannon Courts 2018, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for the Cannon Courts development; and

WHEREAS, in accordance with Section 11.9(d)(1) 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 Bangs supports the Cannon Courts application; and

WHEREAS, Cannon Courts 2018, LP has requested a waiver of development/permit fees in the amount of \$250.00 for the Cannon Courts development as a commitment of development funding from the City of Bangs, Texas.

BE IT RESOLVED THAT,

The governing body of the City of Bangs, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees.

FURTHER RESOLVED, that the City of Bangs, acting through its governing body, hereby confirms that it supports the proposed Cannon Courts development, proposed to be located on 808 E. Hall Street, and that this formal action has been taken to put on record the opinion expressed by the City of Bangs on February 26, 2018; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Eric Bishop, 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 26th day of Feb. 2018 at a special meeting of the city council of the City of Bangs.



Eric Bishop, Mayor



Nan Billings, City Secretary





MIKE LANG



STATE REPRESENTATIVE • DISTRICT 60

BROWN • CALLAHAN • COLEMAN • EASTLAND • HOOD • PALO PINTO • SHACKELFORD • STEPHENS

March 1, 2018

Marni Holloway
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway,

RE: Application 18259 Cannon Courts Apartments

The Cannon Courts development in the city of Bangs is located in State House district 60, which I represent.

I lend my support to the Cannon Courts development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Mike Lang".

Representative Mike Lang
District 60



Family Services Center

"Building Healthy Families... Together"

901 Ave B • Brownwood, TX 76801

(325)646-5939 • Fax (325)643-3512 • Toll Free (866)211-2255 • www.familysc.net

02/26/2018

Stewart Rutledge
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

Re: Letter of Support
Cannon Courts, Bangs, TX, Application # 18259.

Dear Stewart Rutledge,

Family Services Center, Inc. supports the development of Cannon Courts in its proposed location. Our organization is a 501(c)(3) non-profit organization that serves the community in which this development is located. Family Services Center, Inc. covers the following counties: Brown, Callahan, Comanche, Coleman, Eastland, Mills, McCulloch, Runnels, and San Saba.

Sincerely,

Shanna Skipper

Executive Director

Brown County Home Solutions

Homelessness Prevention. Advocacy. Sustainable Solutions.



PO Box 952
Brownwood, TX 76804
Phone: 325-998-2425
E-mail: connect@bchstx.org
Website: www.bchstx.org

February 21, 2018

Mr Stewart Rutledge
c/o Arx Advantage
1305 Dusky Thrush Trail
Austin, TX 78746

RE: L Letter of Support
Cannon Courts
Bangs, TX 76823
Application #18259

Dear Sir:

Brown County Home Solutions (BCHS) of Brownwood, Texas wholeheartedly supports the development of Cannon Courts in its proposed location. It is much needed in the community and county.

BCHS is a recognized 501(c)3 non-profit organization that serves Brown County. We work with the citizens of Brown County to prevent homelessness, to get individuals and families housed quickly should homelessness occur, to advocate for the homeless and those at risk of homelessness. We have started development of Legacy Village that will provide 16 small houses as a bridge from homelessness to housed. I see Cannon Courts as a possible next step for our clients.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angelia L. Bostick', written over a light blue horizontal line.

Angelia L. Bostick
Executive Director

BOARD MEMBERS: James Fuller, Brownwood Police Dept. / Doak Givan, Family Services Center / Phyllis Douglin, Greater Faith Community Church / Toni Hill, McCoy's Building Supply / Jimmie Murray, Veterans Services, CFLR / Billy Owings, Family Services Center / Bettie Evans, Christian Women's Job Corps / Shenika Arredondo, Central Texas Opportunities / Tony Cruz, Jr., Center for Life Resources / Glenn Williamson, Coggin Ave Baptist Church / Steve Cantrell, 3M / Angelia Bostick, Brown County Home Solutions

Community Input Scoring Items

TDHCA#: 18260

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. CUERO AREA MINISTERIAL ALLIANCE, INC.

Name of Community Organization

Freda Nelsson

Contact Name

Support

Opposition

B. FIRST BAPTIST CHURCH OF CUERO

Name of Community Organization

Glenn Robertson

Contact Name

Support

Opposition

C. TRI-CITY EMPOWERMENT COUNCIL

Name of Community Organization

Viola M. Holman

Contact Name

Support

Opposition

D. CUERO CHAMBER OF COMMERCE AND AGRICULTURE

Name of Community Organization

Lisa Parker

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUERO, TEXAS THAT SUPPORTS FISH POND LIVING AT CUERO, LP FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING AT 1219 SOUTH HWY 72 WEST IN THE CITY OF CUERO.

Whereas, FISH POND LIVING AT CUERO, LP has proposed a development for affordable rental housing at approximately 1219 South HWY. 72 West in the City of Cuero, DeWitt County; and

Whereas, FISH POND LIVING AT CUERO, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for FISH POND LIVING AT CUERO; and

Whereas, the City Council of the City of Cuero has determined that said affordable rental housing in the City of Cuero would provide an economic benefit to the City of Cuero.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF CUERO, THAT:

That the governing body of the City of Cuero hereby supports the proposed FISH POND AT CUERO located at 1219 South Hwy. 72 West, Cuero, DeWitt County, because there is a need for additional affordable rental housing in the City of Cuero and that this formal action has been taken to place on record the opinion expressed by the City Council of the City of Cuero on February 12, 2018.

That the governing body of the City of Cuero hereby supports this development because it will provide for an economic benefit to the City of Cuero.

That the City of Cuero acting through its City Council, hereby confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees that equals a minimum of \$250.00 for the benefit of FISH POND AT CUERO.

That the City Council of the City of Cuero, for and on behalf of said City of Cuero here now authorizes the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

Resolved this 12th day of February, 2018.

UPON MOTION OF COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER ALLEN THAT THE RESOLUTION BE ADOPTED.

AYES: 7 NAYES: 0

PASSED AND APPROVED THIS 12TH DAY OF FEBRUARY, 2018


SARA POST MEYER
MAYOR

ATTEST:


JENNIFER ZUFELT
CITY SECRETARY

Resolution NO. 2018-005

A RESOLUTION OF THE COMMISSIONERS COURT OF THE COUNTY OF DE WITT, TEXAS THAT SUPPORTS FISH POND LIVING AT CUERO, LP FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING AT 1219 HWY. 72W CUERO, TX 77954 (DE WITT CAD #7569) & (DE WITT CAD #7567) IN THE COUNTY OF DE WITT.

Whereas, FISH POND LIVING AT CUERO, LP has proposed a development for affordable rental housing at 1219 HWY. 72W (DE WITT CAD #7569) & (DE WITT CAD #7567) in the City of Cuero, DE WITT County; and

Whereas, FISH POND LIVING AT CUERO, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for FISH POND LIVING AT CUERO; and

Whereas, the Commissioners Court of the County of DE WITT has determined that said affordable rental housing in the County of DE WITT would provide an economic benefit to the County of DE WITT.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF DE WITT, THAT:

The governing body of the County of DE WITT hereby supports the proposed FISH POND AT CUERO located at 1219 HWY. 72W CUERO, TX 77954 (DE WITT CAD #7569) & (DE WITT CAD #7567) because there is a need for additional affordable rental housing in the County of DE WITT and that this formal action has been taken to place on record the opinion expressed by the Commissioners Court of the County of DE WITT on February 12, 2018.

The governing body of the County of DE WITT hereby supports this development because it will provide for an economic benefit to the County of DE WITT.

The County of DE WITT acting through its Commissioners Court, hereby confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits, the County commits to providing reduced fees that equals a minimum of \$250.00 for the benefit of FISH POND AT CUERO.

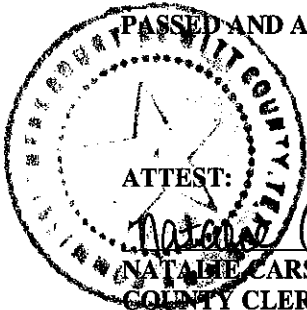
The Commissioners Court of the County of DE WITT, for and on behalf of said County of DE WITT here now authorizes the County Judge to certify this resolution to the Texas Department of Housing and Community Affairs.

Resolved this 12th day of February, 2018.

UPON MOTION OF COMMISSIONER KAISER, SECONDED BY COMMISSIONER PILCHIEK THAT THE RESOLUTION BE ADOPTED.

AYES: 5 NAYES: 0

PASSED AND APPROVED THIS 12th DAY OF FEBRUARY, 2018.



ATTEST:

Natalie Carson
NATALIE CARSON
COUNTY CLERK

DARYL L. FOWLER
COUNTY JUDGE

TEXAS HOUSE OF REPRESENTATIVES



GEANIE W. MORRISON

COMMITTEES:
TRANSPORTATION - CHAIR
HIGHER EDUCATION

SELECT COMMITTEE ON TEXAS PORTS, INNOVATION & INFRASTRUCTURE

DISTRICT 30
COUNTIES:
ARANSAS
CALHOUN
DEWITT
GOLIAD
REFUGIO
VICTORIA

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0456
(512) 463-0158 *fax*

DISTRICT OFFICE:
P.O. BOX 4642
VICTORIA, TEXAS 77903
(361) 572-0196
fax (361) 576-0747

February 27, 2018

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. BOX 13941, Austin, TX 78711-3941
221 East 11th Street, Austin, Texas 78701-2410

Dear Mr. Irvine:

I am writing to express my support for the Fish Pond at Cuero Housing Development's application for the TDHCA Affordable Housing Tax Credit program.

I understand that the units will be located at 1407 & 1408 Tully Road in Cuero and will need an allocation of low income housing tax credits (LIHTCs) so that these units can be affordable to senior citizens who earn not more than 60% of Cuero's median income. This will provide a safe and affordable environment for the senior citizens of Cuero in a convenient location.

Once again I would like to express my support of this housing development. Please do not hesitate to contact me if I can be of further assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Geanie W. Morrison".

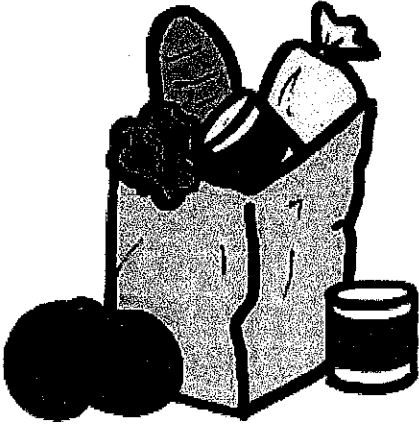
Geanie W. Morrison
State Representative



EMAIL: Geanie.Morrison@house.texas.gov

C.A.M.AL House Food Pantry

Serving our hungry neighbors for thirty years.



P.O. Box 524
118 W. Main Street
Cuero, TX 77954
361 275-5022

February 1, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
211 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Cuero- Housing Tax Credit Application # 18260

Dear Mr. Irvine,

I am writing to you to express my support for the Texas Dept. of Housing and Community Affairs Housing Tax Credit Application # 18260, Fish Pond at Cuero, proposed to be located at 1407 Tully Rd. Cuero, Texas.

I and many other volunteers at CAMAL House Food Pantry have been providing supplemental food to the low and moderate income sector of Cuero for over thirty years. We believe there is a definite need for senior housing in Cuero and Fish Pond at Cuero will assist the community in meeting this important need.

If I can be of further assistance, please do not hesitate to contact me at (361)275-9113 or (361)524-0219 any time. I will help in any way I can because I believe strongly in this project.

Sincerely,

Freda Nelsson
Executive Director

President

Rev. William Cotman

Vice President

Rev. Donna Martin

Executive Director

Freda Nelsson

Assistant Director

Corey Duckett

Secretary

Rev. Barbara Beale

Treasurer

Pauline Kuecker

Director of volunteers

Janis Ford

February 21, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Cuero – Housing Tax Credit Application #18260

Community Support

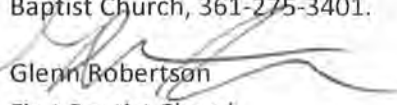
Dr. Mr. Irvine,

I am writing to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18260, Fish Pond at Cuero, proposed to be located at 1407 Tulley Road, Cuero, Texas 77954.

As the pastor of First Baptist Church, Cuero, Texas, I affirm our church is concerned for affordable housing for senior citizens who have moderate or limited income levels. The Fish Pond of Cuero will assist the community in meeting this need in our community. We believe this will be important.

In personal way, my oldest brother benefited from such housing, although in a different state. My brother was schizophrenic and was not able to provide for himself. He had SSI which provided some help, but housing was not available specific to his age group. As a senior citizen, his children were able to place him in a home in Oklahoma that met his needs. It was a housing development specific for senior citizens. Until his death, that housing provided him a place to live that met his basic needs. This is one of the reasons I support this development in our area for senior adults who need basic housing.

If I can be of further assistance tot his important cause, please do not hesitate to contact me at First Baptist Church, 361-275-3401.


Glenn Robertson
First Baptist Church
PO Box 803
Cuero, Texas 77954

Tri-City Empowerment Council
809 2nd Street
Cuero, Texas 77954

February 21, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Cuero—Housing Tax Credit Application # 18260
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18260, Fish Pond at Cuero, proposed to be located at 1407 Tulley Road, Cuero, Texas 77954.

Tri-City Empowerment Council serves the community and we believe that there is a need for senior housing in Cuero for our citizens of moderate income levels and Fish Pond at Cuero will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (361)524-5120 any time.

Sincerely,


Viola M. Holman,
Founder / CEO Tri-City Empowerment Council



February 22, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Cuero— Housing Tax Credit Application # 18260
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18260, Fish Pond at Cuero, proposed to be located at 1407 Tulley Road, Cuero, Texas 77954.

The Board of Directors for the Cuero Chamber of Commerce, Agriculture & Visitors Bureau are excited about the possibility of having affordable senior housing constructed here in Cuero.

As a GoTexan Certified Retirement Community one of the many criteria we must meet to retain our certification is to have retiree desirable housing. Currently we have available homes for sale or rent but not one specified "community" designated for retirees. The Fish Pond at Cuero and the amenities offered will assist us in recruiting new retirees into the community as well as providing a service to those who are already established in Cuero.

Our community offers the quality of life that most retirement age citizens are looking for when relocating. We are a small town with a low crime rate, historic charm, a newly refurbished public library, an expanding regional hospital offering specialized medicine, a wellness center, public golf course and a beautiful municipal park offering many amenities and home to various special events throughout the year.

Cuero Independent School District offers community members access to a variety of sporting and performing arts events. The Cuero ISD Performing Arts Center is a fine facility featuring school musical programs, plays, community theater groups and top recording artists.

There is so much history in Cuero that we have four museums to share our story. The Chisholm Trail Heritage Museum shares the history of the early cattle drives through the area on the historic Chisholm Trail. The Pharmacy and Medical Museum of Texas is situated in a former drug store and features include original cabinetry, medicine bottles, medical equipment and general store merchandise. The Cuero Heritage museum houses our local history including war heroes, Gobbler football history, Turkeyfest history, juice reamers and many other rotating exhibits. The DeWitt County Museum is situated in a home that was brought to Cuero from Indianola after the hurricane destroyed Indianola. Also on the property is a log cabin that houses many interesting artifacts.

As you can see, this proposed housing development would be a perfect piece to the puzzle in making Cuero "***the way life ought to be***".

Sincerely,

A handwritten signature in black ink that reads "Lisa Parker".

Lisa Parker
President, Board of Directors
Cuero Chamber of Commerce, Agriculture & Visitors Bureau

Community Input Scoring Items

TDHCA#: 18261

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. St. Stephen Lutheran Church

Name of Community Organization

Rev Dr Michael M Gabby, Pastor

Contact Name

Support

Opposition

B. Gregory-Portland Young Life

Name of Community Organization

Victor Barron II

Contact Name

Support

Opposition

C. First United Methodist Church

Name of Community Organization

Rev. Larry McRorey, Sr. Pastor

Contact Name

Support

Opposition

D. PORTLAND CHAMBER OF COMMERCE

Name of Community Organization

Shelly Stuart

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 748

A RESOLUTION OF THE CITY OF PORTLAND, TEXAS, CITY COUNCIL EXPRESSING SUPPORT FOR THE APPLICATION OF FISH POND LIVING AT PORTLAND, LP, TO THE TEXAS DEPARTMENT OF COMMUNITY AFFAIRS FOR THE 2018 COMPETITIVE HOUSING TAX CREDITS

WHEREAS, Fish Pond Living at Portland, LP, has proposed a development for affordable rental housing available exclusively for residents age 62 and over at approximately 595' east of SEC of Akins Drive and Moore Avenue named Fish Pond at Portland in Portland, Texas; and

WHEREAS, Fish Pond Living at Portland, LP, has briefed the City Council on its plan to develop affordable rental housing available exclusively for residents age 62 and over; and

WHEREAS, Fish Pond Living at Portland, LP, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Fish Pond at Portland;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, TEXAS:

Section 1. The City Council supports the proposed Fish Pond at Portland, LP, development for affordable rental housing available exclusively to residents age 62 and over.

Section 2. The City Council finds that the proposed project location approximately 595' east of the SEC of Akins Drive and Moore Avenue is not currently zoned for the development and that the applicant must receive City Council approval of a Planned Unit Development consistent with City of Portland Unified Development Ordinance requirements and all other City of Portland rules and regulations.

Section 3. The City Council confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits and approval of the Planned Unit Development zoning for the property, the City of Portland commits to providing reduced fees or a contribution of other value that equals \$500 for the benefit of Fish Pond at Portland.

Section 4. The City Council further directs the City Secretary to send a certified and true copy of this Resolution to representatives of Fish Pond at Portland, LP, for inclusion in its TDHCA Application to the Texas Department of Housing and Community Affairs.

PASSED and APPROVED this 20th day of February, 2018.

EXECUTED UPON APPROVAL

By: David R. Krebs
David Krebs
Mayor

ATTEST:

By: Annette Hall
Annette Hall
City Secretary



TEXAS HOUSE OF REPRESENTATIVES



J.M. LOZANO

February 21, 2018

Fish Pond Living at Portland, LP
Mr. David M. Fournier
9702 Angelwylde Dr.
Austin, Texas 78733

RE: Letter of Support for TDHCA Housing Tax Credit Application #18261-Fish Pond at Portland in Portland , TX

Mr. Fournier,

I have received the notification for Fish Pond at Portland to be located approximately 595 feet east of SEC of Akins Drive and Moore Avenue. This property is located in Portland, TX in San Patricio County District 43, which I represent in the Texas House of Representatives.

I heartily support this development, which will serve the constituents in my district. This development will provide much needed affordable housing to the senior citizen/ elderly population..

Best regards,

A handwritten signature in black ink, appearing to read "J.M. Lozano".

JM Lozano



St. Stephen Lutheran Church

“Growing in and sharing God’s Love”

Rev Dr Michael Gabby, Pastor

Wednesday, February 21, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Portland– Housing Tax Credit Application # 18261
Community Support

Dear Mr. Irvine,

I am writing to express my unqualified support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18261, Fish Pond at Portland, proposed to be located approximately 595' east of SEC of Akins Drive and Moore Avenue, Portland, Texas 78374.

St Stephen Lutheran Church in Portland (Texas) serves Portland and the surrounding communities. I am very aware of the critic need for quality and affordable housing for seniors in the Portland area. The majority of our members are senior citizens. I hear weekly of their desperate needs. From what I have learned, the Fish Pond at Portland will help alleviate this need in Portland.

If I can be of further assistance to this most important cause, please feel free to contact me directly: at the Church (361) 643-2331 or at my home (361) 960-9742.

Your time and cooperation are greatly appreciated.

Sincerely,

Rev Dr Michael M Gabby, Pastor

February 20, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Portland– Housing Tax Credit Application # 18261
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18261, Fish Pond at Portland, proposed to be located approximately 595' east of SEC of Akins Drive and Moore Avenue, Portland, Texas 78374.

Young Life Gregory-Portland is a non-profit organization that mentors high school kids in the local community. We believe that there is a need for senior housing in Portland for our citizens of moderate income levels and Fish Pond at Portland will assist the community in meeting this very important need. This would also be a great opportunity for kids who are involved in Young Life to help the elderly and gain wisdom from these individuals.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (361)-444-3642 any time.

Sincerely,



Victor Barron II
Area Director



First United Methodist Church
Reaching Our Neighbors With the Love of Jesus

Larry McRorey
Senior Pastor

Lisa Rush
Pastor for Children & Families

Kevin Portwood
Associate Pastor

Jordan Mayfield
Director of Student Ministries

Jamie Hartley
Director of Methodist Day School

Stephanie Creech
Administrative Assistant

Lana K. Norris
Financial Manager

Melissa Donka
Youth Administrative Assistant

John Bridges
Director of Music Ministries

Debbie Pinkerton
Praise Team Leader

Kay Carlson
Accompanist

Lee Dykes
Technology Director

Jason Lewis
*Methodist Healthcare Ministries
Counselor*

February 22, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Portland– Housing Tax Credit Application # 18261
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18261, Fish Pond at Portland, proposed to be located approximately 595' east of SEC of Akins Drive and Moore Avenue, Portland, Texas 78374.

First United Methodist Church of Portland serves the community in any number of ways and we believe that there is a need for senior housing in Portland for our citizens of moderate income levels and Fish Pond at Portland will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 361-777-2000 or via email at pastorlarry@gtek.biz any time.

Sincerely,

Rev. Larry McRorey
Sr. Pastor, FUMC Portland

Phone: 361-777-2000
Fax: 361-777-2002
E-mail:
portlandfumc@ainternet.biz
www.portlandmethodist.org



4545 Wildcat Dr
Portland TX 78374

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Fish Pond at Portland– Housing Tax Credit Application # 18261
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18261, Fish Pond at Portland, proposed to be located approximately 595' east of SEC of Akins Drive and Moore Avenue, Portland, Texas 78374.

The Portland Chamber of Commerce serves the community and we believe that there is a need for senior housing in Portland for our citizens of moderate income levels and Fish Pond at Portland will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 361-777-4650 any time.

Sincerely,



Shelly Stuart, ~~LOM~~
President, CEO

Community Input Scoring Items

TDHCA#: 18267

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Step Community Empowerment](#)

Name of Community Organization

[Ralph Adams](#)

Contact Name

- Support
 Opposition

B. [Hype Career and Education Foundation](#)

Name of Community Organization

[Che Jackson](#)

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

A Resolution

NO. 4908-02-2018

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT SYCAMORE PARK AND COMMITTING DEVELOPMENT FUNDING

WHEREAS, the City's 2017 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, GFH Avenue at Sycamore Park, Ltd. an affiliate of Lakewood Property Management, LLC, has proposed a development for affordable multifamily rental housing named Avenue at Sycamore Park to be located at 2601 Avenue J in the City of Fort Worth;

WHEREAS, GFH Avenue at Sycamore Park, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive (9%) Housing Tax Credits for the Avenue at Sycamore Park apartments, a new complex consisting of approximately 154 units, of which at least ten percent (10%) of the total units will be dedicated for Rental Assistance Demonstration units and at least thirty five percent (35%) of the total units will be market rate units;

WHEREAS, TDHCA's 2018 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive 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 states that an application may receive 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 GFH Avenue at Sycamore Park, Ltd. to the Texas Department of Housing and Community Affairs for 2018 Competitive (9%) Housing Tax Credits for the purpose of the development of the Avenue at Sycamore Park apartments to be located at 2601 Avenue J (TDHCA Application No.18267), 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 fee waivers in an amount not exceed \$2,500.00 to GFH Avenue at Sycamore Park, Ltd. conditioned



upon receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

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, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, GFH Avenue at Sycamore Park, Ltd.

Adopted this 13th day of February, 2018.

ATTEST:

By: Ronald P. Gonzales

Ronald P. Gonzales, Assistant City Secretary





First Step Community Empowerment
Empowering Communities one Individual at a Time

February 28, 2018

Ms. Marni Holloway, Director Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas 76105, TDHCA Application #18267

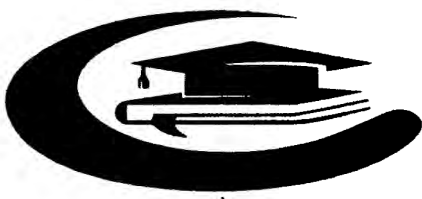
Dear Ms. Holloway:

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing with affordable rental rates, especially to attract new industries and sustain businesses in the area. Avenue at Sycamore Park 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 for social growth and long-term sustainability for Ft. Worth and the community at-large.

First Step Community Empowerment (FSCE) is writing this letter to voice our support for TDHCA Tax Credit Application #18267 for Avenue at Sycamore Park housing development, located at 2601 Avenue J, Fort Worth, Texas 76105 in Tarrant County. FSCE is a tax exempt civic organization that currently provides services in Tarrant County zip code area, 76105. FSCE 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,

Ralph Adams, Ph.D.
Founder/President
radams@fscempower.com



HYPE
Career and Education Foundation

February 28, 2018

Ms. Marni Holloway, Director Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2018 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #18267

Dear Ms. Holloway,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 18267, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by GFH Avenue at Sycamore Park, Ltd.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park 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.

HYPE Career & Education Foundation is a civic non-profit located at 9500 Ray White Rd. Suite 200, Fort Worth, TX 76244. As part of the neighborhood and community in which Avenue at Sycamore Park 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,

Ché Jackson
Executive Director

Community Input Scoring Items

TDHCA#:

~~16268~~

18268

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. East Texas Food Bank Foundation, Inc.

Name of Community Organization

Dennis Cullinane

Contact Name

Support

Opposition

B. St Vincent de Paul, District Council of Tyler

Name of Community Organization

Mike Allgaier

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. 22

WHEREAS, LKW Saline Creek Senior Village, Ltd has proposed a development for affordable 55 Plus rental housing at County Road 168 east of State Highway 155 named Saline Creek Senior Village in the City of Noonday: and

WHEREAS, LKW Saline Creek Senior Village, Ltd has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Saline Creek Senior Village.

It is hereby:

RESOLVED, that the city, acting through its governing body, hereby confirms that it supports the proposed Saline Creek Senior Village on County Road 168, TDHCA application number 18268 and that this formal action has been taken to put on record the opinion expressed by the City of Noonday on February 22, 2018. This support does not relinquish any procedures or rights the City might have in the rezoning process for the Saline Creek Senior Village, not does it alleviate any requirements of LKW Saline Creek Senior Village, Ltd to submit and follow all applicable applications, procedures and policies with City and Planning and Zoning Commission and

RESOLVED, that the city will provide \$250 of funding in the form of waived fees or other considerations for the completion of Saline Creek Senior Village and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mike Turman, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED in Regular Council Session on this 22 day of February, 2018.

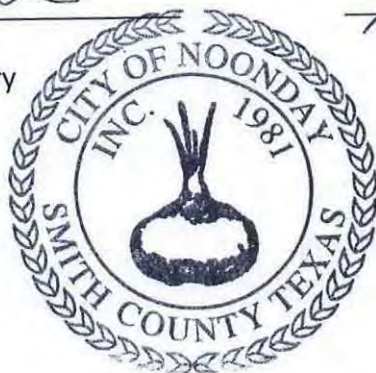
ATTEST:



Tina Adams, City Secretary



Mike Turman, Mayor





MATT SCHAEFER
UPLOADED SEPARATELY & MAILED
DIRECTLY TO TDHCA

February 28, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Saline Creek Senior Village, Project Application #18268

Dear Mr. Irvine,

The Saline Creek Senior Village, located at CR 168 and SH 155 in Noonday, is within House District Six, which I represent. I lend my support to this development application for housing tax credits.

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



Board of Directors:

Gregg Davis, Chair
Merrill Lynch

Bryan Jacobs, Chair-Elect
Jacobs Brothers Construction

Michael W. Stevens, Past Chair
Michael W. Stevens, CPA

Rosemary Jones, Secretary
Brookshire Grocery Company

Cathy Schreiber, Treasurer
Community Volunteer

David Apperley
Community Volunteer

Carol Bradley
*Lufkin State Supported
Living Center*

Herbert Buie
Tyler Packing Company

Edgar Burton
Retired, Brookshire Brothers

Kenneth Cobb
amaGoh Smoothie

Jim Daughtry
Simmons Real Estate

John Gaston
Community Volunteer

Verna Hall
Community Volunteer

Leslie Harrison
Community Volunteer

Diane Heindel
Law Office of B. Diane Heindel, PC

Ann Howell
Retired, State Farm Insurance

Jay Jelinek
Brookshire Brothers

Jeff Johnston
Chick-Fil-A, Broadway Crossing

Kimberly Lewis
Goodwill Industries of East Texas

Bill Mohl
Retired, Entergy Corporation

Mark Scirto
KLV ABC 7

Howard Tagg
Law Office of Howard Tagg

Bob Westbrook
WR Ventures

February 14, 2018

Daniel Allgeier
Lakewood Management
6333 E. Mockingbird Lane, Ste 147-509
Dallas, TX 75214

Re: Saline Creek Senior Village
County Road 168
Noonday, Texas

Dear Daniel,

I am writing this letter to voice my support for TDHCA Tax Credit Application for the construction of 60 units of affordable and market rent rate apartments for residents 55 years of age or older, Saline Creek Senior Village, to be located on CR 169 in Noonday, TX.

The East Texas Food Bank 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,

Dennis Cullinane
CEO
East Texas Food Bank





Society of St. Vincent de Paul
Immaculate Conception Conference
410 South College
Tyler, Texas 75702

Mr. Daniel Allgeier
LKW Saline Creek Senior Village, Ltd.
6333 E. Mockingbird Lane, Suite 147-509
Dallas, Texas 75214

Re: Saline Creek Senior Village
County Road 168
Nooday, Texas

Dear Mr. Allgeier:

St. Vincent de Paul Conference of Tyler, Texas would like to offer our support for TDHCA tax credit application number 18268 for the construction of 60 units of affordable and market rent rate apartments for residents 55 years of age and older, Saline Creek Senior Village, to be located on CR 168 in Nooday, Texas.

St. Vincent De Paul is a tax-exempt organization dedicated to serving the poor & the hungry in East Texas. Our services and purpose include providing food & clothing to the poor in the community in which the development site is located. We believe there is a need for affordable housing for citizens of modest means and this development will help meet that need.

Sincerely,

Mike Allgaier
President
Saint Vincent de Paul Tyler Conference
410 S. College Street
Tyler, Texas 75702
903-592-0027

cc: Pat Yarbrough
SVdP Tyler Conference Secretary

Community Input Scoring Items

TDHCA#: 18269

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Gateway

Name of Community Organization

Ellen Magnis

Contact Name

- Support
 Opposition

B. Downtown Dallas Inc (fka, Central Dallas Association)

Name of Community Organization

Kourtny Garrett

Contact Name

- Support
 Opposition

C. Dallas Women's Foundation

Name of Community Organization

Roslyn Dawson Thompson

Contact Name

- Support
 Opposition

D. Downtown Residents Council

Name of Community Organization

Jeannine Jiral

Contact Name

- Support
 Opposition

E. Big Thought

Name of Community Organization

Byron Sanders

Contact Name

- Support
 Opposition

F. Opportunity Dallas (affiliate of The Dallas Foundation)

Name of Community Organization

Mike Koprowski

Contact Name

- Support
 Opposition

January 24, 2018

WHEREAS, RMGM Developers, LLC, on behalf of a to-be formed entity called 2400 Bryan Street, LP, or an affiliate thereof (the "Applicant") has proposed development of up to a 15-story structure at 2400 Bryan Street in the City of Dallas, Texas; and

WHEREAS, the proposed development will include 5 floors of parking and up to ten floors containing approximately 230 residential units, of which approximately 120 will be leased at market rates and of which approximately 110 will be reserved for low income households; and

WHEREAS, the Applicant has advised City that it intends to submit an application (TDHCA #18269) to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 9% Housing Tax Credits for the proposed development at 2400 Bryan Street; and

WHEREAS, pursuant to §11.3(c) of the TDHCA 2018 Qualified Allocation Plan ("QAP"), an Application that proposes the New Construction of a Development that is located one linear mile or less from another Development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and
- (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
- (D) does not meet one of the other exceptions listed in §11.3(c)(2)(A) – (F).

Such Developments shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described as TDHCA #17413, Flora Lofts; and

WHEREAS, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed development to be located at 2400 Bryan Street, the project's application for 2018 9% Housing Tax Credits, and any allocation by the TDHCA of 2018 9% Housing Tax Credits for the proposed development.

SECTION 2. That this formal action has been taken to put on record the support expressed by the City of Dallas on January 24, 2018, and that for and on behalf of the governing body, the City Secretary, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 3. That the City Manager or their designee, upon approval as to form by the City Attorney, is hereby authorized to execute a line of credit agreement in the amount of \$500 with 2400 Bryan Street, LP or its affiliate for the construction of the proposed development at 2400 Bryan Street. The agreement will have the following terms:

- a. 2400 Bryan Street, LP or its affiliate must be awarded 2018 9% Housing Tax Credits by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 4. That as provided for in 10 TAC §11.3(d) it is hereby acknowledged that the proposed New Construction development is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) for New Construction since January 5, 2015 and that the governing body of City of Dallas has by vote specifically allowed the construction of the development at 2400 Bryan Street and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related and other design standards.

SECTION 6. That the Chief Financial Officer is hereby authorized to encumber and disburse funds from Public/Private Partnership Funds in accordance with this resolution as follows:

Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2018-00005187, Vendor VC18122, in an amount not to exceed \$500.

January 24, 2018


SECTION 7. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and an Unavailable Revenue Balance Sheet Account 0898 in fund 033F, in the amount of \$500.

SECTION 8. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from 2400 Bryan Street, LP, in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet 0001 (Cash); as well as debit Unavailable Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet account 033F.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JAN 24 2018


Interim City Secretary



*Empowering children & families
affected by homelessness*

2018 Board of Directors

January 17, 2018

Board Chair

Stephen Hipp

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Chief Executive Officer

Ellen Magnis

Mr. Tim Irvine

Executive Director

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

Dear Mr. Irvine:

Re: Support For "2400 Bryan" - 2018 9% LIHTC Application

On behalf of Family Gateway, we are pleased to lend our support for the "2400 Bryan" application for 2018 9% LIHTC. Family Gateway has grown over the last thirty years into the largest provider of supportive housing for homeless families in North Texas. Our mission is to provide stability and life-changing supportive services to children and families affected by homelessness. For full disclosure, Family Gateway is a partner with RMGM Developers in Hutchins Gateway, a 2016 4% LIHTC application of 336 units currently under construction, but we have no ownership in the proposed project.

We understand 2400 Bryan is a joint venture between Non-Profit Texas Legends Care and RMGM Developers (RMGM), an affiliate of highly regarded Matthews Southwest (MSW). MSW is an experienced developer whose extensive portfolio near downtown Dallas includes The Belleview, a 2012 LIHTC project situated near our Cedars DART station. Texas Legends Care is a 501(c)(3) nonprofit dedicated to building relationships within communities to make a lasting, positive impact on the lives of children and families.

The project is proposed as ten-story structure with five floors of parking and ten floors of approximately 230 residential units with efficiencies, 1, 2 & 3 bedrooms. The site is located across the street from the Pearl/Arts District DART Station on Bryan Street. Offering affordable units with close proximity to transit is an enormous advantage to hard working families.

The development is intended to be a mixed-income project including tenants at market value rents and affordable housing units with tenant rents based on 60% of AMI; we further understand that the ultimate proportion of affordable housing units and market value rent units will be determined by the TDHCA and the project owner during the 2018 9% LIHTC review process.

The project is designed to include an on-site child care facility and the project owner plans to actively recruit downtown Dallas hospitality employees. 2400 Bryan will help revitalize the area and builds upon recent development by Matthews Southwest of the historic former Dallas High School into a new office building, one of many projects envisioned for the property adjacent to 2400 Bryan.

Family Gateway's experience with RMGM Developers has been very rewarding and we are pleased to extend our support for the new venture.

Sincerely,

Ellen Magnis
CEO, Family Gateway

Chair of the Board

Jim Greer
Oncor

President & CEO

Kourtney Garrett
Downtown Dallas, Inc.

Vice Chairman

John F. Crawford
Downtown Dallas, Inc.

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Jim Truitt
Forest City Residential, Inc.

January 8, 2018

Mr. Tim Irvine, Executive Director

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

RE: Support For “2400 Bryan” - 2018 9% LIHTC Application

Dear Mr. Irvine,

Downtown Dallas, Inc. is pleased to lend our support for the “2400 Bryan” application for 2018 9% LIHTC. This mixed-income project is exactly the kind of project needed in the Central Business District of Downtown Dallas and, we hope, an example of how to create affordable housing in High Opportunity Areas (HOA) that are also supported by transit opportunities.

The 2400 Bryan project, next to the recently renovated Historic Dallas High School building, is in a prime location that will provide many Dallas workers from a wide variety of trades and professions to live close to business and cultural opportunities, not commonly found near most LIHTC properties. It is a Transit Oriented Development seated directly adjacent (400 Ft) to the Pearl/Arts District DART rail station and blocks from a DART bus hub. We welcome new investments that enliven existing infrastructure usage in the Downtown corridor.

The proposed project is a joint venture between Non-Profit Texas Legends Care and RMGM Developers (RMGM), an affiliate of Matthews Southwest (MSW). MSW is an experienced developer whose extensive portfolio near Downtown Dallas includes The Belleview, a 2012 LIHTC project adjacent to the Cedars DART station. Texas Legends Care is a 501(c)(3) nonprofit connected with the local NBA G League Team and dedicated to building relationships within communities to make a lasting, positive impact on the lives of children and families.

“2400 Bryan” is a ten-story structure with five floors of approximately 220 residential units with efficiencies, 1, 2 & 3 bedrooms – and five floors of parking. The project will include an on-site childcare facility and actively recruit Downtown and Downtown-adjacent employees, many of whom work within a two-mile radius. As so many city leaders wrestle with how to create mixed-income properties for those wishing to live Downtown or other HOA, Texas Legends Care and RMGM Developers propose a proof point of how it can be done. Over 50% of the units will be offered at market value rents, and the remaining units will be affordable with rents less than 60% AMGI.



**DOWNTOWN
DALLAS INC**

901 Main Street
Suite 7100
Dallas, TX 75202
P 214.744.1270
F 214.744.1986

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Jim Truitt
Forest City Residential, Inc.

“2400 Bryan” is a TOD project that provides a much needed opportunity for working families to live near jobs and desired transportation options. Recent development by Matthews Southwest of the historic former Dallas High School into a new office building makes the 2400 Bryan project the second on a campus that is helping transform the east end of Downtown Dallas.

Downtown Dallas, Inc. is pleased to applaud this timely project.

Sincerely,



Kourtny Garrett
President & CEO



**DOWNTOWN
DALLAS INC**

901 Main Street
Suite 7100
Dallas, TX 75202
P 214.744.1270
F 214.744.1986



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WOMEN'S
FOUNDATION

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January 17, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support For "2400 Bryan" - 2018 9% LIHTC Application

Dear Mr. Irvine:

Dallas Women's Foundation is pleased to lend our support for the "2400 Bryan" application for 2018 9% LIHTC. As an institution whose mission is to invest in women and girls to build a better world, we appreciate efforts to create equitable living opportunities in the business core of our city.

The need for such a project in our city is clear. Nearly 50% of female-headed households are housing cost burdened, spending more than 30% of their income on housing. Additionally, fewer than 20 percent of jobs in Dallas are accessible by transit in fewer than 90 minutes. The availability of affordable housing near businesses would be a transformative opportunity for women and families. Child care is also a critical work support for families, and locating this housing near an early childhood development center will increase women's employment, stability and advancement.

We recognize that it is rare that such a project is possible in High Opportunity Areas (HOA) in Dallas presently. It is our hope that this mixed-income project providing affordable housing near public transportation, good schools, an early childhood development center and significant employment opportunities is one of many like it in the future of our city.

Next to the recently renovated Historic Dallas High School building, the 2400 Bryan project is in a perfect location to provide many women, girls and families the ability to live close to business and cultural opportunities. The project's proximity to the Pearl/Arts District DART rail station and the DART bus hub enlivens its appeal to young professionals and workers of all employment levels.

The proposed project is a joint venture between non-profit Texas Legends Care and RMGM Developers (RMGM), an affiliate of Matthews Southwest (MSW). MSW is an experienced developer

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F: 214.526.3633
dallaswomenfdn.org

Strong women.
Better world.

whose extensive portfolio near downtown Dallas includes The Belleview, a 2012 LIHTC project adjacent to the Cedars DART station. Texas Legends Care is a 501(c)(3) nonprofit connected with the local NBA G League team and dedicated to building relationships within communities to make a lasting, positive impact on the lives of children and families.

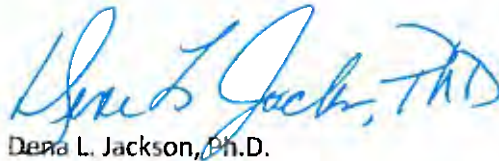
"2400 Bryan" is a ten-story structure with five floors of approximately 220 residential units with efficiencies, 1, 2 and 3 bedrooms – and five floors of parking. The project will include an on-site childcare facility and actively recruit downtown and downtown-adjacent employees, many of whom work within a two mile radius. Over fifty percent of the units will be offered at market value rents, and the remaining units will be affordable with rents less than 60% AMGI. Many leaders from the public, private and non-profit spheres are looking for proof-points and viable projects in HOAs. Given the location and the expertise of those designing this project, we lend our vote of confidence. Recent development by Matthews Southwest of the historic former Dallas High School into a new office building provides the 2400 Bryan mixed income apartment project adjacency to another project engendering much excitement about the campus on the east side of Downtown.

The Dallas Women's Foundation applauds the 2400 Bryan project and its application for LITC support.

Best regards,



Roslyn Dawson Thompson
CEO/President



Dena L. Jackson, Ph.D.
Sr. VP, Grants & Research



January 18, 2018

Attn: Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Subj: Support for "2400 Bryan" – 2018 9% LIHTC Application

Dear Mr. Irvine,

The Downtown Residents Council is pleased to lend our support for the "2400 Bryan" application for 2018 9% LIHTC. As a volunteer organization dedicated to building the Downtown sense of community, promoting Downtown businesses and supporting our neighborhood's needs we support projects that address the diverse housing needs of Downtown residents today and for the future.

This mixed-income project is exactly the kind of project needed in the Central Business District of Downtown Dallas and we enthusiastically support this project as an example of how to create affordable housing in High Opportunity Areas (HOA) that are also supported by transit opportunities. This project also takes a space that is awkward from a developmental aspect, but desperately needs to be developed to improve the appearance, usefulness and vibrancy of the area of Downtown

The 2400 Bryan project, next to the recently renovated Historic Dallas High School building, is in a prime location that will provide many Dallas workers from a wide variety of trades and professions to live close to business and cultural opportunities, not commonly found near LIHTC properties. It is a Transit Oriented Development seated directly adjacent (400 Ft) to the Pearl/Arts District DART rail station and blocks from a DART bus hub. We are enthusiastic about new investments that enliven existing infrastructure usage in the Downtown corridor.

The proposed project is a joint venture between Non-Profit Texas Legends Care and RMGM Developers (RMGM), an affiliate of Matthews Southwest (MSW). MSW is an experienced developer whose extensive portfolio near Downtown Dallas includes The Belleview, a 2012 LIHTC project adjacent to the Cedars DART station. Texas Legends Care is a 501(c) (3) non-profit connected with the local NBA G League Team and is dedicated to building relationships within communities to make a lasting, positive impact on the lives of children and families.

"2400 Bryan" is a ten-story structure with five floors of approximately 220 residential units with efficiencies, 1, 2, and 3 bedrooms – and five floors of parking. The project will include an on-site childcare facility and actively recruit Downtown and Downtown-adjacent employees, many of whom work within a two-mile radius. As so many city leaders wrestle with how to create mixed-income properties for those wishing to live Downtown or other HOA, Texas Legends Care and RMGM Developers propose a proof point of how it can be done. Over 50% of the units will be offered at market value rents, and the remaining units will be affordable with rents less than 60% AMGI.



Given the reputation of the developers and the location of the 2400 Bryan project, we lend our enthusiastic support and our vote of confidence to this project. "2400 Bryan" is a TOD project that provides a much-needed opportunity for working families to live near jobs and desired transportation options. Recent development by Matthews Southwest of the historic former Dallas High School into a new office building, and the adjacency of the 2400 Bryan mixed income apartment project will generate much excitement about the campus and its transformation of the east end of Downtown.

This project and this type of focus in new developments is critical to maintain the ongoing vibrancy of our Downtown community. Our fastest growing segment of Downtown residents is young families. And as research has indicated, millennials desire to live in Downtown cores, prefer to rent, demand walkable or multi-modal options, want to work where they live and want to live in communities where all amenities are close to home. With about a third of Downtown residents over 50 years of age, attracting millennials to the Downtown core is imperative for our neighborhood's growth and ongoing viability. And insuring there is affordable housing for these young families is a big part of that equation.

The Downtown Residents Council is pleased to support this timely project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeannine Jiral", is written over a faint, larger version of the same signature.

Jeannine Jiral, Chair
Downtown Residents Council



January 24, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support For "2400 Bryan" - 2018 9% LIHTC Application

Dear Mr. Irvine,

Big Thought is pleased to lend our support for the "2400 Bryan" application for 2018 9% LIHTC. With a dearth of affordable apartments in the dynamic economic centers of Dallas, we need this kind of mixed-income project. It is our hope that this project will demonstrate that it is indeed possible to develop affordable housing in High Opportunity Areas that are supported by transit opportunities.

As a business dedicated to closing the Opportunity Gap for under-resourced children, we have a vested interest in improving and increasing access to creative and educational amenities. The location of the 2400 Bryan project will provide an opportunity for many Dallas workers and their families to live close to business and cultural assets that cannot often be found near LIHTC properties.

The proposed project is a joint venture between Non-Profit Texas Legends Care and RMGM Developers (RMGM), an affiliate of Matthews Southwest (MSW). Both have demonstrated a commitment to bettering their communities. MSW is an experienced developer whose extensive portfolio near downtown Dallas includes The Belleview, a 2012 LIHTC project adjacent to the Cedars DART station. Texas Legends Care is a 501(c)(3) nonprofit connected with the local NBA G League Team and dedicated to building relationships within communities to make a lasting, positive impact on the lives of children and families.

As city leaders wrestle with how to create mixed-income properties for those wishing to live downtown or in other HOA, Texas Legends Care and RMGM Developers propose a solution. 2400 Bryan provides a much-needed opportunity for working families to live near jobs and desired transportation options. Recent development by Matthews Southwest of the historic former Dallas High School into a new office building makes the 2400 Bryan project the second on a campus that is helping transform the east end of downtown Dallas.

Big Thought is pleased to support this worthy project.

Sincerely,

A handwritten signature in black ink, appearing to read "Byron Sanders".

Byron Sanders
President & CEO

January 25, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support For “2400 Bryan” LIHTC Application

Dear Mr. Irvine,

Opportunity Dallas is excited to support the “2400 Bryan” application for 2018 9% LIHTC. The mission of Opportunity Dallas is to promote greater economic mobility and prosperity by tackling concentrated poverty and segregation through a comprehensive approach to mixed-income housing. Research consistently shows that in places where households from different economic backgrounds mix in the same neighborhoods and schools, outcomes improve dramatically in terms of economic mobility, educational achievement, health/wellness, and social cohesion. Opportunity Dallas has taken a leading role in raising awareness about these issues and in building a diverse coalition of stakeholders to advocate for local housing policies which will produce these types of outcomes.

2400 Bryan is the model that Dallas desperately needs to bring these best practices to life. As economic segregation continues to worsen, Downtown Dallas has not seen a substantial amount of affordable housing in nearly a decade. This is a project that will create a “proof point” for how to create affordable options in a high-opportunity area that is complemented with transit. Out of the 230 total units, nearly half will be affordable for low-income tenants. The overwhelming majority of LIHTC properties in Dallas are found in high-poverty neighborhoods that lack economic opportunity and access to critical resources. 2400 Bryan would mark a significant – and welcomed – change of trajectory.

The individuals spearheading this project are among the best in the industry and are well-respected throughout Dallas. This project is in good hands and will certainly positively impact the lives of the children and families who live in it. But perhaps most importantly, it shows how Dallas can scale these types of projects across the entire city.

Opportunity Dallas *enthusiastically* supports 2400 Bryan!

Sincerely,



Mike Koprowski
Executive Director

Community Input Scoring Items

TDHCA#: 18273

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. [New Life for a New Generation](#)

Name of Community Organization

[Elena Castoreno](#)

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

A RESOLUTION **2018-02-08-0002R**

**IN SUPPORT OF MUSEUM REACH LOFTS MULTI-FAMILY PROJECT
APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX
CREDITS.**

* * * * *

WHEREAS, ACG St. Mary's Place has proposed a development for affordable rental housing at 1500 N. St. Mary's Street, to be known as Museum Reach Lofts, in the City of San Antonio, Council District 1; and

WHEREAS, ACG St. Mary's Place has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Museum Reach Lofts; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports ACG St. Mary's Place's 9% tax credit application for Museum Reach Lofts, located at 1500 N. St. Mary's Street, San Antonio, Texas 78215, TDHCA #18273, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.



M A Y O R


Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



TEXAS HOUSE *of* REPRESENTATIVES

Diego M. Bernal

State Representative, District 123

February 28, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Museum Reach Lofts, TDHCA # 18273

Dear Mr. Irvine:

I have received the notification for the Museum Reach Lofts to be located at 1500 N. St. Mary's Street and 405 W. Jones Avenue. This new construction development is located in the fast growing Midtown area in San Antonio, Texas and is located in House District 123.

I support this new affordable rental development, which will serve the constituents in my District and provide needed housing to residents of San Antonio.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego Bernal".

Diego Bernal
Texas State Representative
District 123

February 21, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Museum Reach Lofts– Housing Tax Credit Application #18273
Community Support

Mr. Irvine:

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18273, Museum Reach Lofts, proposed to be located at 1500 N St Mary's Street, San Antonio, TX 78215.

A New Life for A New Generation provides education, referrals, material assistance and support services to families who are victims of poverty and abuse to the residents of San Antonio.

If I can be of further assistance, please do not hesitate to contact me at (210) 440-8349.

Sincerely,



Elena Castoreno
Executive Director, A New Life for A New Generation 501c(3)
Email- Elena@anewlifeforanewgeneration.org
Phone- (210) 440-8349

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF
QUANTIFIABLE COMMUNITY PARTICIPATION**

18273

- 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: Museum Reach Lofts

Development Street Address: 405 Jones Ave. and 1500 N. St. Mary's

Development City: San Antonio

Development County: Bexar County

TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Downtown Residents Association, Inc.

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: Yes No
- If YES, provide the years that the organization made submissions prior to 2018:

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): Residents association, see attached map

As of **March 1, 2018**, this Neighborhood Organization is on record with (*select one of the following*):

- County
- Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Margie Beecher

Title: President

Physical Address: Downtown Residents Association 115 E. Travis St., Suite #1727

Mailing Address (if different from above): _____

City: San Antonio ZIP Code: 78205

Phone: 210-223-2420 Email: margiebeecher@gmail.com
pres.thedrasatx@gmail.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Don Martel

Title: Vice President

Physical Address: Downtown Residents Association 115 E. Travis St., Suite #1727

Mailing Address (if different from above):

City: San Antonio ZIP Code: 78205

Phone: Email: thedrasatx@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:

We at the Downtown Residents Association supports the Tax Credit Application #18273 for the Museum Reach Lofts at 405 Jones Ave and 1500 N. St. Mary's. This development will provide affordable inventory in a quickly depleting market. This affordable housing development will bring diversity and growth within the inner city and help alleviate traffic congestion in the urban core.

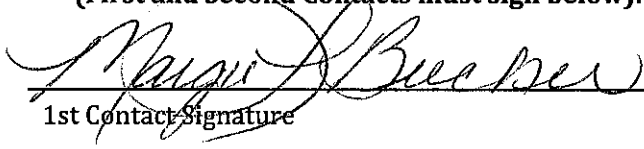
Part 5: Written Boundary Description

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 northern boundary for the Downtown Residents Association is IH35 North access road and the Western border would be IH35 South, southern border Cesar Chavez, and the Eastern border is IH37 S access road. Map attached with the geographical boundaries.

- 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 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible 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 consists of homeowners and/or tenants living 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

2/19/18


 Date

Margie Beecher

 1st Contact Printed Name

President

 Title



 2nd Contact Signature

2/26/2018

 Date

DONALD G. MANTEL

 2nd Contact Printed Name

Vice Pres.

 Title

Community Input Scoring Items

TDHCA#: 18274

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Granbury Chamber of Commerce

Name of Community Organization

Mike Scott

Contact Name

Support
 Opposition

B. The United Way of Hood County

Name of Community Organization

Becky Mauldin

Contact Name

Support
 Opposition

C. Mission Granbury

Name of Community Organization

Dusti Scovel

Contact Name

Support
 Opposition

D. Ruth's Place

Name of Community Organization

Craig Gossard

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 18-05

A RESOLUTION OF THE CITY OF GRANBURY, TEXAS (A) EVIDENCING SUPPORT FOR THE PROPOSED NEW CONSTRUCTION OF THE PROPOSED ELDERLY HOUSING TAX CREDIT DEVELOPMENT, HILL COURT VILLAS; AND (B) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Hill Court Villas, LP, has advised the City of Granbury that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits within Region #3, Rural Category, in the City of Granbury, Hood County, Texas; and,

WHEREAS, Hill Court Villas, LP, has proposed a development for a new affordable elderly multi-family housing development at 1111 Hill Court Blvd, named Hill Court Villas in the City of Granbury, Hood County, Texas; and,

WHEREAS, there is a TDHCA scoring item that requires a de minimis commitment of development funding by the local political subdivision (City of Granbury) who confirms the City of Granbury will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for the development; and,

WHEREAS, the City Council of the City of Granbury, Texas wishes to evidence its support for the proposed Project in the City of Granbury and to facilitate the possible award of Housing Tax Credits to the Project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Granbury, acting through its governing body, hereby confirms its support for the proposed Hill Court Villas to be located at 1111 Hill Court Blvd, Granbury, Texas (TDHCA Application Number 18274); and this formal action has been taken to put on record the opinion expressed by the City of Granbury; and,

SECTION 1.

This resolution supports and is intended to allow Hill Court Villas, LP, to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for the Hill Court Villas located in Granbury, Texas.

SECTION 2.

The governing body of the City of Granbury confirms it will provide streamlined site plan and permit review or other assistance which is valued at least in the amount of \$500 for site plan and permit review for Hill Court Villas.

SECTION 3.

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 the City Manager, for carrying out these resolutions.

SECTION 4.

The City Manager is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and,

SECTION 5.

These resolutions shall be effective as of the date of passage by the City Council.

PASSED AND APPROVED this 6th day of February, 2018.



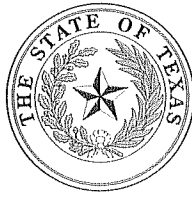
Nin Hulett, Mayor

ATTEST:



Carla Walker, City Secretary





MIKE LANG



STATE REPRESENTATIVE • DISTRICT 60

BROWN • CALLAHAN • COLEMAN • EASTLAND • HOOD • PALO PINTO • SHACKELFORD • STEPHENS

February 23, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: 18274 Hill Court Villas, LP
1111 Hill Blvd., Granbury, Texas 76048

Dear Mr. Irvine,

I received the Public Notification for Hill Court Villas, LP, an Elderly Limitation development located at the above address in Granbury and in Texas State House District 60, which I represent.

With the unanimous support of the Granbury City Council and with no citizen opposition, 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 "Mike Lang".

Mike Lang
State Representative
District 60
Texas House of Representatives
Room E1.410, Capital Extension



February 12, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18274 – Hill Court Villas

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Hill Court Villas TDHCA Application Number 18274 an elderly limitation affordable housing community, located at 1111 Hill Blvd, Granbury, Texas.

The **GRANBURY CHAMBER OF COMMERCE** is a non-profit organization that is active in the community of Granbury with the primary purpose of bettering the community that this development will serve. We believe that there is a need for housing that is affordable for the citizens of modest means and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Scott', with a long horizontal flourish extending to the right.

Mike Scott
President and CEO

3408 E. Highway 377
Granbury, TX 76049
P 817-573-1622
F 817-573-0805
www.granburychamber.com



United Way of Hood County

February 13, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18274 – Hill Court Villas

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Hill Court Villas TDHCA Application Number 18274 an elderly limitation affordable housing community located at 1111 Hill Blvd. in Granbury, Texas.

THE UNITED WAY OF HOOD COUNTY is a non-profit organization that is active in the community of Granbury with a mission of, "increasing the organized capacity of people to care for one another in Hood County". The primary purpose of our organization is to assess the needs of the community, plan how to best meet the needs, and to partner (financially and with support) with organizations in line with this mission. Knowing the current situation of limited, substandard, and unaffordable housing options in Hood County, the addition of this development would certainly make positive progress forward. In short, we believe that there is a need for housing that is affordable for citizens of modest means and this development will help meet that need.

I recently researched and presented some statistics and demographics from the most recent U.S. Census and found that the median mortgage in Hood County is \$1,346. The median rent is within \$500 of this high mortgage dollar amount, coming in at \$847! This is hardly affordable! The rental rate of those below the poverty level is 71%. There were a reported 20,932 households at the time of the census.

If you desire any additional information, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Becky Mauldin".

Becky Mauldin
Executive Director

becky@unitedwayhoodcounty.com

817.579.5100

MISSION GRANBURY INC

New beginnings for hurting families

February 14, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18274 – Hill Court Villas

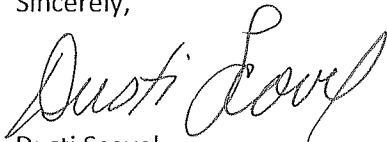
Dear Mr. Irvine:

Please accept this letter in support of the subject development, Hill Court Villas TDHCA Application Number 18274 an elderly limitation affordable housing community, located at 1111 Hill Blvd, Granbury, Texas.

MISSION GRANBURY is a non-profit agency with six programs that help victims of domestic violence and individuals and families who have fallen on hard time. Our greatest barrier to helping them become self-sufficient is the lack of affordable housing in our community. This development will make a significant difference in the lives of so many. We believe that there is a need for housing that is affordable for the citizens of modest mean and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,



Dusti Scovel
Executive Director

RUTH'S PLACE CLINIC

1411 CRAWFORD AVE.
P.O. Box 1571
GRANBURY, TX 76048
817-573-6800
FAX 817-573-6802

February 14, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Executive Director

RE: TDHCA No. 18274 – Hill Court Villas

Dear Mr. Irvine:

Please accept this letter in support of the subject development, Hill Court Villas TDHCA Application Number 18274 an elderly limitation affordable housing community, located at 1111 Hill Blvd, Granbury, Texas.

RUTH'S PLACE is a non-profit organization that is active in the community of Granbury with the primary purpose of bettering the community that this development will serve. We believe that there is a need for housing that is affordable for the citizens of modest mean and this development will help meet that need.

If you desire any additional information, please feel free to contact us.

Sincerely,



Craig Gossard
Executive Director



Community Input Scoring Items

TDHCA#: 18283

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. The Christian Loving Care Center, Inc. of the Greater Kountze Area

Name of Community Organization

Bob Richardson

Contact Name

Support

Opposition

C. Southeast Texas Food Bank

Name of Community Organization

Daniel Maher

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

KOUNTZE, TEXAS

RESOLUTION

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 SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

Whereas, Kountze Pines at Allen Street, LP, a to-be-formed Texas limited partnership (“Applicant”), has advised that it intends to apply to the Texas Department of Housing and Community Affairs (the “TDHCA”) for 2018 Housing Tax Credits to provide equity financing for proposed new construction rental apartments within the city limits of the City of Kountze (the “City”) consisting of up to approximately 80 units, of which up to approximately 80 units will be income and rent restricted rental housing; intended and operated for occupancy by the general population in accordance with Fair Housing requirements; such development to be called Pines at Allen Street (the “Development”), to be located within the City at the northeast quadrant of Allen Street and Tubb Street, Kountze, Hardin County, Texas, 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 financial support for the development from a municipality, county or other instrumentality with jurisdiction over the proposed 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 and to facilitate the possible award of 2018 Housing Tax Credits to the Development;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that the City of Kountze, hereby supports the proposed Pines at Allen Street 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 the City of Kountze, acting through its governing body, hereby confirms that it is exclusively supporting in the TDHCA 2018 Competitive Tax Credit Application Cycle in the Rural Region 5 Funding Pool, the proposed Providence at Allen Street, a general population development to be located in the northeast quadrant of Allen Street and Tubb Street, Kountze, Hardin County, Texas with the TDHCA Application number of #18283 and that this formal action has been taken to put on record the opinion expressed by the City of Kountze; 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 Kountze, Texas, acting through its governing body, hereby confirms that it supports the Pines at Allen Street development to be located at the northeast quadrant of Allen Street and Tubb Street, Kountze, Hardin County, 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

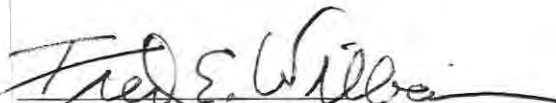
BE IT FURTHER RESOLVED, that for the purpose of Title 10, Rule 11.9(d)(2) of the Texas Administrative Code, the City Council hereby approves and authorizes the financial support of the Development in the amount of Two Hundred Fifty Dollars and Zero Cents (\$250.00) in reduced fees for building permits and/or utility connection fees, 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 Fred E. 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.

Passed and Approved this 18th day of January, 2018


Fred E. Williams, Mayor



STATE REPRESENTATIVE
JAMES WHITE

CORRECTIONS - CHAIR
INTERNATIONAL TRADE &
INTERGOVERNMENTAL AFFAIRS

DISTRICT 19
HARDIN, JASPER
NEWTON, POLK, TYLER

January 24, 2018

Kountze Pines at Allen Street, LP
Attn: Donald R. Ball
3735 Honeywood Court
Port Arthur, TX 77642

RE: Support for Ap. 18283, Pines at Allen Street at Northeast quadrant of Allen Street and Tubb Street, Kountze, TX

Dear Mr. Ball,

I received the Public Notification for Pines at Allen Street in Kountze, TX located in my House District 19. This project is greatly needed in this community which is mostly underserved.

I am pleased to lend my support to this development which will serve my constituents well.

Regards,

A handwritten signature in black ink, appearing to read "J. White".

James White
State Representative
Texas House of Representatives



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

January 31, 2018

Kountze Pines at Allen Street, LP
Attn: Donald R. Ball
3735 Honeywood Court
Port Arthur, TX 77642

RE: Nonprofit Support Letter for Ap 18283, Pines at Allen Street at
Northeast Quadrant of Allen Street and Tubb Street, Kountze, Texas

Dear Mr. Bell:

I am writing to you on behalf of Pines at Allen Street located at the northeast quadrant of Allen Street and Tubb Street, Kountze, Texas. This letter is to affirm our support of the application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence tax exemption status is still in good standing as well as our existence and participation in the community.

If any additional information is needed, please contact us at (409) 892-4455 or elaine@seniormeals.org.

Sincerely,

Elaine Shellenberger
President/CEO
4590 Concord Road
Beaumont, TX 77703
EIN 76-0074137

ES:bam

Elaine Ap18283



THE CHRISTIAN LOVING CARE CENTER, INC.
OF
THE GREATER KOUNTZE AREA

P.o. Box 1328
Kountze, Texas 77625
Phone 409-346-4466
Fax 409-246-8664
kountzecarecenter.com

February 22, 2018

Kountze Pines at Allen Street, LP

Attn: Donald R. Ball

3735 Honeywood Court

Port Arthur, Texas 77642

Re: Non-profit support Letter for Ap. 18283, Pines as Allen Street at northeast quadrant of Allen Street and Tubb Street, Kountze, Texas

Dear Mr. Ball,

I am writing to you on behalf of Pines at Allen Street located at the northeast quadrant of Allen Street and Tubb Street, Kountze, Texas. This letter is to affirm our support of the application for 2018 (9%) Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of that our tax exemption status is still in good standing as well as our existence and participation in the community.

If any additional information is needed, please contact us at (409) 246-4466 and/or email at clcc325@gmail.com.

Sincerely,

Bob Richardson, CPA
Assistant Director



February 26, 2018

Kountze Pines at Allen Street, LP
Attn: Donald R. Ball
3735 Honeywood Court
Port Arthur, TX 77642


Re: Non-Profit Support Letter for Ap 18283, Pines at Allen Street at northeast quadrant of Allen Street and Tubb Street, Kountze, Texas

Dear Mr. Ball,

I am writing to you on behalf of Pines at Allen Street located at the northeast quadrant of Allen Street and Tubb Street, Kountze, Texas. This letter is to affirm our support of the application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence that our tax exemption status is still in good standing. I can also affirm that we are active in providing social services such as food distribution, food stamp enrollment, nutrition education, and senior nutrition services that fulfill our mission and support populations like that to be served by the Pines at Allen Street project.

If any additional information is needed, please feel free to contact me at 409-839-8777 or dmaher@setxfoodbank.org. Best wishes for your project's completion.

Sincerely,


Daniel J. Maher
Executive Director

Southeast Texas Food Bank
P.O. Box 21012
Beaumont, TX 77720

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed affordable housing project known as Village at Greenwood to be developed by TG 110, Inc.

Whereas, TG 110, Inc. (the "Applicant") has proposed a development project to construct approximately 81 apartments to provide affordable housing that is located at 6018 Greenwood Dr., Corpus Christi, Texas 78417 and named Village at Greenwood ("Village at Greenwood Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Housing Tax Credits for the Village at Greenwood 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 Village at Greenwood Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges the support for the proposed Village at Greenwood Project located at 6018 Greenwood Dr., Corpus Christi, Texas 78417.

PASSED AND APPROVED this 20th day of February, 2018 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

Joe McComb
Mayor

Corpus Christi, Texas

20th of February, 2018

The above resolution was passed by the following vote:

Mayor	<u>Aye</u>
Rudy Garza	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>
Michael Hunter	<u>Aye</u>
Joe McComb	<u>Aye</u>
Ben Molina	<u>Aye</u>
Lucy Rubio	<u>Aye</u>
Greg Smith	<u>Aye</u>
Carolyn Vaughn	<u>Aye</u>



TODD HUNTER
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 32
NUECES (PART)

January 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

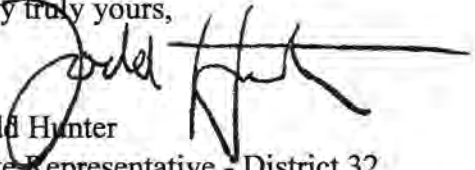
Re: Village at Greenwood
TDHCA #18288

Dear Mr. Irvine:

As the State Representative for House District 32, I support new development in my district. In particular, I support the building of quality, affordable housing for my growing constituency. It has come to my attention that TG 110 Village at Greenwood, LP has applied to your department for 9% Housing Tax Credits to assist them in developing a new multi-family apartment complex in Corpus Christi to be named Village at Greenwood. It is located at approximately 6018 Greenwood Drive (at Greenwood Drive and Frio Street), Corpus Christi, Nueces County, Texas 78417.

I believe 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. Should you have any questions or need any additional information, please feel free to contact my office at 512-463-0672.

Very truly yours,


Todd Hunter
State Representative - District 32



COASTAL BEND
WELLNESS FOUNDATION
EDUCATION AWARENESS ADVOCACY

February 1, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Village at Greenwood
TDHCA #18288

Dear Mr. Irvine,

We would like to express our support for the proposed Village at Greenwood development to be located at approximately 6018 Greenwood Dr., Corpus Christi, TX 78417. Our 501(c)(3) nonprofit is involved 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 2018 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



CORPUS CHRISTI LITERACY COUNCIL
READ TO SUCCEED

February 22, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Village at Greenwood
TDHCA #18288

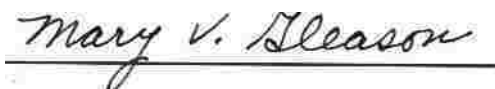
Dear Mr. Irvine,

We would like to express our support for the proposed Village at Greenwood development to be located at approximately 6018 Greenwood Dr., Corpus Christi, TX 78417. 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 obs, 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 2018 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





January 30, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Village at Greenwood
TDHCA #18288

Dear Mr. Irvine,

We would like to express our support for the proposed Village at Greenwood development to be located at approximately 6018 Greenwood Dr., Corpus Christi, TX 78417. 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 www.coastalbendfoodbank.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 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Bea Hanson". The signature is written in a cursive style with a large initial "B" and "H".

Bea Hanson
Executive Director



DOING
THE MOST
GOODSM

William Booth, Founder
Andre' Cox, General
David Hudson, Commissioner, National Commander
Willis Howell, Commissioner, Territorial Commander
Ronnie Raymer, Lt. Colonel, Divisional Commander
Captain Patrick & Lt. Laura Gesner, Regional Coordinators

February 23, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Village at Greenwood
TDHCA #18288

Dear Mr. Irvine,

We would like to express our support for the proposed Village at Greenwood development to be located at approximately 6018 Greenwood Dr., Corpus Christi, TX 78417. 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 2018 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Gustavo Perez
Business Operations Manager
The Salvation Army of the Coastal Bend

Community Input Scoring Items

TDHCA#: 18289

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Academia America, inc.

Name of Community Organization

Mario Compean

Contact Name

Support
 Opposition

B. League of Untied Latin American Citizens

Name of Community Organization

Henry Rodriguez

Contact Name

Support
 Opposition

C. Latinos in Action Sports Association

Name of Community Organization

Raul "Roy" Zuniga

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 **2018-02-08-0005R**

IN SUPPORT OF VILLAGE AT ROOSEVELT MULTI-FAMILY PROJECT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR COMPETITIVE 9% HOUSING TAX CREDITS.

* * * * *

WHEREAS, PHCS Village at Roosevelt, LP has proposed a development for affordable rental housing at 1507 Roosevelt Avenue to be known as Village at Roosevelt, in the City of San Antonio, Council District 3; and

WHEREAS, PHCS Village at Roosevelt, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for Village at Roosevelt; **NOW, THEREFORE:**

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO THAT:

SECTION 1. The City, acting through its governing body, hereby confirms that it supports PHCS Village at Roosevelt, LP's 9% tax credit application for Village at Roosevelt, located at 1507 Roosevelt Avenue, San Antonio, Texas 78210, TDHCA #18289, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

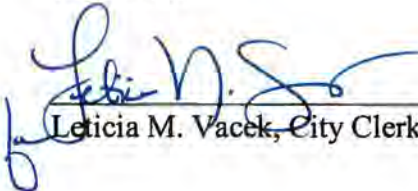
SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

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 8th day of February, 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

ROLAND GUTIERREZ

Chairman

February 28, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: Village at Roosevelt - TDHCA # 18289
1507 Roosevelt Avenue San Antonio, Texas 78254

Dear Mr. Irvine:

This serves to express my support for the application for housing tax credits for the above referenced Village at Roosevelt. This proposed project would be located in Legislative District 119 which I represent.

I am advised the Village at Roosevelt is supported by the Roosevelt Park Neighborhood Association and would benefit the community by providing quality affordable housing for families living on low to moderate incomes. I am advised that the proposed development will feature a state of the art design and offer all the amenities of modern home living in addition to providing quality of life resident support services.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Roland Gutierrez".

Roland Gutierrez
State Representative

District 119



AcademiaAmérica

For the Social and Civic Integration of Immigrants

February 16, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
And Community Development
P.O. Box 13941
Austin, Texas 78711

RE: Village at Roosevelt – TDHCA #18289

Dear Mr. Irvine:

This letter serves to express our support for the Village at Roosevelt a proposed development to be located at 1507 Roosevelt Avenue in San Antonio, Texas 78210.

Academia America is a 501 (c) 3 nonprofit organization which provides education programs and services to the community. The organization acts as an advocate for low to moderate income individuals by partnering with other community groups in providing educational programs with a focus on the social and civic integration of immigrants. Academia America provides these services throughout San Antonio and Bexar County.

The proposed Village at Roosevelt residential community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens. We are informed that the proposed development will feature a state of the art design and offer all the amenities of modern home living. Please accept this communication as our effort to support this worthwhile development.

Sincerely,

Mario Compean

President/CEO

League of United Latin American Citizens
Concilio Zapatista 4383

2404 Leal Street
San Antonio, Texas 78207
lulaczapatista@yahoo.com

February 18, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Development
P.O. Box 13941
Austin, Texas 78711

RE: Village at Roosevelt – TDHCA #18289

Dear Mr. Irvine:

This letter serves to express our support for the Village at Roosevelt a proposed development to be located at 1507 Roosevelt Avenue in San Antonio, Texas.

LULAC Concilio Zapatista 4383 is a 501 (c) 4 nonprofit organization which provides education programs and services to the community. The organization acts as an advocate for low to moderate income individuals by partnering with other community based groups in providing educational programs, health screening fairs, youth sports programs, housing advocacy initiatives, in addition to representing needy individuals with civil rights, education and employment complaints. LULAC Council 4383 provides these services throughout LULAC District 15, consisting of San Antonio, Bexar County and surrounding counties to help low to moderate income families with their daily life challenges to ensure that they are able to fulfill their responsibilities as citizens.

The proposed Village at Roosevelt community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



Henry Rodriguez
Executive Director

Latinos in Action Sports Association

P.O. Box 380384
San Antonio, Texas 78268
210 509-0758

February 18, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
P.O. Box 13941
Austin, TX 78711

RE: Village at Roosevelt – TDHCA #18289

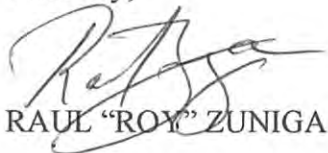
Dear Mr. Irvine:

This letter serves to express our support for the Village at Roosevelt a proposed development to be located at 1507 Roosevelt Avenue in San Antonio, Texas.

Latinos in Action is nonprofit organization which provides sports and education programs and services to the community. Latinos in Action provides these services throughout San Antonio and Bexar County.

The proposed Village at Roosevelt community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens in areas where quality schools and employment opportunities are also plentiful. Please accept this communication as our effort to support this worthwhile development.

Sincerely,



RAUL "ROY" ZUNIGA

President

Community Input Scoring Items

TDHCA#: 18293

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Amigos Del Valle

Name of Community Organization

Alex Guerra

Contact Name

Support
 Opposition

B. United Way of South Texas

Name of Community Organization

Thelma Garza

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 2018-03-R

A RESOLUTION IN SUPPORT OF AN AFFORDABLE HOUSING PROJECT BY TEJAS HOUSING GROUP/PALMVIEW SPUR LP FOR PROPOSED SILVER SPUR APARTMENTS

WHEREAS, Palmview Spur LP has proposed a development for affordable rental housing at approximately 300 Silver Spur Lane named Silver Spur Apartments in the city of Palmview; and

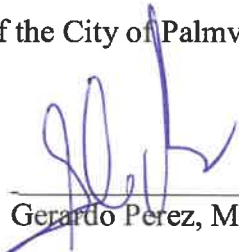
WHEREAS, , Palmview Spur LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Silver Spur Apartments; now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALMVIEW, TEXAS Gerardo Perez, Mayor, Javier Ramirez, Mayor Pro-Tem, Joselito Hernandez, Councilman, Joel Garcia, Sr., Councilman, Linda Sarabia, Councilwoman, Ricardo Villarreal, Councilman

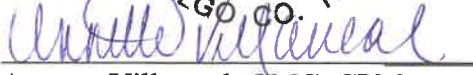
1. That the City of Palmview, acting through its governing body, hereby confirms that it supports the proposed Silver Spur Apartments and that this formal action has been taken to put on record the opinion expressed by the City of Palmview on January 16, 2018, and
2. That for and on behalf of the Governing Body, the Mayor and City Secretary are 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 Palmview, Texas on this 16th day of January, 2018

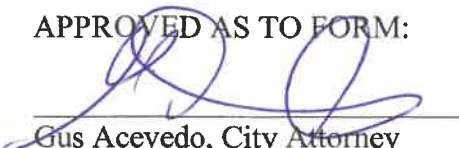



Gerardo Perez, Mayor

ATTEST:


Annette Villarreal, CMC, CPM
City Secretary

APPROVED AS TO FORM:


Gus Acevedo, City Attorney



Texas House of Representatives

STATE REPRESENTATIVE

Oscar Longoria

DISTRICT 35

January 25, 2018

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, TX 78701

Re: TDHCA #18293 – Silver Spur Apartments, Palmview, Texas

Dear Ms. Holloway,

Please accept this letter of support for Silver Spur Apartments, an affordable rental housing community which is being planned in my district on Silver Spur Lane in Palmview, Texas. This development will help address a pressing need for quality, affordable housing that will serve moderate to low-income residents in the city of Palmview.

I appreciate the opportunity to voice my support for this development, which will help many of Palmview's working class families and individuals enjoy an enhanced standard of living in a beautiful and comfortable environment among their peers.

Sincerely,

A handwritten signature in black ink, appearing to read "Oscar Longoria".

State Representative, District 35



January 31, 2018

Tim Lang
Palmview Spur LP
8455 Lyndon Lane
Austin, TX 78729

Mr. Lang,

On behalf of the United Way of South Texas, I would like to express our support for your proposed Silver Spur Apartments affordable housing development located on Silver Spur Lane south of US Business 83 in Palmview. Like so many towns in Texas, Palmview has been in need of new, quality housing for its low to moderate-income residents for some time and as a result, we are pleased to have your interest in helping address that need. Our low and moderate income citizens are too often restricted to renting older properties that do not provide enough shelter from the elements or are 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 United Way of South Texas serves the Palmview area in which the Silver Spur Apartments development will be located. We are a 501(c) 3 corporation and provide regular services to those less fortunate in a variety of programs throughout Hidalgo and Starr counties. 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 black ink that reads "Thelma M. Garza". The signature is fluid and cursive.

Thelma M. Garza
President



4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone: (956) 213-9400
Fax: (956) 213-8119

February 14, 2018

BOARD OFFICERS

GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
President
RICHARD MOLINA
Mayor, Edinburg
Vice-President
VICTOR LEAL
City Commissioner, Harlingen
Secretary
NORIE GARZA
Mayor Pro Tem, Mission
Treasurer
BASILIO SANCHEZ
Representative, Cameron County
Senior Member

BOARD MEMBERS

ELEAZAR GUAJARDO
Commissioner, Pharr
RAUL GONZALES
Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
JIM DARLING
City of McAllen, Mayor
OSCAR GONZALES
Mayor Pro Tem, Donna
GILBERT GONZALES
Mayor, Raymondville
ANTONIO GONZALES
Commissioner, San Benito
RAUDY MALDONADO
Commissioner, San Juan
CRISTELLA DE LEON HERNANDEZ
Commissioner, Mercedes
BEN NEECE
Commissioner, Brownsville
SONIA FALCON
Finance / Banking

ALEJANDRO GUERRA
EXECUTIVE DIRECTOR

Tim Lang
Palmview Spur LP
8455 Lyndon Lane
Austin, TX 78729

Mr. Lang,

On behalf of Amigos Del Valle, Inc. Meals on Wheels served in South Texas, I would like to express our support for your proposed Silver Spur Apartments affordable housing development located on Silver Spur Lane south of US Business 83 in Palmview. Like so many towns in Texas, Palmview has been in need of new, quality housing for its low to moderate-income residents for some time and as a result, we are pleased to have your interest in helping address that need. Our low and moderate income citizens are too often restricted to renting older properties that do not provide enough shelter from the elements or are 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.

Amigos Del Valle, Inc. serves the Palmview area in which the Silver Spur Apartments development will be located. We are a 501(c) 3 corporation and provide regular services to those less fortunate in a variety of programs throughout Hidalgo and Starr counties. 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,

Alex Guerra
Executive Director



"Providing 44 Years of Service"
1974 - 2018

18294

**THE LEGACY HAS
BEEN WITHDRAWN**

Community Input Scoring Items

TDHCA#: 18298

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Society of St. Vincent de Paul

Name of Community Organization

Michael Pazzaglini

Contact Name

Support

Opposition

B. Amazing Grace Food Pantry

Name of Community Organization

Karen Ellis

Contact Name

Support

Opposition

C. First Baptist Church Wylie

Name of Community Organization

Jon Bailey

Contact Name

Support

Opposition

D. Wylie Chamber of Commerce

Name of Community Organization

Mike Agnew

Contact Name

Support

Opposition

E. Meals on Wheels

Name of Community Organization

Margie VerHagen

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2018-07(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE FOR SUPPORT FOR A PROPOSED SENIOR AGE RESTRICTED AFFORDABLE HOUSING TAX CREDIT PROJECT, HERITAGE AT WYLIE, LOCATED ON 13 ACRES AT THE APPROXIMATE 2300 BLOCK OF COUNTY LINE ROAD, WYLIE, TEXAS.

WHEREAS, Wylie Housing Partners, Ltd, has advised the City of Wylie that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits within Region #3, Urban Category, in the City of Wylie, Rockwall County, Texas; and,

WHEREAS, Wylie Housing Partners, Ltd, has proposed a development for a new senior age restricted affordable multi-family housing development at the approximate 2300 Block of County Line Road, named Heritage at Wylie in the City of Wylie, Rockwall County, Texas; and,

Whereas, there is a TDHCA scoring item that requires a de minimis commitment of development funding by the local political subdivision (City of Wylie) who confirms the City of Wylie will provide (waived permit fees.) which is valued at least in the amount of \$500 for the development; and,

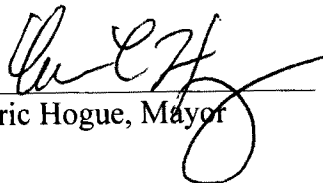
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, THAT:

1. The governing body of the City of Wylie supports new opportunities to encourage the development of quality, affordable housing for its residents.
2. The City of Wylie acting through its governing body, hereby confirms its support for the proposed senior age restricted Heritage at Wylie to be located on 13 acres at the approximate 2300 Block of County Line Road; and this formal action has been taken to put on record the opinion expressed by the City of Wylie.
3. This resolution supports and is intended to allow Wylie Housing Partners, Ltd to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for Heritage at Wylie located in the City of Wylie.
4. This resolution of support is intended to allow Heritage at Wylie to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for its senior age restricted multifamily development project to be located in Wylie.
5. The governing body of the City of Wylie confirms it will waive permit fees not to exceed \$500 for Wylie Housing Partners, Ltd. 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 2018 award of tax credits.

6. The governing body of the City of Wylie is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA).

7. This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this the 23rd day of January, 2018.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary





STATE REPRESENTATIVE
JUSTIN HOLLAND

DISTRICT 33

January 24, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Wylie Housing Partners, Ltd., Heritage at Wylie

To Whom It May Concern,

I am writing this letter in support of Wylie Housing Partners, Ltd.'s, 2018 Housing Tax Credits application for their, Heritage at Wylie project. The project proposal is located on 13 acres at the approximate 2300 Block of County Line Road, Wylie, Texas.

The Heritage at Wylie project is within my district and I look forward to working with local leaders to ensure the success of this project.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Justin Holland".

Justin Holland
State Representative





Society of

St. Vincent de Paul

NORTH TEXAS

3826 Gilbert Ave
Dallas, TX 75219

214 520 0650
www.svdpdallas.org

January 23, 2018

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78746

Re: Community support letter for the Heritage at Wylie Senior Community
located at the 2300 Block of County Line Road, Wylie, TX 75098
TDHCA Tax Credit Application #18298

Dear Mr. Irvine:

The purpose of this letter is to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18298, Heritage at Wylie, a proposed 128-unit senior community located on approx. 13 acres at the 2300 Block of County Line Road, City of Wylie, Texas 75098. The Heritage at Wylie senior development will assist the community in meeting a need for a high quality, clean, safe, sustainable senior community for senior citizens of moderate to low income levels.

Society of St. Vincent de Paul, Diocesan Council of Dallas, Inc. is a 501(c)3 charitable non-profit organization located at 3826 Gilbert Ave, Dallas, Dallas County, Texas serving the community in which Heritage at Wylie is proposed to be located. Attached please find evidence of our tax-exempt status 501(c)3 IRS determination letter.

Our community needs good quality housing of all types for its residents and we support such efforts proposed by the development of Heritage at Wylie.

If we can be of further assistance, please do not hesitate to contact us.

Sincerely,

Michael Pazzagini
Executive Director



Date 24 January 2018

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78746

Re: Community support letter for the Heritage at Wylie Senior Community located at the 2300 Block of County Line Road, Wylie, TX 75098
TDHCA Tax Credit Application #18298

Dear Mr. Irvine:

The purpose of this letter is to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18298, Heritage at Wylie, a proposed 128-unit senior community located on approx. 13 acres at the 2300 Block of County Line Road, City of Wylie, Texas 75098. The Heritage at Wylie senior development will assist the community in meeting a need for a high quality, clean, safe, sustainable senior community for senior citizens of moderate to low income levels.

Amazing Grace Food Pantry is a 501(c)3 charitable non-profit organization located at 1711 Parker Road, Wylie, Collin County, Texas serving the community in which Heritage at Wylie is proposed to be located. Attached please find evidence of our tax-exempt status/ 501(c)3 IRS determination letter.

Our community needs good quality housing of all types for its residents and we support such efforts proposed by the development of Heritage at Wylie.

If we can be of further assistance, please do not hesitate to contact us at 972-292-7241.

Sincerely,



Karen Ellis



January 24, 2018

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78746

Re: Community support letter for the Heritage at Wylie Senior Community located at the 2300 Block of County Line Road, Wylie, TX 75098
TDHCA Tax Credit Application #18298

Dear Mr. Irvine:

The purpose of this letter is to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18298, Heritage at Wylie, a proposed 128-unit senior community located on approx. 13 acres at the 2300 Block of County Line Road, City of Wylie, Texas 75098. The Heritage at Wylie senior development will assist the community in meeting a need for a high quality, clean, safe, sustainable senior community for senior citizens of moderate to low income levels.

First Baptist Church Wylie is a 501(c)3 charitable non-profit organization located at 100 North First Street, Wylie, Collin County, Texas serving the community in which Heritage at Wylie is proposed to be located. Attached please find evidence of our tax-exempt status/ 501(c)3 IRS determination letter.

Our community needs good quality housing of all types for its residents and we support such efforts proposed by the development of Heritage at Wylie.

If we can be of further assistance, please do not hesitate to contact us at (972) 442-2261.

Sincerely,

A handwritten signature in black ink that reads 'Bailey' in a cursive script.

Jon Bailey
Missions Pastor, FBC Wylie



1/25/18

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78746

Re: Community support letter for the Heritage at Wylie Senior Community located at the 2300 Block of County Line Road, Wylie, TX 75098
TDHCA Tax Credit Application #18298

Dear Mr. Irvine:

The purpose of this letter is to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18298, Heritage at Wylie, a proposed 128-unit senior community located on approx. 13 acres at the 2300 Block of County Line Road, City of Wylie, Texas 75098. The Heritage at Wylie senior development will assist the community in meeting a need for a high quality, clean, safe, sustainable senior community for senior citizens of moderate to low income levels.

The Wylie Chamber of Commerce is a 501(c)6 charitable non-profit business organization located at 307 N Ballard Street, Wylie, TX Collin County, Texas serving the community in which Heritage at Wylie is proposed to be located. Proof of tax-exempt status/ 501(c)6 IRS determination letter available upon request.

Our community needs good quality housing of all types for its residents and we support such efforts proposed by the development of Heritage at Wylie. We look forward helping them succeed in Wylie.

If we can be of further assistance, please do not hesitate to contact us at 972-442-2804.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Agnew", is written over a light blue horizontal line. The signature is fluid and cursive, extending to the right with a long, sweeping tail.

Mike Agnew
President/CEO
Wylie Chamber of Commerce



of Rockwall County

950 Williams St
Bldg. C Ste. 200
Rockwall, TX 75087
972-771-9514

Date:1/26/2018

Mr. Timothy Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78746

Re: Community support letter for the Heritage at Wylie Senior Community located at the 2300 Block of County Line Road, Wylie, TX 75098
TDHCA Tax Credit Application #18298

Dear Mr. Irvine:

The purpose of this letter is to express support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18298, Heritage at Wylie, a proposed 128-unit senior community located on approx. 13 acres at the 2300 Block of County Line Road, City of Wylie, Texas 75098. The Heritage at Wylie senior development will assist the community in meeting a need for a high quality, clean, safe, sustainable senior community for senior citizens of moderate to low income levels.

Meals on wheels Senior Services is a 501(c)3 charitable non-profit organization located at 950 Williams Street , Rockwall County, Texas serving the community in which Heritage at Wylie is proposed to be located. Attached please find evidence of our tax-exempt status/ 501(c)3 IRS determination letter.

Our community needs good quality housing of all types for its residents and we support such efforts proposed by the development of Heritage at Wylie.

If we can be of further assistance, please do not hesitate to contact us at 972-771-9514.

Sincerely,

A handwritten signature in cursive script that reads "Margie VerHagen".

Margie VerHagen E.D.

Non-Profit Signature Block

Community Input Scoring Items

TDHCA#: 18305

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Montgomery Historical Society

Name of Community Organization

Billy Ray Duncan, President

Contact Name

Support
 Opposition

B. Meals on Wheels Montgomery County

Name of Community Organization

Summer Day

Contact Name

Support
 Opposition

C. Montgomery Area Chamber of Commerce

Name of Community Organization

Shannan Reid

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 OF MONTGOMERY, TEXAS
RESOLUTION NO. 2018-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY,
TEXAS REGARDING STAR OF TEXAS SENIORS LTD AT LONE STAR PARKWAY
FOR SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING

WHEREAS, Star of Texas Seniors Ltd. has proposed a development for a Senior Housing Development located on Lone Star Parkway, named Star of Texas Seniors, in the city of Montgomery, Montgomery County, Texas;

WHEREAS, Star of Texas Seniors Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Star of Texas Seniors;

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;

It is hereby RESOLVED, that the City of Montgomery, acting through its governing body, hereby confirms that it supports the proposed development of Star of Texas Seniors, located on Lone Star Parkway, in the City of Montgomery, Montgomery County, Texas and its application to the TDHCA pursuant to Texas Government Code, §2306.6703(a)(4).

FURTHER RESOLVED, that the City of Montgomery, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$2,000 towards water/sewer tap fees.

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Kirk Jones 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 Montgomery on 23rd day of January, 2018.

PASSED AND APPROVED by the City Council of the City of Montgomery, Texas on the 23rd day of January, 2018.

Kirk Jones

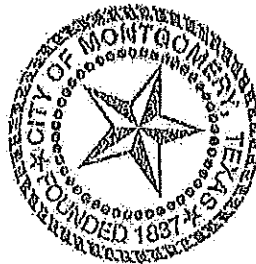
Kirk Jones, Mayor

ATTEST:

Susan Hensley
Susan Hensley, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Larry Foerster
Larry Foerster, City Attorney





STATE OF TEXAS
HOUSE OF REPRESENTATIVES

WILL METCALF

District 16

February 23, 2018

Star of Texas Seniors Ltd.
PO Box 3189
Bryan, Texas 77805

To whom it may concern:

I received Public Notification for the Star of Texas Seniors development located in the city of Montgomery and House District 16, which I represent in the Texas House.

This 32 unit, senior restricted development will provide housing at an affordable rate to my senior aged constituents. The reduced rate rents, compared to the area market rate rents, will help keep these senior residents from paying more than 30% of their income in rent. The Montgomery City Council unanimously supports this effort. I am pleased to offer my support to this development as well.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Metcalf", written over a faint, circular watermark.

State Representative Will Metcalf
House District 16

Montgomery Historical Society

P. O. Box 513

Montgomery, Texas 77356

February 6, 2018

Texas Department of Housing and Community Affairs

Austin, Texas

RE: Star of Texas Seniors Ltd.

I am writing to you to express our support for the Star of Texas Seniors Ltd, Senior Development to be called Star of Texas Seniors and will be located on Lono Star Parkway in Montgomery, Texas.

There is a need for quality affordable housing in Montgomery, Texas -Montgomery County. We believe that these apartments will well serve the need for our seniors.

Our organization was formed in 1954 to help protect, preserve, and promote the history of Montgomery & Montgomery County.

If I can be of further help in this matter, please call me at 936-520-2509.

Sincerely,



Billy Ray Duncan, President



MEALS on WHEELS
MONTGOMERY COUNTY

February 20, 2018

Texas Dept. of Housing & Community Affairs
221 East 11th Street
Austin, TX 78701

Dear Chairman,

I am honored to write this letter in support of the Star of Texas Seniors LTD planned development to be located in Montgomery County, TX.

Meals on Wheels has been an integral part of the senior community in Montgomery County for 45 years. We have seen the growing population of aging adults in need of basic support such as food and affordable shelter. A development such as the proposed would provide much needed relief for those on modest fixed incomes trying to manage their budget.

The senior community is often forgotten because their voices have faded into past. Please join us in advocating for those who are no longer heard, but still need our support!

Kind regards,

A handwritten signature in black ink, appearing to read 'Summer Day'.

Summer Day
Executive Director



MONTGOMERY
— Area Chamber of Commerce

February 2, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Community Support letter for Star of Texas Seniors LTD at Lone Star Parkway

Dear Chairman:

The purpose of this letter is to express our support for the Star of Texas Seniors LTD Housing development. TDHCA application is located at Lone Star Parkway in Montgomery, TX. This application is being submitted to the Texas Department of Housing and Community Affairs by Homestead Development.

This property will provide safe and quality housing for the senior residents of Montgomery, who will benefit from the vast amenities this property has to offer, including a happy and healthy living environment.

The Montgomery Area Chamber of Commerce works to promote a positive business environment that contributes to the community and economic vitality of the Montgomery area while also promoting networking, education and fiscal opportunities for its members. We provide opportunities for the businesses to partner together locally as well as represent them through advocacy to our elected officials at all levels. Please visit our website at www.MontgomeryAreaChamber.com for further information on our organization and our events held throughout the year.

Sincerely,

Shannan Reid
Director

Small Town. Networked for Big Business.

MontgomeryAreaChamber.com

P.O. Box 486
Montgomery, Texas 77356

Ph : (936) 597-5004 Fx : (936) 597-5048
Info@MontgomeryAreaChamber.com

Community Input Scoring Items

TDHCA#: 18306

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 East End Management District](#)

Name of Community Organization

[Patrick Ezzell](#)

Contact Name

Support
 Opposition

B. [Goodwill Industries of Houston](#)

Name of Community Organization

[Alma Duldulao-Ybarra](#)

Contact Name

Support
 Opposition

C. [Interfaith Ministries for Greater Houston](#)

Name of Community Organization

[Martin B. Cominsky](#)

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CAPTION ADOPTED

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

TEXAS HOUSE OF REPRESENTATIVES



CAROL ALVARADO

DISTRICT 145

February 16, 2018

Chairman J. B. Goodwin
Texas Department of Housing and Community Affairs
TDHCA HTC Program
P.O. Box 13941
Austin, TX 78711-3941

Re: Support for Campanile on Commerce –TDHCA #18306

Dear Chairman Goodwin,

I received the Public Notification for Campanile on Commerce, located in Houston, Texas and the 145th district, which I represent.

I am pleased to lend my support to this Development which will serve the elderly constituents in my District.

Sincerely,

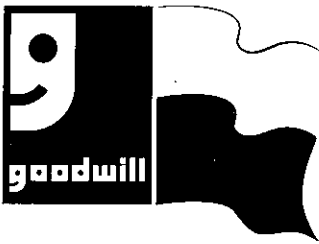
A handwritten signature in black ink that reads "Carol Alvarado".

Carol Alvarado
State Representative, District 145

Cc: Les Kilday, Kilday Operating LLC, via email at les@kildayco.net

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0732
(512) 463-4781 FAX

DISTRICT OFFICE:
2900 WOODRIDGE, SUITE 305
HOUSTON, TEXAS 77087
(713) 649-6563
FAX (713) 649-6454



**Goodwill Industries
of Houston**

OFFICERS OF THE CORPORATION

Tommy Moore**
Board Chairman

Craig Nunez**
Vice Chairman

John Crafton**
Treasurer

Rich Jochez**
Secretary

Bill J. Kacal***
Senior Chairman

Jim R. Smith*
Chairman Emeritus

Steven P. Lufburrow**
President/CEO

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Bruce Baker

Jim D'Agostino***

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John Ebeling*

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Sharon Birkman Fink

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Dick Hite

Don Jordan***

George Lindahl*

Allene Lucas*

Brad Marks

Jerry Martin

Elexa Orrange

Coleman Rowland

Robert N. Shaw

Barbara Vilutis

Henry D. Wilde, Jr., M.D.*

William Key Wilde*

February 21, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Letter of Support, Campanile on Commerce, TDHCA # 18306

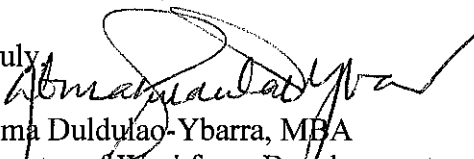
Dear Mr. Irvine:

Goodwill Houston is sending a letter of support for the Campanile on Commerce elderly housing development, TDHCA application # 18306, located at 2800 Commerce St. in Houston, Harris County. This application has been submitted to the Texas Department of Housing and Community Affairs by Campanile on Commerce LP. There is a growing need for quality, safe and affordable housing for seniors in the Second Ward area and Campanile on Commerce will help fulfill this need in the area that we serve in.

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for individuals with disabilities and barriers to employment. We serve veterans, youth, senior citizens, re-entry participants, the general public, and persons with disabilities.

Thank you for your consideration and support.

Truly,


Alma Duldulao-Ybarra, MBA
Director of Workforce Development

* Life Member

** Executive Committee Member

*** Advisory Director





*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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Vice Chair
Franklin J. Harberg, Jr.
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Treasurer
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Bashar Kalai
Brigitte Kalai
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Rabbi David Lyon
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Larry Payne
Richard Steele
Rabbi Roy Walter

President Emeritus
Elliot Gershenson

President & CEO
Martin B. Cominsky
713-533-4901



United Way of Greater Houston
A United Way Agency

February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Letter of support, Campanile on Commerce, TDHCA # 18306

Dear Mr. Irvine:

The purpose of this letter is to express support for the Campanile on Commerce elderly housing development, TDHCA application # 18306, located at 2800 Commerce St. in Houston, Harris County. This application has been submitted to the Texas Department of Housing and Community Affairs by Campanile on Commerce LP.

There is a growing need for quality, safe, and affordable housing for seniors in the Second Ward area and Campanile on Commerce will help fulfill this need. The central location of this residential facility will make access to parks, art facilities, city and county offices very convenient.

As Texas' largest Meals on Wheels provider, we welcome this new development near downtown Houston. We look forward to the potential opportunity of serving eligible residents, age 60 or older or those with disabilities, a hot nutritious lunch and other services.

We wish the Campanile on Commerce LP success in their development plans.

Sincerely,


Martin B. Cominsky
President and CEO



WE GO WHERE

WE ARE

INVITED TO GO

AND WE DO

WHAT WE ARE

ASKED TO DO.

NO MATTER

WHERE WE

LIVE, WE ALL

SHARE THE

SAME HUMAN

ASPIRATIONS —

TO EARN,

LEARN, AND

BELONG.

February 28, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Letter of support, Campanile on Commerce, TDHCA # 18306

Dear Mr. Irvine:

The purpose of this letter is to express support for the Campanile on Commerce elderly housing development, TDHCA application # 18306, located at 2800 Commerce St. in Houston, Harris County. This application has been submitted to the Texas Department of Housing and Community Affairs by Campanile on Commerce LP.

There is a growing need for quality, safe and affordable housing for seniors in the Second Ward area and Campanile on Commerce will help fulfill this need.

BakerRipley is the largest charitable organization in Texas and hosts a network of over 70 services sites that help more than half a million people each year. We fulfill our mission to bring resources, education, and connections by working with our neighbors side by side. What makes Houston so great is our vibrant and dynamic neighborhoods - the true engines of any metro. We believe that neighborhoods are the bridges between individuals and the regional economy. When we strengthen underserved neighborhoods, we can see how the quality of life is raised for everyone not just in that community, but the entire region.

Sincerely,

Claudia Aguirre
BakerRipley
President & CEO



**GREATER
EAST END
DISTRICT**

THE PEOPLE BEHIND
THE PROGRESS

February 13, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Letter of support, Campanile on Commerce, TDHCA # 18306

Dear Mr. Irvine:

The purpose of this letter is to express support for the Campanile on Commerce elderly housing development, TDHCA application # 18306, located at 2800 Commerce St. in Houston, Harris County. This application has been submitted to the Texas Department of Housing and Community Affairs by Campanile on Commerce LP.

There is a growing need for quality, safe and affordable housing for seniors in the Second Ward area and Campanile on Commerce will help fulfill this need.

The Greater East End Management District was created in 1999 by the 76th Texas legislature as a tool for economic development and revitalization of the area. The District receives assessments from commercial property owners and uses funds for infrastructure improvements, beautification, security and public safety, workforce development, and other programs as designated by its board of directors. All programs and services are developed to:

- Create a safe environment within the District in both perception and reality.
- Enhance the image of the District.
- Improve infrastructure and amenities in the District.
- Attract more business and investments to the District.
- Improve business opportunities, in order to increase economic activity for the business property owners, tenants, and their customers.

Sincerely,

Patrick Ezzell
Managing Director of Economic Development and Infrastructure
Greater East End Management District

William McConnell
Eco-Services
Chair

Craig Rohden
Space City Credit Union
Vice-Chair
Resident

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Joe Meppelink
METALAB
Assistant Secretary

Rodrigo Tejada
L-K Industries
Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

John S. Jacob, Ph.D.
Texas A&M AgriLife
Extension Service

Domenic Laurenzo
El Tiempo Cantina

Marjorie Peña
BakerRipley

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczynski
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

Community Input Scoring Items

TDHCA#: 18314

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Wichita Falls Chamber of Commerce

Name of Community Organization

Henry Florsheim

Contact Name

Support

Opposition

B. North Texas Area United Way

Name of Community Organization

Matthew D. Yell

Contact Name

Support

Opposition

C. Wichita Falls Area Community Foundation

Name of Community Organization

Teresa Pontius Caves

Contact Name

Support

Opposition

D. Wichita Falls Faith Mission, Inc.

Name of Community Organization

Steve Sparks

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Resolution No. 08-2018

Consider and take action to amend or rescind Resolution #01-2018 for a proposed affordable housing tax credit project, The Reserves at Maplewood II, in Wichita Falls, Texas by OPG Maplewood Partners II, LLC

WHEREAS, OPG Maplewood Partners II, LLC., has advised the City of Wichita Falls that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits within Region #2, Urban Category, in the City of Wichita Falls, Wichita County, Texas; and,

WHEREAS, The Reserves at Maplewood II, to be located in the 3000 block of Maplewood Ave., will be an affordable multi-family housing development that will contribute to additional revitalization efforts within the City's Tax Increment Financing Reinvestment Zone #2 (TIF #2); and,

WHEREAS, there is a TDHCA scoring item that requires a de minimis commitment of development funding by the local political subdivision, City of Wichita Falls, who confirms the City of Wichita Falls will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for the development; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. The governing body of the City of Wichita Falls supports new opportunities to encourage the development of quality, affordable housing for its residents.

2. The City of Wichita Falls acting through its governing body, hereby amends Resolution #01-2018 and confirms its support for the proposed The Reserves at Maplewood II, to be located in the 3000 block of Maplewood Ave., a new affordable housing development that will assist with continued revitalization efforts in TIF #2; and this formal action has been taken to put on record the opinion expressed by the City of Wichita Falls.

3. This resolution supports and is intended to allow the OPG Maplewood Partners II, LLC., to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for The Reserves at Maplewood II located on Maplewood Avenue in Wichita Falls.

4. This resolution of support is intended to allow OPG Maplewood Partners II, LLC., to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for The Reserves at Maplewood II to be located in Wichita Falls.

5. The governing body of the City of Wichita Falls confirms it will provide streamlined site plan and permit review which is valued at least in the amount of \$500 for The Reserves at Maplewood II.

6. The developer of the subject project, OPG Maplewood Partners II, LLC., confirms it will construct at its own expense the extension of the public street accessing the development, Maplewood Avenue, to the end that said extension completes the connection of the road between its current eastern and western termini (approximately 475-feet) with a pavement width no less than thirty-six (36) feet, only if the housing tax credit application that is the subject of this Resolution is approved by the TDHCA. The governing body of the City of Wichita Falls further confirms that, should TIF #2 funds become available, discussions between City and developer as to remuneration to developer costs related to City's portion of said extension will occur.

7. The governing body of the City of Wichita Falls is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs (TDHCA).

8. This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this the 16th day of January, 2018.


MAYOR

ATTEST:


City Clerk



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JAMES B. FRANK

District 69

January 22, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18314 (The Reserves at Maplewood II)

Dear Mr. Irvine:

I have received the Public Notice for TDHCA Tax Credit Application # 18314 (The Reserves at Maplewood II) to be located in Wichita Falls, TX, which I represent.

I am pleased to lend my support to this development, which will serve the constituents in my district and provide needed housing, especially to those of modest means.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank", written in a cursive style.

Representative James B. Frank



900 8th Street, Suite 218 * P.O. Box 1860 * Wichita Falls, TX 76307
Phone: 940.723.2741 * Fax: 940.723.8773
www.wichitafallcommerce.com

22 January 2018

VIA EMAIL

Timothy Irvine, Executive Director

TDHCA
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Maplewood II #18314

Dear Mr. Irvine:

The Wichita Falls Chamber of Commerce and Industry supports TDHCA Tax Credit Application 118314, The Reserves at Maplewood II in the city of Wichita Falls, Texas.

The Wichita Falls Chamber of Commerce is a tax-exempt organization and has a primary responsibility for the overall betterment, development, and improvement of the community in which The Reserves at Maplewood II is to be located. We believe there is a need for affordable housing to citizens of our community of modest means, and this development will address those needs.

Should you have any questions or concerns, please don't hesitate to contact me.

Respectfully,

Henry Florsheim
President & CEO

KMP:

R1820-97



TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Maplewood II #18314

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Maplewood II to be located in Wichita Falls, TX.

The North Texas Area United Way 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, appearing to read "Matthew D. Yell".

Matthew D. Yell
President/CEO



January 23, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Maplewood II #18314

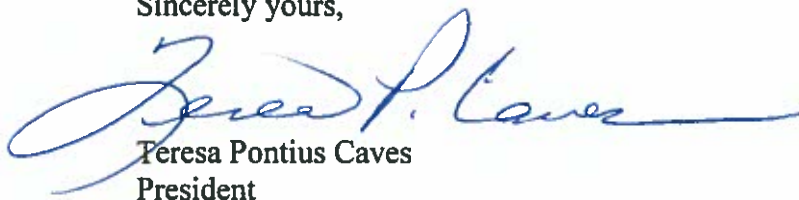
Dear Mr. Irvine:

I am writing this letter of support for The Reserves at Maplewood II to be located in Wichita Falls, TX.

The Wichita Falls Community Foundation (WFACF) is a 501(c)3 public charity that serves the community in which the development site is located. It is my understanding and belief that this housing development has the primary purpose of overall betterment for this community.

WFACF has an 18 year history of granting to nonprofits in this service area that serve the persons in need. There is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely yours,



Teresa Pontius Caves
President



– WICHITA FALLS –
FAITH MISSION
EVERY STORY MATTERS

January 25, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Maplewood II #18314

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Maplewood II to be located in Wichita Falls, TX.

Wichita Falls Faith Mission, Inc. is a tax exempt social services 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 Sparks
CEO
Wichita Falls Faith Mission, Inc

FAITH MISSION

1300 Travis St.
Wichita Falls, TX 76301
940.723.5663

FAITH REFUGE

710 E. Hatton Rd.
Wichita Falls, TX 76302
940.322.4673

**FAITH RESALE AND
DONATION CENTER**

4502 Old Jacksboro Hwy.
Wichita Falls, TX 76302
940.766.0705

MAILING ADDRESS:

P. O. BOX 965, WICHITA FALLS, TX 76307

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Leave a Legacy

Help rewrite stories of tomorrow
by leaving a planned gift through
your will or a bequest.

EIN 75 - 1779401



faithmissionwf.org

Community Input Scoring Items

TDHCA#: 18320

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. SER-Jobs for Progress

Name of Community Organization

L. Diane Schenke

Contact Name

Support
 Opposition

C. Child Advocates

Name of Community Organization

Sonya Galvan

Contact Name

Support
 Opposition

D. Bay Area Turning Point, Inc.

Name of Community Organization

Brenda Sykes

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

CITY OF SEABROOK
RESOLUTION NO. 2018-10

SUPPORTING A DEVELOPMENT

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, SUPPORTING A DEVELOPMENT TO BE KNOWN AS SEASIDE LODGE AT CHESAPEAKE BAY, A DEVELOPMENT FOR SENIORS TO BE LOCATED THE NORTHEAST QUADRANT OF ELAM STREET AND LARRABEE STREET, SEABROOK, TEXAS, THE APPLICANT BEING SEASIDE LODGE, 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, Seaside Lodge, LP has proposed a development for affordable rental housing for seniors at the northeast quadrant of Elam Street and Larrabee Street, Seabrook, TX named Seaside Lodge at Chesapeake Bay in the City of Seabrook, Texas; and

WHEREAS, Seaside Lodge, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Seaside Lodge at Chesapeake Bay; and

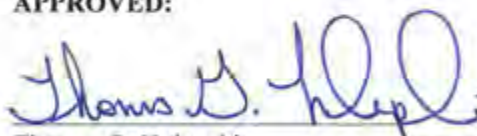
WHEREAS, this resolution further is intended to meet the requirements of 10 Texas Administrative Code §11.9(d)(1) (Local Government Support) necessary to make Seaside Lodge at Chesapeake Bay eligible for 17 points;

IT IS HEREBY RESOLVED, that the City of Seabrook, acting through its governing body, hereby confirms that it supports the proposed Seaside Lodge at Chesapeake Bay located at the northeast quadrant of Elam Street and Larrabee Street, Seabrook, Texas and that this formal action has been taken to put on record the opinion expressed by the City of Seabrook on February 6, 2018; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Thom Kolupski, Mayor of the City of Seabrook, 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 6th day of February, 2018.

APPROVED:



Thomas G. Kolupski
Mayor

ATTEST:

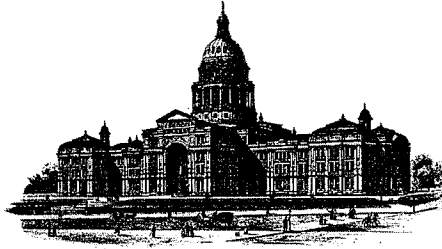


Robin Hicks
City Secretary



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

February 8, 2018

DENNIS PAUL DISTRICT 129

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Re: Support for Seaside Lodge at Chesapeake Bay, TDHCA Application No. 18320

Dear Mr. Irvine,

I am writing to show my support for Seaside Lodge at Chesapeake Bay, a proposed affordable rental housing community for seniors to be located at the NE corner of Elam St. and Larabee St., Seabrook, Harris County, Texas 77586 that will be sponsored by Seaside Lodge, LP.

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 Seaside Lodge at Chesapeake Bay. I therefore support Seaside Lodge at Chesapeake Bay and TDHCA Application No. 18320.

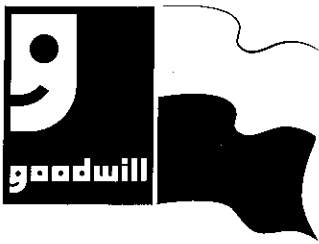
Sincerely,

A handwritten signature in cursive script that reads "Dennis Paul".

Dennis Paul
State Representative
House District 129



DISTRICT129.PAUL@HOUSE.TEXAS.GOV



**Goodwill Industries
of Houston**

OFFICERS OF THE CORPORATION February 23, 2018

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Barbara Vilutis

Henry D. Wilde, Jr., M.D.*

William Key Wilde*

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: **Support for Seaside Lodge at Chesapeake Bay, TDHCA #18320**
NE Corner of Elam Street & Larabee Street, Seabrook, Harris County, TX 77586

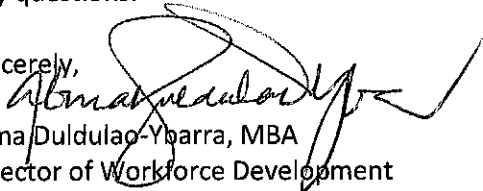
Dear Mr. Irvine,

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77586 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Seaside Lodge at Chesapeake Bay, a multifamily housing community for seniors proposed for Seabrook. There is a tremendous need for affordable housing for seniors in Seabrook. Seaside Lodge at Chesapeake Bay is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,


Alma Duldulao-Ybarra, MBA
Director of Workforce Development

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com

* Life Member

** Executive Committee Member

*** Advisory Director





SER-JOBS FOR PROGRESS OF THE TEXAS GULF COAST, INC.

PHONE 713-773-6000 | 201 BROADWAY STREET - HOUSTON, TEXAS 77012 | FAX 713-773-6010

February 8, 2018

SER-Jobs for Progress BOARD OF DIRECTORS

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Melissa Johnson

Interim Executive Director

L. Diane Schenke

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: **Support for Seaside Lodge at Chesapeake Bay, TDHCA #18320**
NE Corner of Elam Street & Larabee Street, Seabrook, Harris County,
TX 77586

Dear Mr. Irvine,

SER-Jobs for Progress of the Texas Gulf Coast is a 501(c)3 community organization that provides the Greater Houston area with education, occupational training, employment, financial empowerment, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77586 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Seaside Lodge at Chesapeake Bay, a multifamily housing community proposed for Seabrook at the NE Corner of Elam Street & Larabee Street. There is a tremendous need for affordable housing for seniors in Seabrook and the surrounding area. Seaside Lodge at Chesapeake Bay is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

L. Diane Schenke
Interim Executive Director
SER-Jobs for Progress of the Texas Gulf Coast, Houston, TX

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com



childadvocates.

February 23, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Seaside Lodge at Chesapeake Bay, TDHCA #18320
NE Corner of Elam Street & Larabee Street, Seabrook, Harris County, TX 77586

Dear Mr. Irvine,

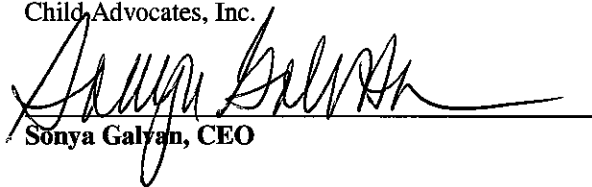
Child Advocates, Inc. is a 501(c)3 community organization that provides a variety of services in the Houston area including the 77586 zip code where the proposed Seaside Lodge at Chesapeake Bay will be located. We are Harris County's only Court Appointed Special Advocates program. We speak up for abused 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 Seaside Lodge at Chesapeake Bay, a multifamily housing community for seniors proposed for the City of Seabrook.

There is a tremendous need for affordable housing in Houston. The senior's population in the City of Seabrook and surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing that is affordable and Seaside Lodge at Chesapeake Bay is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of Seaside Lodge at Chesapeake Bay. If you need additional information please call me at (713) 529-1396 ext. 222.

Sincerely,

Child Advocates, Inc.


Sonya Galvan, CEO



Bay Area Turning Point, Inc.

Vision: Peace for every woman, every child, every man, every day

February 21, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Seaside Lodge at Chesapeake Bay, TDHCA #18320
NE Corner of Elam Street & Larabee Street, Seabrook, Harris County, TX 77586

Dear Mr. Irvine,

Bay Area turning Point, Inc. is a 501(c)3 community organization that provides the greater Houston area with services to address the specific needs of survivors of sexual assault and family violence. This is done through crisis intervention, shelter, housing, support groups, individual and family therapy, life skills, parenting, nutritional education, and comprehensive services with collaborations to enhance the lives of survivors of domestic violence and sexual assault. Our service area includes the 77058 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Seaside Lodge at Chesapeake Bay, a multifamily housing community for seniors proposed for Seabrook. There is a tremendous need for affordable housing for seniors in Seabrook and the surrounding area. Seaside Lodge at Chesapeake Bay is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,



Name, title

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com

24 HOUR HOTLINE (281) 286-2525

P.O. Box 890929 Houston, TX 77289-0929

(281) 338-7600

#BATP  

www.bayareaturningpoint.org

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Daniel Garrison, *Treasurer*
James Overman, *Assistant Treasurer*
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Community Input Scoring Items

TDHCA#: 18322

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Inited Way of Northern Cameron County

Name of Community Organization

Jessica Belschner

Contact Name

Support
 Opposition

B. La Union del Pueblo Entero

Name of Community Organization

Juanita Valdez-Cox

Contact Name

Support
 Opposition

C. Su Clinica

Name of Community Organization

Elena Marin

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
COUNTY OF CAMERON

Resolution Number: 2018-1-11-1

BE IT REMEMBERED, that on this, the 11th day of January, 2018, the Board of Aldermen of the **City of Santa Rosa met in Regular Session**, and upon the request of the aldermen, the following item was placed on the agenda for consideration:

"Consideration and possible adoption of a resolution expressing support for the Community Development Corporation of Brownsville's Las Casitas de Azucar project, and pledging a contribution to this project."

WHEREAS, **Community Development Corporation of Brownsville** has proposed a development for affordable rental housing at **20209 FM 506** named **Las Casitas de Azucar** in the **City of Santa Rosa in Cameron County**

WHEREAS, Community Development Corporation of Brownsville has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **Las Casitas de Azucar**

WHEREAS, **The Board of Aldermen of the City of Santa Rosa wishes to support this project.** THEREFORE, BE IT RESOLVED, that the City of Santa Rosa in Cameron County, acting through its governing body, hereby confirms that it **supports** the proposed **Las Casitas de Azucar, at 20209 FM 506, Santa Rosa, Texas 78593** and that this formal action has been taken to put on record the opinion expressed by the City of Santa Rosa on **January 11, 2018**; and

BE IT FURTHER RESOLVED, that the City of Santa Rosa pledges one thousand dollars (\$1,000) towards this project in the form of a waiver or building permit fees and tap and connection fees; and

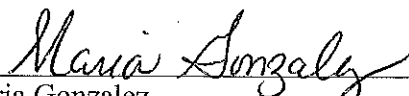
BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, **Andres Contreras, Mayor, and Maria Gonzalez, City Secretary**, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

ADOPTED, this the 11th day of January 2018.



Andres Contreras, Mayor

ATTEST:



Maria Gonzalez



Texas House of Representatives

STATE REPRESENTATIVE

Oscar Longoria

DISTRICT 35

January 19, 2018

Marnie Holloway

Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Azucar TDHCA # 18322

Dear Ms. Holloway:

Please accept this letter of support for the 2018 TDHCA rural low income housing tax credit application, Casitas Azucar. We are confident the proposed 50-unit multifamily affordable housing development to be located at 20209 FM 506 in Santa Rosa, Texas will provide much needed affordable housing for our community.

United Way of Northern Cameron County - serves the community needs in Santa Rosa, Cameron County, Texas. We have tax exempt status and are not a government entity. We are an active program currently funding over 14 non-profits that provide services for the Santa Rosa area. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our program and the services we provide.

I am available to you should you require additional information or have any questions about our program. Thank you for your kind attention. We look forward to hearing a positive outcome for this application process for Casitas Azucar.

Sincerely,

A handwritten signature in black ink, appearing to read "Oscar Longoria".

State Representative, District 35



United Way of
Northern Cameron County

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Azucar TDHCA # 18322

Dear Ms. Holloway:

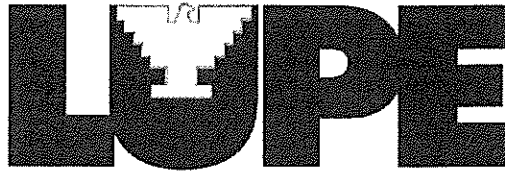
Please accept this **letter of support** for the 2018 TDHCA rural low income housing tax credit application, Casitas Azucar. We are confident the proposed 50-unit multifamily affordable housing development to be located at 20209 FM 506 in Santa Rosa, Texas will provide much needed affordable housing for our community.

United Way of Northern Cameron County - serves the community needs in Santa Rosa, Cameron County, Texas. We have tax exempt status and are not a government entity. We are an active program currently funding over 14 non-profits that provide services for the Santa Rosa area. Our primary purpose is the overall betterment of the community as a whole. Attached I have provided material about our program and the services we provide.

I am available to you should you require additional information or have any questions about our program. Thank you for your kind attention. We look forward to hearing a positive outcome for this application process for Casitas Azucar.

Sincerely,

Jessica Belschner
Executive Director



La Union del Pueblo Entero

Founded by César E. Chávez & Dolores Huerta

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Azucar TDHCA #18322

Dear Ms. Holloway:

It is a pleasure to present to you this **letter of support** for the 2018 TDHCA low income housing tax credit application, Casitas Azucar. We believe the proposed 50-unit affordable housing development to be located at 20209 FM 506 in Santa Rosa Texas will provide much needed affordable housing for our community.

La Union del Pueblo Entero, LUPE serves the community needs in Santa Rosa, Cameron County, Texas. We have tax exempt status and are not a government entity. La Union de! Pueblo Entero, LUPE, a 501 (c)(3) non-profit organization is the community organizing arm of the farm worker movement organizing around issues including education and colonia infrastructure. In addition to spearheading grassroots community organizing in the Rio Grande Valley, Texas, LUPE also directly provides immigration services and citizenship classes in both English and Spanish. LUPE is rooted in the belief that members of the low-income community have the responsibility and obligation to organize themselves to advocate for the issues that impact their lives. Please visit our website to learn more about the programs and services we provide: www.lupenet.org

I am available to you should you require additional information or have any questions about the services LUPE provides.

Thank you for your consideration. I look forward to hearing a positive outcome for this application process for Casitas Azucar.

Respectfully,

A handwritten signature in black ink, appearing to read "Juanita Valdez-Cox".

Juanita Valdez-Cox
Executive Director

"Once Social Change begins, it cannot be reversed. You cannot un-educate the person who has learned to read. You cannot humiliate the person who feels pride. You cannot oppress the person who is not afraid anymore"

-César E. Chávez

Elena Marin, M.D.
Chief Executive Officer

January 19, 2018

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support - Casitas Azucar TDHCA #18322

Dear Ms. Holloway:

On behalf of Su Clínica, please accept this **letter of support** for the 2018 TDHCA housing tax credit application, Casitas Azucar. The proposed affordable housing development located at 20209 FM 506 in Santa Rosa, Texas, will provide much needed affordable housing for our community here in the Rio Grande Valley.

Su Clínica serves the community needs in Santa Rosa, Cameron County, Texas. We have tax exempt status and are not a government entity. We are an active community health center which combines medical, dental, behavioral wellness and pharmacy into a comprehensive set of services that are conveniently located. Su Clínica offers accessible and affordable care to the thousands of low income residents who are served each year. In 2017, we served 1185 patients at the Santa Rosa Clinic. Our primary purpose is the overall betterment and wellness of the community as a whole. Attached is a summary of Su Clínica and the services we provide.

I am available should you require additional information or have any questions about our services. We urge you to look favorably upon the application for Casitas Azucar development. Thank you for your consideration.

Sincerely,



Elena Marin, M.D.
Chief Executive Officer

Attachment: Su Clínica Community Health Center

Community Input Scoring Items

TDHCA#: 18323

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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

Support

Kathleen Ridings

Opposition

Contact Name

B. Big Medium

Name of Community Organization

Support

Shea Little

Opposition

Contact Name

C. Family Eldercare

Name of Community Organization

Support

Kent Herring

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 20180201-018

WHEREAS, DMA Development Company, LLC, or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing at the southeast corner of East 5th and Navasota Streets to be called the Talavera Lofts (“Development”) in the City of Austin; and

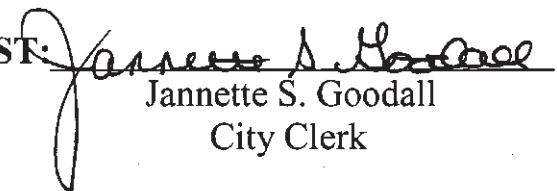
WHEREAS, Applicant has advised that it intends to submit application no. 18323 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; **NOW, THEREFORE,**

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, confirms that it supports the proposed application no. 18323.

BE IT FURTHER RESOLVED THAT:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the TDHCA.

ADOPTED: February 1, 2018 **ATTEST:** 
Jannette S. Goodall
City Clerk

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ FIFTY-FIRST DISTRICT

February 27, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701-2410
Email: tim.irvine@tdhca.state.tx.us

RE: Talavera Lofts, East Fifth & Navasota, Austin, Texas
TDHCA # 18323

Dear Mr. Irvine:

I am writing to voice my support for Talavera Lofts, an application for Housing Tax Credits for an approximately 90-unit workforce apartment community being submitted by DMA Development Company.

DMA Development has an excellent reputation as a developer of affordable communities and I am pleased to learn that they will be bringing affordable housing to the Saltillo Transit Oriented District as part of the Capital Metro/Endeavor redevelopment and revitalization of this area within my District.

I heartily endorse this application. Should you have any questions, please feel free to contact me.

Sincerely,



Representative Eddie Rodriguez
House District 51

Cc: Diana McIver, DMA Development Company





William Booth, *Founder*
Andre Cox, *General*
Willis Howell *Territorial Commander*
Lt. Colonel Ronnie Raymer, *Divisional Commander*
Major Andrew Kelly, *Area Commander*

February 20, 2018

Ms. Diana McIver
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: Talavera Lofts, East Fifth & Navasota, Austin, Texas
TDHCA # 18323

Dear Ms. McIver:

We would like to express our support for Talavera Lofts, a proposed affordable workforce housing development to be located at the southeast corner of East 5th and Navasota Streets, in Austin, Travis County, Texas. We understand that Saltillo DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

The Salvation Army, Austin Area Command, qualifies as a tax-exempt non-profit community or civic organization that serves the Austin community. The Salvation Army Austin, serving Travis and Williamson counties, provides many different programs and services that range from sheltering and feeding those experiencing homelessness, to rebuilding communities after natural disasters. We comfort the sick and elderly, support young people through after-school programs, and respond to needs in our community with practical help.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award.

If you need additional information, you may contact me at Andrew.Kelly@uss.salvationarmy.org.

Sincerely,

Major Andrew Kelly
Area Commander

Big Medium

February 22, 2018

Janine Sisak
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: *Talavera Lofts, TDHCA #18323*

Dear Ms. Sisak:

We would like to express our support for Talavera Lofts, a proposed affordable workforce housing development to be located at the southeast corner of East 5th and Navasota Streets, in Austin, Travis County, Texas. We understand that Saltillo DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Big Medium qualifies as a tax-exempt non-profit community or civic organization that serves the community of Austin, Texas, which is where Talavera Lofts is to be located. Big Medium is a 501(c)(3) non-profit organization dedicated to supporting and promoting contemporary art in Texas. Big Medium provides affordable studio space to artists, and partners with various organizations in Texas to help foster the arts and facilitate an inclusive cultural dialogue between artists and their communities.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at little@bigmedium.org.

Sincerely,



Shea Little
Executive Director

family ELDERCARE

At home with changing lives.

2018 Board of Directors

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Chair-Elect

Charles Colley
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Founder Of Family Eldercare

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Mark Davis
Clyde Farrell
Alva Finck

Cheryl George
Holly Gilman

Deborah Green
Diane "Dede" Hebner

Grova Jones
Frank Leffingwell

Barbara Lipscomb
Donna Loflin

Ann Maret

J.C. "Dusty" McCormick

Susan Sharlot

Gail Sulak

Gaye Thompson

Brent Weber

February 14, 2018

Diana McIver
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: Talavera Lofts, TDHCA #18323

Dear Ms. McIver:

We would like to express our support for Talavera Lofts, a proposed affordable workforce housing development to be located at the southeast corner of East 5th and Navasota Streets, in Austin, Travis County, Texas. We understand that Saltillo DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Family Eldercare qualifies as a tax-exempt non-profit community or civic organization that serves the community of Austin, Texas, which is where Saltillo Apartments is to be located. Guided by the vision that seniors and adults with disabilities should live in a supportive community with dignity and as much independence as possible, Family Eldercare provides essential services to seniors, adults with disabilities and caregivers. 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 a funding award. If you need additional information, you may contact me at KHerring@familyeldercare.org.

Sincerely,



Kent Herring
Chief Executive Officer

generously supported by

StDavid's
FOUNDATION

Austin Location: 1700 Rutherford Lane / Austin, TX 78754 Georgetown Location: 805 W. University Avenue / Georgetown, TX 78626
p. 512.450.0844 f. 512.459.6436 FamilyEldercare.org



Community Input Scoring Items

TDHCA#: 18327

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. SER-Jobs for Progress

Name of Community Organization

L. Diane Schenke

Contact Name

- Support
 Opposition

C. Child Advocates

Name of Community Organization

Sonya Galvan

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carol Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: 02/20/2018

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
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TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

TEXAS HOUSE OF REPRESENTATIVES



CAROL ALVARADO

DISTRICT 145

March 1, 2018

Texas Department of Housing and Community Affairs

221 E. 11th Street

Austin, TX 78701

Attn: Tim Irvine - Via Email – tim.irvine@tdhca.state.tx.us
Executive Director

Re: Support for Scott Street Lofts, TDHCA Application No. 18327

Dear Mr. Irvine,

I am writing to show my support for Scott Street Lofts, a proposed affordable rental housing community to be located at 1320 Scott St., Houston, Harris County, Texas 77003 that will be sponsored by Scott Street Lofts, LP.

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 Scott Street Lofts. I therefore support Scott Street Lofts and TDHCA Application No. 18327.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol Alvarado".

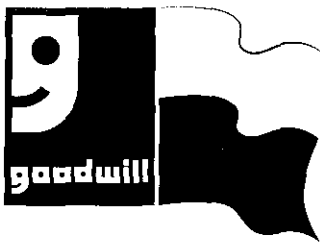
Representative Carol Alvarado, District 145

cc: David Koogler – Via Email dkoogler@mark-dana.com
President
Mark-Dana Corporation

Zach Cavender – Via Email zcavender@mark-dana.com
Vice President
Mark-Dana Corporation

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0732
(512) 463-4781 FAX

DISTRICT OFFICE:
2900 WOODRIDGE, SUITE 305
HOUSTON, TEXAS 77087
(713) 649-6563
FAX (713) 649-6454



**Goodwill Industries
of Houston**

February 12, 2018

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Board Chairman

Craig Nunez**
Vice Chairman

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Henry D. Wilde, Jr., M.D*

William Key Wilde*

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: **Support for Scott Street Lofts, TDHCA #18327**
1320 Scott Street, Houston, TX 77003

Dear Mr. Irvine,

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77003 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Scott Street Lofts, a multifamily housing community proposed for the EaDo area at 1320 Scott Street. There is a tremendous need for affordable housing in Houston's developing EaDo and the surrounding area. Scott Street Lofts is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Alma Duldulao Ybarra, MBA
Director of Workforce Development

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com

* Life Member

** Executive Committee Member

*** Advisory Director





SER-JOBS FOR PROGRESS OF THE TEXAS GULF COAST, INC.

PHONE 713-773-6000 | 201 BROADWAY STREET - HOUSTON, TEXAS 77012 | FAX 713-773-6010

February 8, 2018

SER-Jobs for Progress BOARD OF DIRECTORS

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2nd Vice Chair

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Diana Barrero-Burgos

Paula Mendoza

Raymond Valdez

Bert Wilson

Melissa Johnson

Interim Executive Director

L. Diane Schenke

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: **Support for Scott Street Lofts, TDHCA #18327**
1320 Scott Street, Houston, TX 77003

Dear Mr. Irvine,

SER-Jobs for Progress of the Texas Gulf Coast is a 501(c)3 community organization that provides the Greater Houston area with education, occupational training, employment, financial empowerment, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77058 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Scott Street Lofts, a multifamily housing community proposed for the EaDo area at 1320 Scott Street. There is a tremendous need for affordable housing in Houston's developing EaDo and the surrounding area. Scott Street Lofts is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

L. Diane Schenke
Interim Executive Director
SER-Jobs for Progress of the Texas Gulf Coast, Houston, TX

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com



childadvocates.

February 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Scott Street Lofts, TDHCA #18327
1320 Scott Street, Houston, TX 77003

Dear Mr. Irvine,

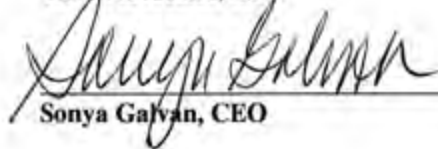
Child Advocates, Inc. is a 501(c)3 community organization that provides a variety of services in the Houston area including the 77003 zip code where the proposed Scott Street Lofts will be located. We are Harris County's only Court Appointed Special Advocates program. We speak up for abused children 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 Scott Street Lofts, a multifamily housing community proposed for the City of Houston.

There is a tremendous need for affordable housing in Houston. The general population in the EaDo area of the City of Houston and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing that is affordable and Scott Street Lofts is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of Scott Street Lofts. If you need additional information please call me at (713) 529-1396 ext. 222.

Sincerely,

Child Advocates, Inc.



Sonya Galvan, CEO

From: [Szymanski, Eugene](#)
To: [HTC Public Comment](#)
Cc: eugene.szymanski@gmail.com
Subject: OPPOSED to Fulton Lofts - A Personal Comment on 2018 Housing Tax Credit Applications
Date: Monday, June 18, 2018 10:38:02 AM

To Whom it May Concern at the Texas Department of Housing and Community Affairs,
Multifamily Finance Division—

As a Lindale Park homeowner and active voter in Harris County, Texas, I'm writing to voice my extreme displeasure in learning that a low-income housing project, Fulton Lofts, is on the verge of being built at 5200-5500 Fulton Street. If you are able to effect this decision, I urge you to vote **"NO"** to building this project.

According to the numbers provided to me by the Lindale Park Civic Club, 95% of the units in this project will be low income units. That percentage is appropriate for an affluent neighborhood that is lacking in low-income residents, but it isn't the right percentage for our neighborhood which is already well balanced in income diversity. A large, 95% low-income complex would skew our neighborhood very far off center.

Lindale Park cannot afford the construction of a low-income housing project! Not to mention the loss of green space and increased traffic woes from more people from outside the neighborhood using Lindale Park streets as thoroughfares to avoid the Red Line train crossings.

I've already expressed this opinion in writing to local Council Members Cisneros (District H), Davis (District B), and Laster (District J), as well as State Representative Jessica Farrar. Thank you for your consideration.

>Eugene Szymanski [Homeowner at 620 Graceland Street 77009]

Eugene Szymanski, Ph.D.

Geologist | Basin Framework Team

Chevron Energy Technology Company

Community Input Scoring Items

TDHCA#: 18333

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. SER-Jobs for Progress

Name of Community Organization

L. Diane Schenke

Contact Name

Support
 Opposition

C. Child Advocates

Name of Community Organization

Sonya Galvan

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 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; 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 has submitted or 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 2018 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.

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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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carol Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: 02/20/2018

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

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HOUSE OF REPRESENTATIVES

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0620
(512) 463-0894 FAX



JESSICA FARRAR
DISTRICT 148

P.O. Box 30099
HOUSTON, TEXAS 77249
(713) 691-6912
(713) 691-3363 FAX

JESSICA.FARRAR@HOUSE.TEXAS.GOV

COMMITTEES:
JUDICIARY & CIVIL JURISPRUDENCE
VICE-CHAIR

STATE AFFAIRS

February 28, 2018

Housing Tax Credit Program
Texas Department of Housing and Community Affairs (TDHCA)
P.O. Box 13941
Austin, TX 78711-3941

Re: Housing Tax Credit Application 18333 – Fulton Lofts

To Whom It May Concern,

Please accept this letter to express support for the proposed multi-family development known as Fulton Lofts on the SW corner of Fulton St. and Robert Lee Rd. I am aware that the applicant, the Mark-Dana Corporation, is requesting housing tax credits for a new construction project for affordable rental housing. The proposed project will create a total of 80 mixed-income residential units, including 76 units reserved for lower-income individuals and families and four reserved for market-rate units.

The goal to live, work, and play in an affordable, centrally located neighborhood with proximity to downtown and the Texas Medical Center is attainable thanks to the Housing Tax Credit Program. The proposal for Fulton Lofts is at a METRORail stop, which will encourage residents to utilize the rail to commute to work or neighboring communities. The increase in ridership will help METRO's Red Line and other adjacent transit rail and bus lines. I recognize the need to provide quality affordable housing options with access to public transit to address the rising cost of living in the Northside community.

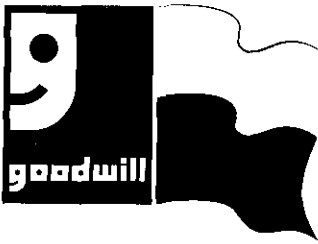
I am confident in the Mark-Dana Corporation's ability to develop and maintain a high-quality project that will meet the requirements of the Housing Tax Credit Program. Moreover, I believe the two competitive proposals within a mile of each other in the Northside community will benefit the surrounding community and area transit options. Thank you for the opportunity to provide input on the proposal for Fulton Lofts. Please feel free to contact my office should you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Jessica Farrar".

Jessica Farrar
State Representative, District 148

Cc: Mayor Sylvester Turner, City of Houston
Council Member Karla Cisneros, District H



**Goodwill Industries
of Houston**

February 12, 2018

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Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Fulton Lofts, TDHCA #18333
SW Corner of Fulton Street & Robert Lee Road, Houston, TX 77009

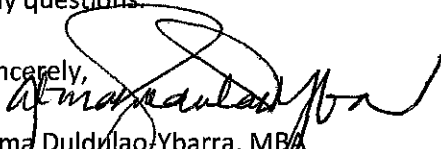
Dear Mr. Irvine,

Goodwill Industries of Houston is a 501(c)3 community organization that provides the greater Houston area with employment services, including assessment, individual development plans, work readiness training, job placement, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77009 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Fulton Lofts, a multifamily housing community proposed for the Near Northside area at the SW Corner of Fulton Street & Robert Lee Road. There is a tremendous need for affordable housing in Houston's developing Near Northside and the surrounding area. Fulton Lofts is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,


Alma Duldulao Ybarra, MBA
Director of Workforce Development

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com

* Life Member

** Executive Committee Member

*** Advisory Director





SER-JOBS FOR PROGRESS OF THE TEXAS GULF COAST, INC.

PHONE 713-773-6000 | 201 BROADWAY STREET - HOUSTON, TEXAS 77012 | FAX 713-773-6010

February 8, 2018

SER-Jobs for Progress BOARD OF DIRECTORS

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Interim Executive Director

L. Diane Schenke

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Fulton Lofts, TDHCA #18333
SW Corner of Fulton Street & Robert Lee Road, Houston, TX 77009

Dear Mr. Irvine,

SER-Jobs for Progress of the Texas Gulf Coast is a 501(c)3 community organization that provides the Greater Houston area with education, occupational training, employment, financial empowerment, and retention services for qualified individuals with disabilities and barriers to employment. Our service area includes the 77058 zip code.

We would like to offer our support for the proposed development by the Mark-Dana Corporation of Fulton Lofts, a multifamily housing community proposed for the Near Northside area at the SW Corner of Fulton Street & Robert Lee Road. There is a tremendous need for affordable housing in Houston's developing Near Northside and the surrounding area. Fulton Lofts is expected to provide just such housing.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

L. Diane Schenke
Interim Executive Director
SER-Jobs for Progress of the Texas Gulf Coast, Houston, TX

cc: David Koogler – dkoogler@mark-dana.com
Zach Cavender – zcavender@mark-dana.com



childadvocates.

February 20, 2018

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Tim Irvine, Executive Director

Re: Support for Fulton Lofts, TDHCA #18333
SW Corner of Fulton Street & Robert Lee Road, Houston, TX 77009

Dear Mr. Irvine,

Child Advocates, Inc. is a 501(c)3 community organization that provides a variety of services in the Houston area including the 77009 zip code where the proposed Fulton Lofts will be located. We are Harris County's only Court Appointed Special Advocates program. We speak up for abused 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 Fulton Lofts, a multifamily housing community proposed for the City of Houston.

There is a tremendous need for affordable housing in Houston. The general population in the Near Northside area of the City of Houston and the surrounding areas is growing rapidly. As a result of this growth there is a great need for good quality housing that is affordable and Fulton Lofts is expected to provide just such housing.

We are pleased to lend our support of the Housing Tax Credit Application of Fulton Lofts. If you need additional information please call me at (713) 529-1396 ext. 222.

Sincerely,

Child Advocates, Inc.

Sonya Galvan, CEO

Community Input Scoring Items

TDHCA#: 18335

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Eldercare

Name of Community Organization

Ken Herring

Contact Name

Support
 Opposition

B. Austin Habitat for Humanity

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support
 Opposition

C. Big Medium

Name of Community Organization

Shea Little

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. 20180201-015

WHEREAS, DMA Development Company, LLC, or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing at 5325 – 5335 Airport Boulevard to be called the Travis Flats Apartments (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application no. 18335 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Competitive 9% Low Income Housing Tax Credits for the Development; **NOW, THEREFORE,**

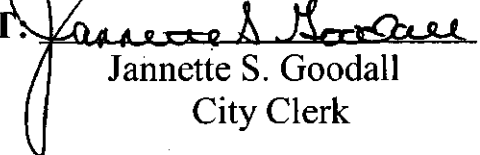
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City of Austin, acting through its governing body, the City Council, confirms that it supports the proposed application no. 18335.

BE IT FURTHER RESOLVED THAT:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to TDHCA.

ADOPTED: February 1, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

Dawnna Dukes
HOUSE OF REPRESENTATIVES



P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0506

District 46
Travis County

March 1, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, TX 78701-2410

RE: Travis Flats, 5325-5335 Airport Boulevard, Austin TX
TDHCA # (TBD)

Dear Mr. Irvine:

I am writing to voice my support for Travis Flats, an application for Housing Tax Credits for a 146-unit apartment community being submitted by the Travis County Development Authority in partnership with DMA Development Company.

The County is proposing to redevelop a three-acre parking lot at the corner of Airport Boulevard and 53½ Street to include office space for the County's Health & Human Services offices, in addition to the mixed-income apartment community. This will provide a significant revitalization for that area of District 46, a District that I have served for 23 years.

Based on my understanding of the positive impact the Travis Flats project will have on my constituents and DMA's strong track record of developing high quality affordable housing in central Texas, I support an award of tax credits for the proposed Travis Flats apartment community located within Austin's 46th House District, which I represent.

I heartily endorse this application and should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Dawnna Dukes".

Representative Dawnna Dukes
House District 46

Cc: Commissioner Jeff Travillion, Precinct 1
Diana McIver, DMA Development Compan

family ELDERCARE

At home with changing lives.

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Susan Sharlot

Gail Sulak

Gaye Thompson

Brent Weber

February 14, 2018

Diana McIver
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: Travis Flats, TDHCA #18335

Dear Ms. McIver:

We would like to express our support for Travis Flats, a proposed affordable workforce housing development to be located at 5325-5335 Airport Boulevard, in Austin, Travis County, Texas. We understand that Austin TCHFC-DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Family Eldercare qualifies as a tax-exempt non-profit community or civic organization that serves the community of Austin, Texas, which is where Travis Flats is to be located. Guided by the vision that seniors and adults with disabilities should live in a supportive community with dignity and as much independence as possible, Family Eldercare provides essential services to seniors, adults with disabilities and caregivers. 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 a funding award. If you need additional information, you may contact me at KHerring@familyeldercare.org.

Sincerely,



Kent Herring
Chief Executive Officer

generously supported by

St. David's
FOUNDATION

Austin Location: 1700 Rutherford Lane / Austin, TX 78754 Georgetown Location: 805 W. University Avenue / Georgetown, TX 78626
p. 512.450.0844 f. 512.459.6436 FamilyEldercare.org





We build strong, stable and self-reliant communities

February 26, 2018

Diana Mclver
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: **Travis Flats, TDHCA #18335**

Dear Ms. Mclver:

We would like to express our support for Travis Flats, a proposed affordable workforce housing development to be located at 5325-5335 Airport Boulevard, in Austin, Travis County, Texas. We understand that Austin TCHFC-DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

The Austin Habitat for Humanity qualifies as a tax-exempt non-profit community or civic organization that serves the Austin community. Our organization's primary purpose is to serve the community by building or repairing decent, affordable houses and provide housing counseling and homebuyer education services in our Austin service area to achieve a vision of a community where everyone has a decent place to live. 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 a funding award. If you need additional information, you may contact me at psnodgrass@ahfh.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phyllis Snodgrass".

Phyllis Snodgrass
Chief Executive Officer

Board Members Curtis Page | Ken Corby | Gaylon Boyd | Dilum Chandrasoma | John Doucet | Michael Golden | Heather Ladage | Eric T. Smith | Sherine Thomas | Yvette Boatwright | Quan Cosby | Chip Dart | Chris Engen | Hugh Forrest | Dr. George Gau | Jay Hartzell | David O'Neil | David Osborn | John Neff | Estrella Posey | Ross Sabolcik | Valerie Salinas-Davis | Jeff Serra | Larry Smith | Anand Srinivasan | Joe Tracy | Dan Young | Phil Hutchinson | Kevin Cunningham



500 W Ben White Blvd, Austin, TX 78704
512-472-8788 | austinhabitat.org

Big Medium



February 22, 2018

Janine Sisak
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: *Travis Flats, TDHCA #18335*

Dear Ms. Sisak:

We would like to express our support for Travis Flats, a proposed affordable workforce housing development to be located at 5325-5335 Airport Boulevard, in Austin, Travis County, Texas. We understand that Austin TCHFC-DMA Housing, LLC is submitting a request for housing tax credits from the Texas Department of Housing and Community Affairs and for City of Austin G.O. Bond funding.

Big Medium qualifies as a tax-exempt non-profit community or civic organization that serves the community of Austin, Texas, which is where Travis Flats is to be located. Big Medium is a 501(c)(3) non-profit organization dedicated to supporting and promoting contemporary art in Texas. Big Medium provides affordable studio space to artists, and partners with various organizations in Texas to help foster the arts and facilitate an inclusive cultural dialogue between artists and their communities.

Again, we are very pleased to lend our support to this affordable housing community and ask that you give it favorable consideration for a funding award. If you need additional information, you may contact me at little@bigmedium.org.

Sincerely,

Shea Little
Executive Director

Community Input Scoring Items

TDHCA#: 18337

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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 Park Civic Club

Name of Community Organization

Gwyn Guidy

Contact Name

Support

Opposition

B. Houston Business Development, Inc.

Name of Community Organization

Marlon Mitchell

Contact Name

Support

Opposition

C. Greater Jerusalem Missionary Baptist Church

Name of Community Organization

Joe Fred Russell

Contact Name

Support

Opposition

D. Kingdom Builders Global Fellowship

Name of Community Organization

Bishop James W.E. Dixon, II

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

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; 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 has submitted or 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 2018 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 14th day of February, 2018.

 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
 City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW DATE: 02/20/2018

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397

HOUSE OF REPRESENTATIVES

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0620
(512) 463-0894 FAX



JESSICA FARRAR
DISTRICT 148

P.O. Box 30099
HOUSTON, TEXAS 77249
(713) 691-6912
(713) 691-3363 FAX

COMMITTEES:
JUDICIARY & CIVIL JURISPRUDENCE
VICE-CHAIR

STATE AFFAIRS

JESSICA.FARRAR@HOUSE.TEXAS.GOV

February 28, 2018

Housing Tax Credit Program
Texas Department of Housing and Community Affairs (TDHCA)
P.O. Box 13941
Austin, TX 78711-3941

Re: Housing Tax Credit Application 18337 – Fulton on the Rail

To Whom It May Concern,

Please accept this letter to express my support for the proposed multi-family development known as Fulton on the Rail, 5009 Fulton, Houston, TX 77009. I am aware the applicant, ITEX Group, is requesting housing tax credits for a new construction project for affordable rental housing. The proposed project will create a total of 146 mixed-income residential units, including 90 units reserved for lower-income individuals and families, and 56 reserved for market-rate units. I believe the proposed development will stabilize residents in the community and enhance area schools, including Jefferson Elementary School, located across the street from the proposed development.

The goal to live, work, and play in an affordable, centrally located neighborhood with proximity to downtown and the Texas Medical Center is attainable thanks to the Housing Tax Credit Program. I recognize the need to provide quality affordable housing options with access to public transit to address the rising cost of living in the Northside community.

I am confident in the ITEX Group's ability to develop and maintain a high-quality project that will meet the requirements of the Housing Tax Credit Program. Moreover, I believe the two competitive proposals within a mile of each other in the Northside community will benefit the surrounding community. Thank you for the opportunity to provide input on the ITEX Group's application for housing tax credits. Please feel free to contact my office should you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Jessica Farrar".

Jessica Farrar
State Representative, District 148

Cc: Mayor Sylvester Turner, City of Houston
Council Member Karla Cisneros, District H



SYLVIA R. GARCIA

STATE SENATOR
DISTRICT 6

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

RE: Fulton on the Rail, TDHCA # 18337 – Houston, TX

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 Fulton on the Rail development in Houston, Texas- TDHCA # 18337.

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 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 Fulton on the Rail apartment community will give citizens the opportunity to have an affordable place to call home.

Families in Houston's Near Northside deserve the opportunity to live in a quality, safe and comfortable environment, and Fulton on the Rail will provide this opportunity to households in the area.

For these reasons, I support the Fulton on the Rail application for tax credits. If I can be of further assistance, please do not hesitate to contact my office in Houston at (713) 453-5100, or in Austin at (512) 463-0106.

Sincerely,


Sylvia R. Garcia
Texas State Senator, District 6

DISTRICT OFFICE
8799 NORTH LOOP EAST FWY., SUITE 240
HOUSTON, TEXAS 77029
(713) 453-5100

CAPITOL OFFICE
P.O. BOX 12068
AUSTIN, TEXAS 78711
(512) 463-0106 • FAX: (512) 463-0346

ELIAS RAMIREZ STATE OFFICE BUILDING
5425 POLK ST., SUITE 125
HOUSTON, TEXAS 77023
(713) 923-7575

sylvia.garcia@senate.texas.gov

COMMITTEES: CRIMINAL JUSTICE, INTERGOVERNMENTAL RELATIONS, TRANSPORTATION, NATURAL RESOURCES & ECONOMIC DEVELOPMENT

GENE GREEN29TH DISTRICT, TEXAS

- 2470 RAYBURN
WASHINGTON, DC 20515
(202) 225-1688
 - 256 N. SAM HOUSTON PKWY. E.
SUITE 29
HOUSTON, TEXAS 77060
(281) 999-5879
 - 11811 I-10 EAST
SUITE 430
HOUSTON, TEXAS 77029
(713) 330-0761
- WWW.HOUSE.GOV/GREEN

Congress of the United States
House of Representatives
Washington, DC 20515-4329

March 1, 2018

COMMITTEE ON ENERGY AND COMMERCE

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RANKING MEMBER
- SUBCOMMITTEE ON ENERGY AND POWER
- SUBCOMMITTEE ON ENVIRONMENT AND
THE ECONOMY
- SUBCOMMITTEE ON DIGITAL COMMERCE
AND CONSUMER PROTECTION

DEMOCRATIC SENIOR WHIP

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

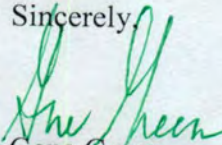
Dear Mr. Irvine:

As the Member of Congress representing the 29th District, I am pleased to write a letter in support of the application request for Housing Tax Credits issued by the Texas Department of Housing and Community Affairs for the proposed Fulton on the Rail development to be located at 5009 Fulton, Houston, Texas- TDHCA # 18337.

It is my understanding that Fulton on the Rail will provide high quality affordable housing to families in the Houston Near Northside area. This development is designed to address the needs of a growing part of our community, especially those who have financial obstacles. The Fulton on the Rail apartment community will give citizens the opportunity to have an affordable place to call home.

Fulton on the Rail also provides many logistical advantages in that this development will be within walking distance of Lindale Park, the community recreation center, Cavalcade rail stations and the site improves accessibility to connect residents with other social services and retail providers.

Again, we are appreciative for your consideration and ask that you would give your most serious consideration to the Fulton on the Rail application for tax credits. Families in Near Northside deserve the opportunity to live in a quality, safe and comfortable environment; and Fulton on the Rail will provide this opportunity to households in the area. If we can be of further assistance, please do not hesitate to contact our office at 281-999-5879.

Sincerely,

Gene Green
Member of Congress



Lindale Park Civic Club



218 Joyce Street • Houston, TX 77009 • info@lindalepark.org

Gwyn D. Guidy
President, LPCC
Email: info@lindalepark.org
Cell: 713.851.2702

February 28, 2018

To: Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

Re: Fulton on the Rail, TDHCA # 18337 – Houston, TX

Dear Mr. Irvine,

I am writing to you on behalf of Lindale Park Civic Club regarding “Fulton on the Rail” located at 5009 Fulton St., Houston, Texas 77009. This letter is to express our support of their application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

I have attached two documents. One is evidence of our federal tax exemption status. The second is a copy of the support letter that we sent ITEX, the developer for “Fulton on the Rail”. For evidence of our existence and participation in the community, please visit our website at <http://lindalepark.org>. Various event pictures, information and newsletters are posted on this website.

If any additional information is needed, please contact me via the email address or phone number listed above.

Sincerely,

Gwyn D Guidy
President, Lindale Park Civic Club
218 Joyce St
Houston, TX 77009

Attachments:

- LPCC federal tax exempt letter
- LPCC letter of support to ITEX



Lindale Park Civic Club



218 Joyce Street • Houston, TX 77009 • info@lindalepark.org

Gwyn D. Guidy
President, LPCC
Email: info@lindalepark.org
Cell: 713.851.2702

Via Email

To: Chris Akbari, chris.akbari@itexgrp.com
ITEX Group, President/CEO

Re: “Fulton on the Rail” (5009 Fulton)

February 28, 2018

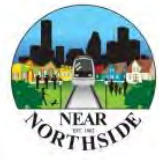
Mr. Akbari;

On behalf of the Lindale Park Civic Club (LPCC) Board of Directors (BOD), I am pleased to tell you that LPCC supports your efforts to develop “Fulton on the Rail” at 5009 Fulton. Furthermore, we prefer this development plan over the current plans by Mark-Dana Corporation to develop “Fulton Lofts” in the 5000 block of Fulton. While we support both projects, we prefer the “Fulton on the Rail” based on the following rationale:

- The “Fulton on the Rail” site contains abandoned businesses which are a blight on the neighborhood. Conversely, the site for “Fulton Lofts” is currently greenspace that we hope to keep by petitioning the city for a dog park.
- The “Fulton on the Rail” site is currently all cement and other water impervious structures. Conversely, the site for “Fulton Lofts” is currently greenspace that helps absorb water and acts as additional flood control. So, we are less concerned with flooding issues with the “Fulton on the Rail” development.
- The “Fulton on the Rail” development will maintain a larger percent of market-rate apartments than “Fulton Lofts”. While we support affordable housing, we feel that a larger percentage of market-rate apartments will help raise our median income and encourage economic development in our area.
- The “Fulton on the Rail” developer is open to including a low traffic retail business on the first floor of their development if it also serves their residents... something like a post box rental store would be acceptable. The “Fulton Lofts” development is all residential. We support further business redevelopment on Fulton.



Lindale Park Civic Club



218 Joyce Street • Houston, TX 77009 • info@lindalepark.org

In conclusion, LPCC looks forward to having a beautiful new development with affordable housing that will improve the curb appeal of Fulton by replacing the current blight. We also look forward to working with you as a neighbor to improve Thomas Jefferson Elementary and develop a resource center that is accessible to our residents and connected to the service providers already serving the southern half of the Near Northside.

Sincerely,

Gwyn D. Guidy
President, LPCC

Cc: Gene Green, US Representative, District 29
Sylvia Garcia, Texas State Senator, District 6
Jessica Farrar, Texas State Representative, District 148
Sylvester Turner, City of Houston, Mayor
Karla Cisneros, Houston City Council, District H
LPCC Board of Directors
Bobken Simonians, ITEX Group, Senior VP
Ray Richardson, ITEX Group
Gerald Womack, ITEX Group
Kenny Baugh, ITEX Group
Christopher Andrews, Mayor's Complete Communities NN, Program Manager



GREATER JERUSALEM MISSIONARY BAPTIST CHURCH
ON JENSEN DRIVE
“Launching Out By Faith Into The Deep”



March 1, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

Re: Fulton on the Rail, TDHCA # 18337 – Houston, TX

Dear Mr. Irvine,

I am writing to you on behalf of Fulton on the Rail located at 5009 Fulton St., Houston, Texas 77009. This letter is to affirm our support of the application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exemption status as well as our existence and participation in the community.

If any additional information is needed, please contact us at (713) 691-1264 or GREATERJERUMBC@SBCGLOBAL.NET

Sincerely,

Joe Fred Russell
Pastor
8901 Jensen Drive
Houston, Texas 77093



March 1, 2018

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

Re: Fulton on the Rail, TDHCA # 18337 – Houston, TX

Dear Mr. Irvine,

I am writing to you on behalf of Fulton on the Rail located at 5009 Fulton St., Houston, Texas 77009. This letter is to affirm our support of the application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exemption status as well as our existence and participation in the community.

If any additional information is needed, please contact us at 713-845-2400 and/or m.mitchell@hbdi.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marlon D. Mitchell".

Marlon D. Mitchell
President/CEO

Houston Business Development, Inc.
5330 Griggs Road,
Houston, Texas 77021



February 28, 2018

Bishop James W.E. Dixon, II
Presiding Prelate

Overseer Jeffrey Enlow
Administrator
Wichita, KS

Overseer Deshun Avery
Lubbock, Texas

Overseer Terry Brown
Los Angeles, CA

Overseer Roy Duncan
Palestine, Texas

Overseer Sedrick Hammer
Atlanta, GA

Overseer George Nelson
Brenham, Texas

Overseer Oliver Smith
Summit, MS

Overseer Cleveland Thompson
Colorado Springs, CO

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
221 East 11th Street
Austin, Texas 78701

Re: Fulton on the Rail, TDHCA # 18337 – Houston, TX

Dear Mr. Irvine,

I am writing to you on behalf of Fulton on the Rail located at 5009 Fulton Street, Houston, Texas 77009. This letter is to affirm our support of the application for 2018 9% Competitive Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Attached you will find evidence of our tax exemption status as well as our existence and participation in the community.

If any additional information is needed, please contact my office at (713) 688-2900, extension 224.

Sincerely,

Bishop James W.E. Dixon, II
Pastor

Mailing Address:
P. O. Box 9024083
Houston, TX 77292
(888) 650-7258
www.kbgf.org

Community Input Scoring Items

TDHCA#: 18338

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Houston Area Urban League

Name of Community Organization

Judson W. Robinson III

Contact Name

Support
 Opposition

B. Houston Business Development Inc.

Name of Community Organization

Marlon D. Mitchell

Contact Name

Support
 Opposition

C. North Houston District (Management District)

Name of Community Organization

Greg Simpson

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: 02/20/2018

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



TEXAS HOUSE OF REPRESENTATIVES
Senfronia Thompson

P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0720
Fax (512) 463-6306

10527 Homestead
Houston, Texas 77016
(713) 633-3390
Fax (713) 633-7830

February 26, 2018

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Sent via email to tim.irvine@tdhca.state.tx.us

RE: The Greenery #18338

Dear Mr. Irvine:

I am writing this letter to express my support for a proposed multifamily apartment development in my legislative district called The Greenery to be located in the block of 18000 Imperial Valley Drive, Houston, Texas and across the street from the Harvest Community Center and just north of Greenbriar North Shopping Mall.

The Greenery will provide much-needed affordable housing in my district, especially after the devastating impact of Hurricane Harvey. I am pleased to learn The Greenery will be built up above the flood levels and the developers have taken the lead in building a retention pond nearby. It will also provide approximately 120 units of mixed-income housing.

I believe this development will be a welcoming site to District 141. I ask for your favorable consideration of the housing tax credit application for The Greenery.

Please contact me should you have any questions. Thank you for your consideration.

Yours for a Better Texas,

Senfronia Thompson
Senfronia Thompson
State Representative

ST/mm



**Houston Area
Urban League**

*Empowering Communities
Changing Lives*

1301 Texas Avenue
Houston, Texas 77002

Tel (713)393- 8700
Fax (713)393-8790
www.haul.org

5320 Griggs
Houston, Texas 77021

Tel (281)220-6012
Fax (713)641-3321

A United Way Agency
Affiliated With The
National Urban League

January 18, 2018

Executive Committee

Jerry Martin
Chair

James Harris
1st Vice Chair

Kristyn Page
2nd Vice Chair

Peter Linden
3rd Vice Chair

A. Martin Wickliff, Jr.
Secretary

Ryan Colburn
Treasurer

Judson W. Robinson III
President & CEO

Members

- Marilyn Boss
- Donald Bowers
- Herman Burroughs
- Marina Coryat
- Doug Coughlan
- Spring Williams-Cox
- Iris M. Cross
- Yolanda Green Barnes
- Calvin Guidry
- Marian Harper
- Kerrick Henry
- Karen Hofmeister
- Don G. Hudson
- Sherman Lewis
- Victor Lofton
- Pamela McKay
- Ernest Peeples
- Charles Price
- Gilda Ramirez
- Terry W. Roberson
- Morris Smith
- Byron C. Stevenson
- Walter Strickland
- Jasmine Turner
- Laurie Vignaud
- Ralph D. West

Valentin DeLeon
Project Manager
DMA Development Company
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: *The Greenery (2018 Housing Tax Credit Application)*

Dear Mr. DeLeon:

The Houston Area Urban League, Inc. (Urban League) would like to express our support for The Greenery, a proposed workforce housing development to be located in the 18000 Block of Imperial Valley Houston Texas, Harris County 77060. We understand that DMA Development is submitting a request for a support resolution to the City of Houston for this proposed development for the 2018 LIHTC cycle.

The Urban League qualifies as a tax-exempt non-profit community or civic organization that serves the community of Houston, Texas, which is where The Greenery is to be located. The mission of the Urban League is to be an advocate for our members and community in Houston. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Houston community.

Again, the Urban League is very pleased to lend our support to this affordable workforce housing community. If you require additional information, you may contact me at (713) 393-8720 or via email at judrob@haul.org.

Sincerely,

Judson W. Robinson III
President & CEO
Houston Area Urban League, Inc.





HOUSTON BUSINESS
DEVELOPMENT, INC.

Financing Growth of Small Business

January 9, 2018

Mr. Valentin DeLeon
Project Manager
DMA Development Company
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: ***The Greenery (2018 Housing Tax Credit Application)***

Dear Mr. DeLeon:

We would like to express our support for The Greenery, a proposed workforce housing development to be located in the 18000 block of Imperial Valley Drive, Houston, Texas. We understand that DMA Development is submitting a request for a support resolution to the City of Houston for this proposed development for the 2018 LIHTC cycle.

Houston Business Development, Inc. (HBDi) qualifies as a tax-exempt non-profit community or civic organization that serves the community of Houston, Texas, which is where The Greenery is to be located. The mission of HBDi is to be an advocate for our members and community in Houston. Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Houston community.

Again, we are very pleased to lend our support to this affordable workforce housing community. If you need additional information, you may contact me at 713-845-2418 or via email at m.mitchell@hbdi.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marlon D. Mitchell".

Marlon D. Mitchell
President and CEO



North Houston District

CHAIRMAN
Michelle Wogan
Transwestern

VICE CHAIRMAN
Melody Douglas
Morganti Texas, Inc.

TREASURER
Thomas R. Wussow
Founder of the District

SECRETARY
Charles R. Lopez
Human Resources Professional

Kaitlin Bellon
Amegy Bank of Texas

Dr. Archie Blanson
Aldine ISD

Margaret Eyster
Magoo's PrintShop, Inc.

Rose Hernandez
Liberty Property Trust

Michael Kasmiersky
Lincoln Property Company

George Lunnon, Jr.
State Farm Insurance

Karen Marshall
Metropolitan Transit Authority

Steve Moore
Villa Serena Communities

Donna Volkerding
Interstate Hotels & Resorts

Greg Simpson
President

January 18, 2018

Valentin DeLeon
Project Manager
DMA Development Company
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: ***The Greenery (TDHCA# 18338)***

Dear Mr. DeLeon:

We would like to express our support for The Greenery, a proposed workforce housing development to be located in the 18000 block of Imperial Valley Drive, Houston, Texas. We understand that DMA Development ("DMA") in partnership with the Houston Area Community Development Corporation ("HAUCDC") is submitting a request for a support resolution to the City of Houston for this proposed development for the 2018 LIHTC cycle.

The North Houston District supports the development of new, well maintained affordable housing opportunities in the area and is encouraged with the preliminary plans presented to us by DMA and HAUCDC. They have committed to coordinate with the North Houston District as their project develops.

Again, we are very pleased to lend our support to this affordable housing community for working families. If you need additional information, you may contact me at 281-874-2144.

Sincerely,

Greg Simpson
President

North Houston District
16945 Northchase Drive
Suite 1900
Houston, Texas 77060

T 281-874-2131
F 281-874-2151

northhouston.org

Community Input Scoring Items

TDHCA#:

~~18354~~

18339

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. ARTreach

Name of Community Organization

Anne Campbell

Contact Name

Support

Opposition

B. First Baptist Church - Pasadena

Name of Community Organization

Dr. Charles Redmond, Pastor

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. 2018-020

A Resolution by the City Council of the City of Pasadena, Texas, supporting application of NH Fairmont LP (Blazer/Nantucket Housing, LLC) to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Fairmont Senior Apartments.

WHEREAS, NH Fairmont LP (Blazer/Nantucket Housing, LLC) has proposed a senior living development for affordable rental housing at the northwest corner of Fairmont Parkway and Red Bluff Road named Fairmont Senior Apartments in the City of Pasadena; and

WHEREAS, NH Fairmont LP (Blazer/Nantucket Housing, LLC) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the Fairmont Senior Apartments; and

WHEREAS, NH Fairmont LP (Blazer/Nantucket Housing, LLC) has requested the City to provide this resolution of support at this time prior to consideration and formal approval of the project by its Planning Commission and City Council; NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASADENA:


SECTION 1. That the City Council hereby finds and adopts the preamble to this Resolution.

SECTION 2. That the City of Pasadena, acting through its governing body, hereby confirms that it supports the application by NH Fairmont LP (Blazer/Nantucket Housing, LLC) to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Fairmont Senior Apartments.

SECTION 3. That for and on behalf of the Governing Body, the Mayor is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

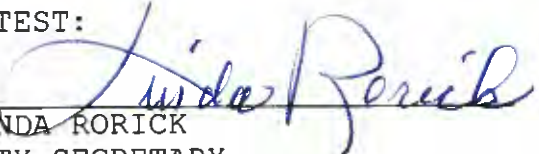
SECTION 4. That the City Council officially determines that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this resolution and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further confirms such written notice and the contents and posting thereof.

PASSED, APPROVED AND ADOPTED THIS THE 20th day of February,
A.D., 2018.




JEFF A. WAGNER, MAYOR
OF THE CITY OF PASADENA, TEXAS

ATTEST:



LINDA RORICK
CITY SECRETARY
CITY OF PASADENA, TEXAS

APPROVED:



LEE CLARK
CITY ATTORNEY
CITY OF PASADENA, TEXAS

TEXAS HOUSE OF REPRESENTATIVES



BRISCOE CAIN

District 128

February 26th, 2018

ATTN: Texas Department of Housing and Community Affairs
Mr. Tim Irvine, Executive Director
221 East 11th Street
P.O. Box 13941
Austin, Texas 78711-3941

To Mr. Tim Irvine,

This letter is being sent in regards to the proposed housing development application of NH Fairmont LP (Blazer/Nantucket Housing, LLC) to the Texas Department of Housing and Community Affairs for the 2018 Competitive 9% Housing Tax Credits for Fairmont Senior Apartments. It is my knowledge that this development will be constructed at the Northwest corner of Fairmont Parkway and Red Bluff Road in the City of Pasadena which resides in House District 128 and will be constructed to serve the elderly population of low to moderate income means.

I am supportive of the proposed project because it is at the intersection of two streets for which I believe can properly handle the increased traffic that often comes with multi-occupant housing.

Please acknowledge receipt of this letter and respond accordingly with any questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "Briscoe Cain".

State Representative Briscoe Cain





ARTreach

Nonprofit arts network

We use the arts to change lives.

ARTreach Board of Directors

President - Ernest Lewis III

Secretary - Nicole Moraw

Executive Director

Anne Campbell

Community Partners

Mamie George Community Center

Fort Bend County Public Libraries

FBC Juvenile Detention Center

Boys and Girls Club of Houston

Arrow Child & Family Ministries

The Forum at Memorial Woods

Providence Place Senior Living

Harris County Public Library

Landon Ridge Sugar Land

Campanile at Jones Creek

Campanile at Justice Park

Lamar Consolidated ISD

Krause Children's Center

Spaulding for Children

Brazos Senior Villas

Parks Youth Ranch

Fort Bend YMCA

T.W. Davis YMCA

Making it Better

Houston ISD

Katy ISD

February 12, 2018

Texas Department of Housing and Community Affairs

Marni Holloway, Director of Multifamily Finance

221 E. 11th Street

Austin, Texas 78701

RE: Fairmont Seniors # 18339

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Fairmont Seniors Application # 18339, proposed to be located at the northwest corner of Fairmont and Red Bluff, Pasadena, TX 77505 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable senior housing in Pasadena & Harris County, and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves the local community and citizens of Pasadena & Harris County by connecting professional artists and their customized programs to underserved communities. ARTreach offers visual art, dance, music, and theater programs that create positive change in our clients' education, health, quality of life and wellbeing.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 832-544-0239 or a.campbell@artreachonline.org.

Sincerely,

Anne Campbell

Executive Director, ARTreach

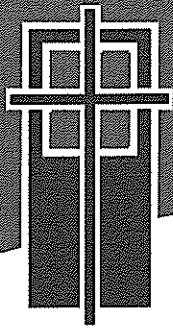
23501 Cinco Ranch Blvd.

Suite H120, #262

Katy, TX 77494

info@artreachonline.org

www.artreachtexas.org



FIRST BAPTIST CHURCH
PASADENA

Dr. Charles Redmond
Pastor

February 21, 2018

Texas Department of Housing and Community Affairs
Marni Holloway, Director of Multifamily Finance
221 E. 11th Street
Austin, Texas 78701

RE: Fairmont Seniors # 18339

Dear Ms. Holloway:

I am sending this letter of support to you on behalf of the Texas Department of Housing and Community Affairs for The Fairmont Seniors Application # 18339, proposed to be located at the northwest corner of Fairmont and Red Bluff, Pasadena, TX 77505 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable senior housing in Pasadena & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

First Baptist Church, Pasadena serves the local community and citizens of Pasadena & Harris County by providing church services and community activities, which include specific events geared for our senior adults in the area. I believe this housing community will be a great benefit to our senior citizens of Pasadena.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 281-991-1232.

Sincerely,

Dr. Charles Redmond,
Pastor

Community Input Scoring Items

TDHCA#: 18345

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Andrews Adult Literacy Program

Name of Community Organization

Mike Sutton

Contact Name

Support
 Opposition

B. Andrews Chamber of Commerce

Name of Community Organization

Nohemi Sanchez

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 683

**TDHCA APPLICATION
PROPOSED WESTWIND OF ANDREWS AFFORDABLE HOUSING PROJECT
No Objection**

WHEREAS, a primary objective of the Andrews City Council has been to develop a viable community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities for persons of low and moderate income; and

WHEREAS, the City of Andrews desires to increase the availability, financial accessibility, and support for safe, decent, and affordable housing to enhance the quality of life for economically disadvantaged citizens; and

WHEREAS, there is a need for affordable housing for the City of Andrews' citizens of modest means; and

WHEREAS, the City of Andrews understands that the applicant is eligible for these incentive; and

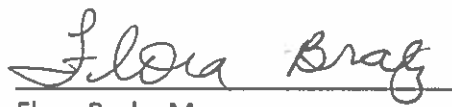
WHEREAS, SCF Andrews 18, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credit Program funds for the Westwind of Andrews Apartments;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANDREWS, TEXAS:

Affirms that it has no objection for the above-named development.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 8th day of February 2018.


Flora Braly, Mayor

ATTEST:


Sara Copeland, City Secretary



STATE REPRESENTATIVE
BROOKS LANDGRAF

February 22, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Irvine:

I received the Public Notification for Westwind of Andrews, a proposed multi-family community to be located in Andrews, Texas, which I represent in the Texas House of Representatives.

I am pleased to write in support of this development that will serve the constituents in my district.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Landgraf".

Brooks Landgraf



Andrews Adult Literacy Program
106 NE Ave E. Place
Andrews, TX 79714
523-4007

Date 2/27/2018

SCF Andrews 18, LP
Attn: Mr. Chaz Garrett
7801 Jack Finney Blvd., #101
Greenville, Texas 75402

Re: Westwind of Andrews, TDHCA #18345 – A multifamily affordable housing development for families in Andrews, TX

Dear Mr. Garrett:

On behalf of Andrews Literacy Program, I would like to express our support for your proposed Westwind of Andrews affordable housing development to be located in Andrews, Texas.

Andrews Literacy Program is a tax-exempt organization that serves the Andrews community. We are aware of the need for additional affordable housing in the community and feel that Westwind of Andrews will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely, *Mike Sutton* Director



February 23, 2018

SCF Andrews 18, LP
Attn: Mr. Chaz Garrett
7801 Jack Finney Blvd.,#101
Greenville, Texas 75402

RE: Westwind of Andrews, TDHCA #18345- A multifamily affordable housing
Development for families in Andrews, TX

Dear Mr. Garrett:

On behalf of The Andrews Chamber of Commerce, I would like to express our support for your proposed Westwind of Andrews affordable housing development to be located in Andrews, Texas.

Andrews Chamber of Commerce is a tax-exempt organization that serves the Andrews Community. We are aware of the need for additional affordable housing in the community and feel that Westwind of Andrews will be a great addition to the City and its residents.

Feel free to contact me with any questions.

Sincerely,

Noemi Sanchez
Executive Director
Andrews Chamber of Commerce

Community Input Scoring Items

TDHCA#: 18347

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Life Center

Name of Community Organization

Betty Yarbrough

Contact Name

- Support
 Opposition

B. Crisis Center of West Texas

Name of Community Organization

Karen Pieper Hildebrand

Contact Name

- Support
 Opposition

C. Samaritan Counseling Center

Name of Community Organization

Risse B. Rogers

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 682

**RESOLUTION OF SUPPORT
TDHCA APPLICATION
PROPOSED AVENUE COMMONS AFFORDABLE HOUSING PROJECT**

WHEREAS, a primary objective of the Andrews City Council has been to develop a viable community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities for persons of low and moderate income; and

WHEREAS, the City of Andrews desires to increase the availability, financial accessibility, and support for safe, decent, and affordable housing to enhance the quality of life for economically disadvantaged citizens; and

WHEREAS, there is a need for affordable housing for the City of Andrews' citizens of modest means; and

WHEREAS, the City of Andrews understands that the applicant is eligible for these incentive; and

WHEREAS, Commonwealth Development Corporation has proposed a development for affordable rental housing at the northwest corner of SE Mustang Drive and SE Ave E, bounded on the north by SE 4th Street and on the west by SE 6th Street, named Avenue Commons Apartments in the City of Andrews; and

WHEREAS, Commonwealth Development Corporation intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credit Program funds for the Avenue Commons Apartments;


NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANDREWS, TEXAS:

This resolution affirms the City of Andrews' support for the above named development; and

FURTHER, the City of Andrews has contributed \$250 of value in the form of a tap fee waiver and will work with the developer in the platting process to abandon unneeded right-of-ways to allow for the development of said property.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 8th day of February 2018.


Flora Braly, Mayor

ATTEST:


Sara Copeland, City Secretary



STATE REPRESENTATIVE
BROOKS LANDGRAF

February 16, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, Texas 78701

* Dear Mr. Irvine:

I received the Public Notification for Avenue Commons, a proposed multi-family community to be located in Andrews, Texas, which I represent in the Texas House of Representatives.

I am pleased to join the Andrews City Council in support of this development that will serve the constituents in my district.

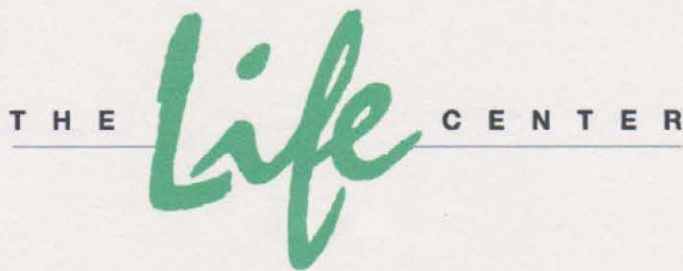
Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Landgraf", written in a cursive style.

Brooks Landgraf



DISTRICT 81 – ANDREWS, ECTOR, WARD, AND WINKLER COUNTIES



February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Avenue Commons, TDHCA #18347

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18347, Avenue Commons, to be located at the northwest corner of SE Mustang Drive and SE Avenue E, in Andrews, TX.

The Life Center 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 "Betty Yarbrough". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Betty Yarbrough
Director
The Life Center-Andrews



CRISIS CENTER

OF WEST TEXAS

RESPOND | SHELTER | EDUCATE

February 20, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Avenue Commons, TDHCA #18347

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18347, Avenue Commons, to be located at the northwest corner of SE Mustang Drive and SE Avenue E, in Andrews, TX.

Crisis Center of West Texas 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,

Karen Pieper Hildebrand
Executive Director

910-B S. Grant Odessa, TX 79761

www.ccwtx.org Phone: 432-333-2527 Fax: 432-580-3148 Hotline: 1-866-627-4747



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PAT CANTY, OFFICER
OF DEVELOPMENT

February 22, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Avenue Commons, TDHCA #18347

BOARD MEMBERS

STEVE BRANNAN
TATUM GUINN
DARYL JENSEN
ANDREW MARSHALL
CATHERINE SPEER

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18347, Avenue Commons, to be located at the northwest corner of SE Mustang Drive and SE Avenue E, in Andrews, TX.

Samaritan Counseling Center 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.

EXECUTIVE DIRECTOR

RISSE' B. ROGERS

DEVELOPMENT &

COMMUNITY RELATIONS

DIRECTOR

OLGA COE

BUSINESS DIRECTOR

TERESA ALEXANDER

CONSULTANTS

WILBUR LINEBACK, MD
PERRY MARCHIONI, Ph.D.

Sincerely,

Risse' B. Rogers
Executive Director

Community Input Scoring Items

TDHCA#: 18353

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Montgomery Area Chamber of Commerce

Name of Community Organization

Shannan Reid

Contact Name

Support
 Opposition

B. Crisis Assistance Center

Name of Community Organization

Jennifer Landers

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. 2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS
REGARDING BLAZER BUILDING TEXAS, LLC FOR SUPPORT AND LOCAL POLITICAL
SUBDIVISION FUNDING

WHEREAS, NH Heritage LP has proposed a senior living development for affordable rental housing at 325 Flagship Blvd. named Heritage Seniors in the City of Montgomery, Texas, located in Montgomery County;

WHEREAS, NH Heritage LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Heritage Seniors development;

It is hereby RESOLVED, that the City of Montgomery, acting through its governing body, hereby confirms that it supports the proposed Heritage Seniors development located at 325 Flagship Blvd, Montgomery, Montgomery County, Texas and that this formal action has been taken to put on record the opinion expressed by the City of Montgomery, Texas.

FURTHER RESOLVED, that for and on behalf of the Governing Body, Kirk Jones, Mayor are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED, that the City of Montgomery, acting through its Governing Body, for the purposes of Local Political Subdivision Funding, will grant a reduction of \$2,000 towards water/sewer tap fees.

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Kirk Jones 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 Montgomery on 23rd day of January, 2018. PASSED AND APPROVED by the City Council of the City of Montgomery, Texas on the 23rd day of January, 2018.

Kirk Jones

Kirk Jones, Mayor

ATTEST:

Susan Hensley
Susan Hensley, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Larry Foerster
Larry Foerster, City Attorney





TEXAS HOUSE *of* REPRESENTATIVES

Representative Cecil Bell, Jr.

District 3

February 20, 2018

Marni Holloway
TDHCA
P.O. Box 13941
Austin, TX 78711

Re: *TDHCA #18353 – Heritage Seniors*

Dear Ms. Holloway:

This letter is my official notice of support to the request for housing tax credits issued by Texas Department of Housing and Community Affairs for the Heritage Senior Apartments project, application #18353, located at approximately 325 Flagship Blvd., Montgomery, Texas 77356.

My support for this project remains. An 80-unit development such as this within Montgomery is exactly what my district needs to address an ongoing need for more affordable, low to moderate income housing.

Thank you for your consideration. Please do not hesitate to contact me at (512) 463-0650 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Cecil Bell, Jr." with a stylized flourish at the end.

Cecil Bell, Jr.
State Representative for House District 3



MONTGOMERY
— Area Chamber of Commerce

February 10, 2018

Texas Dept. of Housing & Community Affairs
Marni Holloway, Director of Multifamily Finance
P.O. BOX 13941
Austin, TX 78711-3941

RE: Heritage Seniors – TDHCA # 18353

Dear Mrs. Holloway:

I am writing to you to express our support for Nantucket Housing, LLC in their development of Heritage Seniors, TDHCA # 18353, an independent senior living community to be located at 325 Flagship Blvd., Montgomery, Montgomery County, Texas.

There is a need for quality, affordable senior housing in Montgomery County and we believe this age-restricted independent living community will help to fill that need. Many seniors can't afford to live in the very expensive retirement homes. This development would give them the opportunity to enjoy a comfortable and safe living environment. It would also give them the opportunity to stay within their existing community close to their church, family and friends.

The Montgomery Area Chamber of Commerce works on behalf of all businesses in the City of Montgomery providing services and advocating for those laws and regulations that positively impact business in our community. The Montgomery Area Chamber of Commerce was founded in 2015.

If I can be of further assistance, please do not hesitate to contact us.

Sincerely,

Shannan Reid
Director

Small Town. Networked for Big Business.

MontgomeryAreaChamber.com

P.O. Box 486
Montgomery, Texas 77356

Ph : (936) 597-5004 Fx : (936) 597-5048
Info@MontgomeryAreaChamber.com



CRISIS ASSISTANCE CENTER
A Source of HOPE in Montgomery County™

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LATOYA CARTER

EXECUTIVE DIRECTOR

JENNIFER LANDER

February 23, 2018

Texas Dept. of Housing & Community Affairs
Marni Holloway, Director of Multifamily Finance
P.O. BOX 13941
Austin, TX 78711-3941

RE: Heritage Seniors – TDHCA # 18353

Dear Mrs. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for Heritage Seniors, TDHCA # 18353, an independent senior living community to be located at 325 Flagship Blvd., Montgomery, Montgomery County, Texas.

There is a need for quality, affordable senior housing in Montgomery County and we believe this age-restricted independent living community will help to fill that need. Many seniors can't afford to live in the very expensive retirement homes. This development would give them the opportunity to enjoy a comfortable and safe living environment. It would also give them the opportunity to stay within their existing community close to their church, family and friends.

The mission of Crisis Assistance Center is to provide a source of hope for residents of Montgomery County who are experiencing financial crisis in basic needs of housing, utilities, food, clothing, transportation and medical prescriptions.

Sincerely,

Jennifer Landers
Executive Director
Crisis Assistance Center

Our Vision:

Crisis Assistance Center is a catalyst of hope and solutions for Montgomery County residents in crisis.

Our Mission:

Crisis Assistance Center is a source of hope for Montgomery County residents experiencing financial crisis in basic needs of housing, utilities, food and clothing.

Strengthened through collaboration with community and faith partners, we honor and restore the dignity of individuals and families to attain greater levels of responsibility and financial independence, by delivering assistance and life-lasting strategic solutions.

1022 McCall Avenue, Conroe, Texas 77301 | (936) 539-1096 | www.cac-tx.org

MCEA is a not-for-profit 501(c) 3 organization now doing business as
CRISIS ASSISTANCE CENTER.

Your contribution is tax-deductible to the full extent allowed by federal law.



Montgomery County
United Way

Community Input Scoring Items

TDHCA#: 18354

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Memorial Assistance Ministries

Name of Community Organization

Marth Macris

Contact Name

Support

Opposition

B. Westside Homeless Prevention

Name of Community Organization

Susan Bolling

Contact Name

Support

Opposition

C. ARTreach

Name of Community Organization

Anne Campbell

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
 City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW 02/20/2018
 DATE:

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WELY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63 +/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWQ of McGowan St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway & between Rockwell Blvd & W Fugate Drive	18397



STATE OF TEXAS
HOUSE OF REPRESENTATIVES
JARVIS JOHNSON
District 139

Marni Holloway, Multifamily Programs Director
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 70711-3941

RE: Support - Flintlock Apartments - TDHCA # 18354

Dear Mrs. Holloway,

I submit this letter in support of the request for housing tax credits to be issued by the Texas Department of Housing and Community Affairs for the Flintlock Apartment development, application # 18354. The project will be located at southeast corner of the intersection of W. Little York Rd. & Flintlock Rd.

I thank you for your time on this matter, and please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jarvis Johnson".

Representative Jarvis Johnson



January 16, 2018

Texas Department of Housing and Community Affairs
Marni Holloway, Director of Multifamily Finance
221 E. 11th Street
Austin, Texas 78701

RE: The Flintlock Apartment Application # 18354

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Flintlock Apartment Application # 18354, proposed to be located at SEC W. Little York Rd & Flintlock Rd., Houston, TX 77040 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable housing in Houston & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves the local community and citizens of Houston & Harris County by providing services to restore hope and revitalize neighborhoods by repairing homes.

If I can be of further assistance to this important cause, please do not hesitate to contact me at (713) 973-8083 X101.

Sincerely,


Susan Bolling
Executive Director



February 20, 2018

Texas Department of Housing and Community Affairs
Marni Holloway, Director of Multifamily Finance
221 E. 11th Street
Austin, Texas 78701

RE: The Flintlock Apartment Application # 18354

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Flintlock Apartment Application # 18354, proposed to be located at SEC W. Little York Rd & Flintlock Rd., Houston, TX 77040 for their application for 2018 Housing Tax Credits.

Memorial Assistance Ministries provides services for approximately 500 client households per year from this area and we know too well the housing challenges that face them. Most of the families who seek rent assistance pay more than 50% of their annual income for housing alone. This expense leaves very little to cover utilities, transportation and food, let alone other basic needs. Affordable housing in this neighborhood will go a long way to help families stand on their own.

If I can be of further assistance to this important cause, please do not hesitate to contact me at mmacris@maministries.org or 713 574-7543.

Sincerely yours,

A handwritten signature in black ink that reads 'Martha Macris'.

Martha Macris
President and CEO
Memorial Assistance Ministries



ARTreach

Nonprofit arts network

We use the arts to change lives.

ARTreach Board of Directors

President - Ernest Lewis III

Secretary - Nicole Moraw

Executive Director

Anne Campbell

Community Partners

Mamie George Community Center

Fort Bend County Public Libraries

FBC Juvenile Detention Center

Boys and Girls Club of Houston

Arrow Child & Family Ministries

The Forum at Memorial Woods

Providence Place Senior Living

Harris County Public Library

Landon Ridge Sugar Land

Campanile at Jones Creek

Campanile at Justice Park

Lamar Consolidated ISD

Krause Children's Center

Spaulding for Children

Brazos Senior Villas

Parks Youth Ranch

Fort Bend YMCA

T.W. Davis YMCA

Making it Better

Houston ISD

Katy ISD

February 12, 2018

Texas Department of Housing and Community Affairs

Marni Holloway, Director of Multifamily Finance

221 E. 11th Street

Austin, Texas 78701

RE: The Flintlock Application # 18354

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Flintlock Application # 18354, proposed to be located at the southeast corner of W. Little York Rd. & Flintlock Rd., Houston, TX 77040 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable housing in Houston & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves citizens of the Greater Houston area by connecting professional artists and their customized programs to underserved communities. ARTreach offers visual art, dance, music, and theater programs that create positive change in our clients' education, health, quality of life and wellbeing.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 832-544-0239 or a.campbell@artreachonline.org.

Sincerely,

Anne Campbell

Executive Director, ARTreach

23501 Cinco Ranch Blvd.

Suite H120, #262

Katy, TX 77494

info@artreachonline.org

www.artreachtexas.org

Community Input Scoring Items

TDHCA#:

~~18354~~

18355

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Memorial Assistance Ministries

Name of Community Organization

Martha Macris

Contact Name

Support
 Opposition

B. Westside Homeless Prevention

Name of Community Organization

Susan Bolling

Contact Name

Support
 Opposition

C. ARTreach

Name of Community Organization

Anne Campbell

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Carla Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT-ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd 8.671 acres enclosed by Gears Road, Greens Parkway and	18355
AMTEX Green Oaks LP	Green Oak Apartments	Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
Trinity East Ltd.	Trinity East	SWC of McGowen St and Live Oak St	18049
Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street Near 7409 Bellfort/NW corner of intersection of Bellfort and	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JARVIS JOHNSON

District 139

February 23, 2018

Marni Holloway, Multifamily Programs Director
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 70711-3941

RE: Support - West Little York Apartments - TDHCA # 18355

Dear Mrs. Holloway,

I submit this letter in support of the request for housing tax credits to be issued by the Texas Department of Housing and Community Affairs for the West Little York Apartments, application #18355. The project will be located south of West Little York Rd. & west of Hollister Road.

I thank you for your time on this matter, and please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Jarvis Johnson".

Representative Jarvis Johnson



January 16, 2018

Texas Department of Housing and Community Affairs
Marni Holloway, Director of Multifamily Finance
221 E. 11th Street
Austin, Texas 78701

RE: The Flintlock Apartment Application # 18354

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Flintlock Apartment Application # 18354, proposed to be located at SEC W. Little York Rd & Flintlock Rd., Houston, TX 77040 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable housing in Houston & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves the local community and citizens of Houston & Harris County by providing services to restore hope and revitalize neighborhoods by repairing homes.

If I can be of further assistance to this important cause, please do not hesitate to contact me at (713) 973-8083 X101.

Sincerely,


Susan Bolling
Executive Director



February 20, 2018

Texas Department of Housing and Community Affairs
Marni Holloway, Director of Multifamily Finance
221 E. 11th Street
Austin, Texas 78701

RE: The Flintlock Apartment Application # 18354

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Flintlock Apartment Application # 18354, proposed to be located at SEC W. Little York Rd & Flintlock Rd., Houston, TX 77040 for their application for 2018 Housing Tax Credits.

Memorial Assistance Ministries provides services for approximately 500 client households per year from this area and we know too well the housing challenges that face them. Most of the families who seek rent assistance pay more than 50% of their annual income for housing alone. This expense leaves very little to cover utilities, transportation and food, let alone other basic needs. Affordable housing in this neighborhood will go a long way to help families stand on their own.

If I can be of further assistance to this important cause, please do not hesitate to contact me at mmacris@maministries.org or 713 574-7543.

Sincerely yours,

Martha Macris

Martha Macris
President and CEO
Memorial Assistance Ministries



ARTreach

Nonprofit arts network

We use the arts to change lives.

ARTreach Board of Directors

President - Ernest Lewis III

Secretary - Nicole Moraw

Executive Director

Anne Campbell

Community Partners

Mamie George Community Center

Fort Bend County Public Libraries

FBC Juvenile Detention Center

Boys and Girls Club of Houston

Arrow Child & Family Ministries

The Forum at Memorial Woods

Providence Place Senior Living

Harris County Public Library

Landon Ridge Sugar Land

Campanile at Jones Creek

Campanile at Justice Park

Lamar Consolidated ISD

Krause Children's Center

Spaulding for Children

Brazos Senior Villas

Parks Youth Ranch

Fort Bend YMCA

T.W. Davis YMCA

Making it Better

Houston ISD

Katy ISD

February 12, 2018

Texas Department of Housing and Community Affairs

Marni Holloway, Director of Multifamily Finance

221 E. 11th Street

Austin, Texas 78701

RE: The W. Little York Apartment Application # 18355

Dear Ms. Holloway:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The W. Little York Apartment Application # 18355, proposed to be located at W. Little York, west of Hollister, Houston, TX 77040 for their application for 2018 Housing Tax Credits.

There is a need for quality affordable housing in Houston & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves citizens of the Greater Houston area by connecting professional artists and their customized programs to underserved communities. ARTreach offers visual art, dance, music, and theater programs that create positive change in our clients' education, health, quality of life and wellbeing.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 832-544-0239 or a.campbell@artreachonline.org.

Sincerely,

Anne Campbell

Executive Director, ARTreach

23501 Cinco Ranch Blvd.

Suite H120, #262

Katy, TX 77494

info@artreachonline.org

www.artreachtexas.org

Community Input Scoring Items

TDHCA#: 18357

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Down by the Border Inc

Name of Community Organization

Sergio Aarate

Contact Name

Support
 Opposition

B. Food Bank of the Rio Grande Valley, Inc

Name of Community Organization

Libby Salinas

Contact Name

Support
 Opposition

C. Monica's House and Maggie's House

Name of Community Organization

Anna De La Cruz

Contact Name

Support
 Opposition

D. Driscoll Health Plan

Name of Community Organization

Lizbeth Shanholtzer

Contact Name

Support
 Opposition

E. Neighbors in Need of Service, Inc (NINOS)

Name of Community Organization

Manuela Rendon

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 2018 -023

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS IN SUPPORT OF VERSA DEVELOPMENT, LLC, FOR PROPOSED DEVELOPMENTS FOR AFFORDABLE RENTAL HOUSING, PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, Versa Development, LLC (the "Applicant") proposes to build two affordable rental housing consisting of up to 320 housing tax credit units combined ("Affordable Housing"); and

WHEREAS, the applicant has proposed two developments for affordable rental housing located within the City of Brownsville's Extra Territorial Jurisdiction (ETJ) on the SWQ of El Dorado Ave. and W. Lakeside Blvd, Brownsville, Texas and are expected to be named "Ovation Senior Living" and "Capella Apartments; and

WHEREAS, the applicant has advised that it intends to submit applications to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits ("Tax Credits") for Ovation Senior Living and Capella Apartments; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Brownsville, Texas, acting through its governing body, hereby confirms that it supports the development and construction of the proposed Ovation Senior Living and Capella Apartments, as described above and that this formal action has been taken to put on record the opinion expressed by the City of Brownsville, and

BE IT FURTHER RESOLVED that the City of Brownsville, Texas, acting through its governing body, supports the applicant's applications 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 \$1,000.00 per application and supports an award of Tax Credits for the Affordable Housing pursuant to the 2018 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

BE IT FURTHER RESOLVED that for and on behalf of the governing body, Michael Lopez, Interim City Manager of the City of Brownsville, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Department of Housing and Community Affairs.


Adopted by the City Commission of the City of Brownsville on the 20th day of February, 2018.



Antonio Martinez

Mayor

Attest:



Griselda Rosas
City Secretary



Approved as to form and legality:



Allison Bastian, Deputy City Attorney

2018R020717
RESOLUTION

BE IT RESOLVED THAT ON THE 06TH DAY OF FEBRUARY, 2018 THE CAMERON COUNTY COMMISSIONER'S COURT CONVENED IN REGULAR SESSION, AND UPON THE REQUEST OF THE CAMERON COUNTY COMMISSIONERS' COURT, THE FOLLOWING ITEM WAS PLACED ON THE AGENDA OF THE SAID COURT FOR SUCH MEETING, PURSUANT TO GOVERNMENT CODE SECTION 551.041 ET. SEQ., VERNON'S CIVIL STATUTES (THE TEXAS OPEN MEETINGS ACT) TO BE CONSIDERED:

A RESOLUTION OF THE COMMISSIONERS' COURT OF THE COUNTY OF CAMERON, TEXAS SUPPORTING THE PROPOSED CAPELLA DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE COUNTY CLERK TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

WHEREAS, VDC LAKESIDE CAPELLA, LP AND ITS AFFILIATES (THE "APPLICANT") PROPOSE TO BUILD AN AFFORDABLE RENTAL HOUSING DEVELOPMENT TO BE LOCATED IN OLMITO, WEST OF LAKESIDE BLVD AND SOUTH OF EL DORADO AVE, TO BE KNOWN AS CAPELLA APARTMENTS, (TDHCA 18357) (THE "AFFORDABLE HOUSING"); AND

WHEREAS, THE APPLICANT HAS ADVISED THAT IT INTENDS TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS ("TDHCA") FOR 2018 COMPETITIVE 9% HOUSING TAX CREDITS (THE "TAX CREDITS") FOR THE AFFORDABLE HOUSING PURSUANT TO TDHCA'S 2018 QUALIFIED ALLOCATION PLAN (THE "QAP").

NOW, THEREFORE, BE IT RESOLVED, BY THE CAMERON COUNTY COMMISSIONERS' COURT THAT:


SECTION 1. THE COUNTY, ACTING THROUGH THE COUNTY COMMISSIONERS' COURT AS ITS GOVERNING BODY, HEREBY CONFIRMS THAT IT SUPPORTS THE APPLICANT'S TAX CREDIT APPLICATION FOR THE AFFORDABLE HOUSING AND THAT THIS FORMAL ACTION HAS BEEN TAKEN TO PUT ON RECORD THE OPINION EXPRESSED BY THE COMMISSIONERS' COUNTY COURT ON THE DATE SET FORTH BELOW.

SECTION 2. FOR AND ON BEHALF OF THE CAMERON COUNTY COMMISSIONERS' COURT, THE COUNTY CLERK IS HEREBY AUTHORIZED, EMPOWERED, AND DIRECTED TO CERTIFY THIS RESOLUTION TO THE TDHCA.

SECTION 3. THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS PASSAGE.

APPROVED THIS 06TH DAY OF FEBRUARY, 2018.

COMMISSIONERS' COURT OF CAMERON COUNTY, TEXAS


EDDIE TREVIÑO, JR.
COUNTY JUDGE

ATTEST:


SYLVIA GARZA-PÉREZ
COUNTY CLERK



Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 27, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: Letter of Support for "Capella Apartments" (TDHCA 18357)

Dear Mr. Irvine,

I received the Public Notification for Capella Apartments located in Olmito, Texas, in 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 and provided much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
Texas State Representative

DOWN BY THE BORDER INC.

An Organization helping children with special needs

15 W. Madison Street
Brownsville, Texas 78520
956-541-2085
FB: Downbytheborder

February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Capella Apartments – TDHCA #18357

This letter serves to express our support for the proposed development of Capella Apartments to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

We are a local nonprofit organization that provides educational and/or other programs and services in Brownsville and the Cameron County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing much needed assistance such as, but not limited to, educational programs, health screening fairs, housing advocacy initiatives, and/or services for our veterans.

Capella Apartments would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Capella Apartments will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

Sincerely,



Sergio Zarate

Vice President/ Down by the Border

956-245-4800
zzztexas@yahoo.com



February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: **Capella Apartments – TDHCA #18357**

The Food Bank of the Rio Grande Valley, Inc., is **pleased to support** the development of Capella Apartments to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

The Food Bank of the Rio Grande Valley, Inc., will be readily available to provide and assist with food, healthy living classes, and SNAP application assistance to the tenants of Capella Apartments.

Capella Apartments would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Capella Apartments will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

We look forward to working with Capella Apartments and wish them the very best in your favorable consideration of their application

If you have any questions or concerns feel free to call me at (956) 904-4506 or email me at: libbys@foodbankrgv.com

Sincerely,

Libby Salinas
Chief Programs Officer
Food Bank RGV



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



Monica's House
and
Maggie's House



...where the healing begins

February 24, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: **Capella Apartments – TDHCA #18357**

Dear Mr. Irvine:

This letter serves to express our support for the proposed development of Capella Apartments to be located at the SWQ of El Dorado Avenue / W. Lakeside Blvd in Brownsville, Texas.

The proposed development will provide much needed affordable rental housing in the Brownsville community. The amenities, location and tenant resident services to be offered by this development will continue to raise the standard of living for all families.

We are a nonprofit organization that is active in the Brownsville and Cameron County area. We are pleased to advocate for the development of high quality affordable housing for low to moderate income families in our community.

Thank you for your consideration of this worthy project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Blaz', written over a horizontal line.

Executive Director



children's advocacy
centers™ of texas





February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Capella Apartments – TDHCA #18357

This letter serves to express our support for the proposed development of Capella Apartments to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

We are a local nonprofit organization that provides educational and/or other programs and services in Brownsville and the Cameron County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing much needed assistance such as, but not limited to, educational programs, health screening fairs, housing advocacy initiatives, and/or services for our veterans.

Capella Apartments would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Capella Apartments will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

Sincerely,

Lizbeth Shanholtzer
Community Outreach Representative
Driscoll Health Plan



**NEIGHBORS IN NEED OF SERVICES, INC. (NINOS)
HEAD START / EARLY HEAD START PROGRAM**

"Creating a brighter future for our children and La Familia"

BOARD OF DIRECTORS

President
Roque Rodriguez

Vice-President
Roberto Lopez

Secretary/Parliamentarian
Esperanza Vera

Treasurer/Sergeant at Arms
Mary F. Sosa

Maria DeFord
Juan Moreno, Jr.
Antonio Ortiz
Claudio Ortiz
Juanita Ortiz

Executive/Head Start Director
Manuela Rendon

February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Capella Apartments – TDHCA #18357

Dear Mr. Irvine:

This letter serves to express our support for the proposed development of Capella Apartments to be located at the SWQ of El Dorado Avenue / W. Lakeside Blvd in Brownsville, Texas.

The proposed development will provide much needed affordable rental housing in the Brownsville community. The amenities, location and tenant resident services to be offered by this development will continue to raise the standard of living for all families.

We are a nonprofit organization that is active in the Brownsville and Cameron County area. We are pleased to advocate for the development of high quality affordable housing for low to moderate income families in our community.

Thank you for your consideration of this worthy project.

Sincerely,


Manuela Rendon
Executive/Head Start Director

Community Input Scoring Items

TDHCA#: 18358

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Down by the Border

Name of Community Organization

Sergio Zarate

Contact Name

Support
 Opposition

B. Food Bank of the Rio Grande Valley, Inc

Name of Community Organization

Libby Salinsa

Contact Name

Support
 Opposition

C. Monica's House and Maggie's House

Name of Community Organization

Anna De La Cruz

Contact Name

Support
 Opposition

D. Driscoll Health Plan

Name of Community Organization

Lizbeth Shanhottzer

Contact Name

Support
 Opposition

E. United Way of Southern Cameron County

Name of Community Organization

Wendy Hanson

Contact Name

Support
 Opposition

F. Neighbors in Need of Services, Inc. (NINOS)

Name of Community Organization

Manuela Rendon

Contact Name

Support
 Opposition

RESOLUTION NO. 2018R02016

A RESOLUTION OF THE COMMISSIONERS COURT OF THE COUNTY OF CAMERON, TEXAS SUPPORTING THE PROPOSED OVATION SENIOR LIVING DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING AND DIRECTING THE COUNTY CLERK TO CERTIFY THE RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

WHEREAS, VDC Lakeside Sedona, LP and its affiliates (the "Applicant") propose to build an affordable rental housing development to be located in Olmito, West of Lakeside Blvd and South of El Dorado Ave, to be known as Ovation Senior Living. (TDHCA 18358) (the "Affordable Housing");

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits (the "Tax Credits") for the Affordable Housing pursuant to TDHCA's 2018 Qualified Allocation Plan (the "QAP");

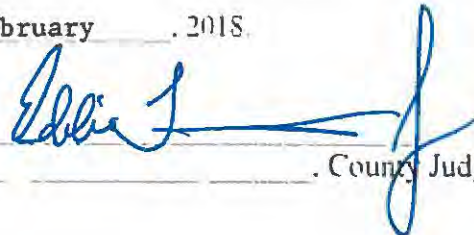
NOW, THEREFORE, BE IT RESOLVED, BY THE COMMISSIONERS COURT OF THE COUNTY OF CAMERON, TEXAS: THAT:

SECTION 1. The County, acting through the County Commissioner Court as its governing body, hereby confirms that it supports the Applicant's Tax Credit application for the Affordable Housing and that this formal action has been taken to put on record the opinion expressed by the Commissioners County Court on the date set forth below.

SECTION 2. For and on behalf of the Commissioners County Court, the County Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 6th day of February, 2018.


_____, County Judge

ATTEST:



RESOLUTION NO. 2018 -023

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS IN SUPPORT OF VERSA DEVELOPMENT, LLC, FOR PROPOSED DEVELOPMENTS FOR AFFORDABLE RENTAL HOUSING, PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the City of Brownsville benefits from the availability of affordable housing for its residents of lower economic means; and

WHEREAS, Versa Development, LLC (the "Applicant") proposes to build two affordable rental housing consisting of up to 320 housing tax credit units combined ("Affordable Housing"); and

WHEREAS, the applicant has proposed two developments for affordable rental housing located within the City of Brownsville's Extra Territorial Jurisdiction (ETJ) on the SWQ of El Dorado Ave. and W. Lakeside Blvd, Brownsville, Texas and are expected to be named "Ovation Senior Living" and "Capella Apartments; and

WHEREAS, the applicant has advised that it intends to submit applications to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits ("Tax Credits") for Ovation Senior Living and Capella Apartments; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Brownsville, Texas, acting through its governing body, hereby confirms that it supports the development and construction of the proposed Ovation Senior Living and Capella Apartments, as described above and that this formal action has been taken to put on record the opinion expressed by the City of Brownsville, and

BE IT FURTHER RESOLVED that the City of Brownsville, Texas, acting through its governing body, supports the applicant's applications 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 \$1,000.00 per application and supports an award of Tax Credits for the Affordable Housing pursuant to the 2018 Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

BE IT FURTHER RESOLVED that for and on behalf of the governing body, Michael Lopez, Interim City Manager of the City of Brownsville, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Department of Housing and Community Affairs.


Adopted by the City Commission of the City of Brownsville on the 20th day of February, 2018.



Antonio Martinez

Mayor

Attest:



Griselda Rosas
City Secretary



Approved as to form and legality:



Allison Bastian, Deputy City Attorney

Texas House of Representatives



EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

February 27, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Tim Irvine, Director of Multifamily Finance

RE: Letter of Support for "Ovation" (TDHCA 18358)

Dear Mr. Irvine,

I received the Public Notification for Ovation located in Olmito, Texas, in 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 and provided much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio, III
Texas State Representative

DOWN BY THE BORDER INC.

An Organization helping children with special needs

15 W. Madison Street
Brownsville, Texas 78520
956-541-2085
FB: Downbytheborder

February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Ovation Senior Living – TDHCA #18358

This letter serves to express our support for the proposed development of Ovation Senior Living to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

We are a local nonprofit organization that provides educational and/or other programs and services in Brownsville and the Cameron County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing much needed assistance such as, but not limited to, educational programs, health screening fairs, housing advocacy initiatives, and/or services for our veterans.

Ovation Senior Living would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Ovation Senior Living will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

Sincerely,



Sergio Zarate

Vice President/ Down by the Border

956-245-4800
zzztexas@yahoo.com



February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Ovation Senior Living – TDHCA #18358

The Food Bank of the Rio Grande Valley, Inc., is pleased to support the proposed development of Ovation Senior Living to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

The Food Bank of the Rio Grande Valley, Inc., will be readily available to provide and assist with food, healthy living classes, and SNAP application assistance to the tenants of Ovation Senior Living.

Ovation Senior Living would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Ovation Senior Living will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

We look forward to working with Ovation Senior Living and wish them the very best in your favorable consideration of their application

If you have any questions or concerns feel free to call me at (956) 904-4506 or email me at:
libbys@foodbankrgv.com

Sincerely,

Libby Salinas
Chief Programs Officer
Food Bank RGV



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





February 24, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Ovation Senior Living – TDHCA #18358

Dear Mr. Irvine:

This letter serves to express our support for the proposed development of Ovation Senior Living Apartments to be located at W Lakeside Blvd, S of El Dorado Ave in Brownsville, Texas.

The proposed development will provide much needed affordable rental housing for senior citizens in the Brownsville community. The amenities, location and tenant resident services to be offered by this development will allow our older citizens to live in dignity and continue to raise the standard of living for all families.

We are a nonprofit organization that is active in the Brownsville and Cameron County area. We are pleased to advocate for the development of high quality affordable housing for our senior citizens who may be on a fixed income.

Thank you for your consideration of this worthy project.

Sincerely,

Executive Director



children's advocacy
centers™ of texas





February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Ovation Senior Living – TDHCA #18358

This letter serves to express our support for the proposed development of Ovation Senior Living to be located West of West Lakeside Boulevard and South of El Dorado Avenue in Cameron County (Brownsville ETJ).

We are a local nonprofit organization that provides educational and/or other programs and services in Brownsville and the Cameron County community. Our organization acts as an advocate for low to moderate income individuals by partnering with other community based organizations in providing much needed assistance such as, but not limited to, educational programs, health screening fairs, housing advocacy initiatives, and/or services for our veterans.

Ovation Senior Living would address the need for quality affordable housing for the senior citizens of Brownsville and Cameron County. We are informed that Ovation Senior Living will feature state-of-the-art design and offer many amenities, and we welcome this type of housing to our community.

Sincerely,

Lizbeth Shanholtzer
Community Outreach Representative
Driscoll Health Plan

United Way
of Southern Cameron County

634 East Levee Street
Brownsville, Texas 78520
tel 956.548.6880
fax 956.548.6906
wendy.hanson@unitedwayrgv.org

Wendy Hanson
Vice President of Community Impact



February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Ovation Senior Living – TDHCA #18358

Dear Mr. Irvine:

This letter serves to express our support for the proposed development of Ovation Senior Living Apartments to be located at W Lakeside Blvd, S of El Dorado Ave in Brownsville, Texas.

The proposed development will provide much needed affordable rental housing for senior citizens in the Brownsville community. The amenities, location and tenant resident services to be offered by this development will allow our older citizens to live in dignity and continue to raise the standard of living for all families.

We are a nonprofit organization that is active in the Southern Cameron County area. We are pleased to advocate for the development of high quality affordable housing for our senior citizens who may be on a fixed income.

Thank you for your consideration of this worthy project.

Sincerely,

A handwritten signature in blue ink that reads "Wendy Hanson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Wendy Hanson
Vice President of Community Impact
United Way of Southern Cameron County



**NEIGHBORS IN NEED OF SERVICES, INC. (NINOS)
HEAD START / EARLY HEAD START PROGRAM**

"Creating a brighter future for our children and La Familia"

BOARD OF DIRECTORS

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Roque Rodriguez

Vice-President
Roberto Lopez

Secretary/Parliamentarian
Esperanza Vera

Treasurer/Sergeant at Arms
Mary F. Sosa

Maria DeFord
Juan Moreno, Jr.
Antonio Ortiz
Claudio Ortiz
Juanita Ortiz

Executive/Head Start Director
Manuela Rendon

February 26, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing
and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Ovation Senior Living – TDHCA #18358

Dear Mr. Irvine:

This letter serves to express our support for the proposed development of Ovation Senior Living Apartments to be located at W Lakeside Blvd, S of El Dorado Ave in Brownsville, Texas.

The proposed development will provide much needed affordable rental housing for senior citizens in the Brownsville community. The amenities, location and tenant resident services to be offered by this development will allow our older citizens to live in dignity and continue to raise the standard of living for all families.

We are a nonprofit organization that is active in the Brownsville and Cameron County area. We are pleased to advocate for the development of high quality affordable housing for our senior citizens who may be on a fixed income.

Thank you for your consideration of this worthy project.

Sincerely,


Manuela Rendon
Executive/Head Start Director

Community Input Scoring Items

TDHCA#: 18361

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Shared Housing Center

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

B. The Family Place

Name of Community Organization

Paige Flink

Contact Name

Support

Opposition

C. Women in Need of Generous Support

Name of Community Organization

Jennifer M. Ware

Contact Name

Support

Opposition

D. Genesis Womens Shelter and Support

Name of Community Organization

Jan Langbein

Contact Name

Support

Opposition

E. Metrocare Services

Name of Community Organization

John W. Burruss, M.D.

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

CITY OF IRVING

COUNCIL RESOLUTION NO. RES-2018-30

WHEREAS, Canova Palms, LLC has proposed a development for affordable rental housing named Canova Palms, in the City of Irving, Texas; and

WHEREAS, Canova Palms, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Canova Palms; and

WHEREAS, the City of Irving finds the need for such affordable housing for citizens within the City's boundaries and supports the Canova Palms development; and

WHEREAS, the City of Irving will provide a grant, reduced fee, or contribution of other value for the benefit of the development in an amount of at least \$500.

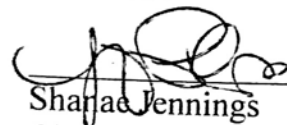
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

- SECTION I. THAT the City of Irving, Dallas County, hereby supports the proposed Canova Palms 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).
- SECTION II. THAT the Mayor is hereby authorized, empowered and directed to certify this resolution to the Texas Department of Housing and Community Affairs.
- SECTION III. THAT this resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

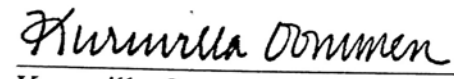
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,
on January 26, 2018.


for RICHARD H. STOPFER
MAYOR *Allen Meacham
Mayor Pro Tem*

ATTEST:


for Sharae Jennings
City Secretary

APPROVED AS TO FORM:


Kuruvilla Oommen
City Attorney





RODNEY ANDERSON
District 105

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

P.O. Box 2910
Austin, TX 78768-2910
512.463.0641
Fax: 512.463.0044

January 15, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18361 Canova Palms

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18361 Canova Palms to be located in Irving, TX. There is a need for housing that is affordable to citizens of modest means over the age of 55 and this development will help fulfill that need.

Sincerely,

A handwritten signature in blue ink that reads "Rodney Anderson".

Rodney Anderson
State Representative
HD105 – Irving and Grand Prairie





S H A R E D H O U S I N G C E N T E R , I N C .

January 12, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: **Canova Palms, TDHCA App#18361**
Oliver Commons, TDHCA App#18363

Dear Mr. Irvine:

I am writing this letter to voice my **support for** TDHCA Tax Credit Applications for a proposed work force housing development;

- **“Canova Palms” TDHCA Application #18361** to be located at the 1717 Irving Blvd, Irving, TX., Dallas County.
- “Oliver Commons” TDHCA Application #18363 to be located at 3090 Rock Island, Irving, TX., Dallas County.

Shared Housing Center, Inc. is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Dallas County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Irving, TX and these developments will help meet that need.

Sincerely,

Maria Machado
Executive Director



the family place

Saving Lives for 35 Years

January 24, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: **Canova Palms, TDHCA App#18361**
Oliver Commons, TDHCA App#18363

Dear Mr. Irvine:

I am writing this letter to voice my **support for** TDHCA Tax Credit Applications for proposed senior and work force housing developments;

- **“Canova Palms” TDHCA Application #18361** to be located at the 1717 Irving Blvd, Irving, TX., Dallas County.
- “Oliver Commons” TDHCA Application #18363 to be located at 3090 Rock Island, Irving, TX., Dallas County.

The Family Place is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Dallas County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Irving, TX and these developments will help meet that need.

Sincerely,

Paige Flink
CEO
The Family Place

January 24, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Canova Palms, TDHCA App#18361
Oliver Commons, TDHCA App#18363

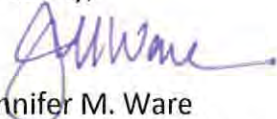
Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for proposed senior and work force housing developments;

- "Canova Palms" TDHCA Application #18361 to be located at the 1717 Irving Blvd, Irving, TX., Dallas County.
- "Oliver Commons" TDHCA Application #18363 to be located at 3090 Rock Island, Irving, TX., Dallas County.

WINGS is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is to empower women, fight poverty and impact generations, serving women and families in Dallas County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Irving, TX and these developments will help meet that need.

Sincerely,



Jennifer M. Ware
Chief Executive Officer

BOARD OF DIRECTORS

CHAIRMAN	VICE PRESIDENTS
Nancy K. Best	Kenneth Z. Altshuler, M.D.
	Nell O. Beck
PRESIDENT	Megan D. Burkhart
Dennis J. Grindinger	Joe R. Flores
	Julie P. Forrester
SECRETARY	Nancy Ann Hunt
Harry M. Roberts, Jr.	Carolyn L. Miller
	Gail O. Turner
TREASURER	
Frank Mihalopoulos	
CHIEF EXECUTIVE OFFICER	
Jan Langbein	

January 25, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: **Canova Palms, TDHCA App#18361**
Oliver Commons, TDHCA App#18363

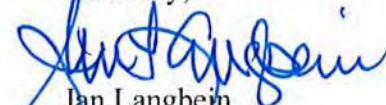
Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for proposed senior and work force housing developments;

- **"Canova Palms" TDHCA Application #18361** to be located at the 1717 Irving Blvd, Irving, TX., Dallas County.
- "Oliver Commons" TDHCA Application #18363 to be located at 3090 Rock Island, Irving, TX., Dallas County.

Genesis Women's Shelter & Support is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Our mission is serving those victims of domestic violence in Dallas County, TX. One of the biggest roadblocks for women leaving abusive relationships is the lack of available safe affordable housing. It is our hope that these developments will help with this tremendous need for housing in our community.

Sincerely,


Jan Langbein
CEO



January 24, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Canova Palms, TDHCA App#18361
Oliver Commons, TDHCA App#18363

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for proposed senior and work force housing developments;

- “Canova Palms” TDHCA Application #18361 to be located at the 1717 Irving Blvd, Irving, TX., Dallas County.
- “Oliver Commons” TDHCA Application #18363 to be located at 3090 Rock Island, Irving, TX., Dallas County.

Metrocare Services / Dallas County’s Aging and Disability Resource Center –ADRC, Connect to Care, is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Dallas County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in Irving, TX and these developments will help meet that need.

Sincerely,

A handwritten signature in blue ink that reads "John W. Burruss" with a stylized flourish at the end.

John W. Burruss, M.D.
Chief Executive Officer

Community Input Scoring Items

TDHCA#: 18368

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Habitat for Humanity of Greater Garland

Name of Community Organization

Richard L. Buquet II

Contact Name

Support

Opposition

C. Hope Clinic of Garland, Inc.

Name of Community Organization

John M. Yeary

Contact Name

Support

Opposition

D. Salvation Army

Name of Community Organization

Captain Richard A. New

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development being proposed to be located within the Downtown Catalyst Area and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community being proposed to be located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

Region 3/Urban	Name	Address	Zip	Type/Limit
Application 18092	Rowlett Senior Apartment Homes	615 Rowlett Road	75043	Elder limit
Application 18368	The Reserves at Merriwood Ranch	SEQ E Miller Rd/ E Centerville Road	75041	General
Application 18376	Lakeview Pointe Apartments	N side of IH 30, E of Bass Pro Drive	75043	General
Application 18002	Evergreen at Basswood Senior Community	1901 State Hwy 66	75040	Elder limit
Application 18091	Lavon Senior Villas	902 Lavon Drive	75040	Elder limit
Application 18000	Evergreen Garland Senior Community	1102 N. Shiloh Road	75042	Elder limit

Section 2

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



TEXAS HOUSE OF REPRESENTATIVES

Capitol Office
Room GN.10
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

January 19, 2018

Ms. Marni Holloway, Director Multifamily Finance
c/o Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin TX 78711

RE: The Residences at Merriwood Ranch
TDHCA Application No. – 18368
Overland Property Group, LLC

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development referenced above.

The development as proposed would be located at the South side of E. Miller Road, East of E. Centerville Road in Garland, Texas. I find that it will serve the community well by providing much needed affordable senior housing, and I look forward to seeing the development come to fruition.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Burkett".

Cindy Burkett
State Representative
District 113



— COMMITTEES —

REDISTRICTING, CHAIR • LOCAL & CONSENT CALENDARS • PUBLIC HEALTH • TRANSPORTATION • SUNSET ADVISORY COMMISSION
HEALTH & HUMAN SERVICES TRANSITION LEGISLATIVE OVERSIGHT



January 19, 2018

520 N. Glenbrook Drive
Garland, TX 75040
Office 972 272-7551
Fax 972 276-9261
www.garlandchamber.com

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

The Garland Chamber of Commerce 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, appearing to read "Paul Mayer", written over a long, thin horizontal line that extends to the left.

Paul Mayer
CEO



TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

The Garland Area Habit 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.

Sincerely,

A handwritten signature in black ink that reads "Richard L. Buquet II".

Richard L. Buquet II
Executive Director
rich.buquet@garlandhabitat.org
c. 972.841.2501

HOPE CLINIC

Delivering hope and health

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

Hope Clinic Garland is a 501c(3) tax exempt medical clinic that serves residents of Garland who have no medical insurance and are at or below 200% of the federal poverty limit. As such, the Clinic and our patients will be positively and directly impacted by this development site, with its primary purpose being the overall betterment of the Garland 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,



John M. Yearly, LFACHE
Interim Executive Director



DOING
THE MOST
GOOD®

January 23, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to give voice to our support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX. This project, if located as shown, will not be around 3 miles from our facility, in which serves the city of Garland and the surrounding communities of Rowlett, Sachse, Wylie, and Murphy, TX.

The Salvation Army is a tax-exempt 501c3 Religious and Charitable organization that serves every zip code in the continental United States, alongside programs and services in 131 countries around the world. We do this by assessing the needs of each community we serve and then working to understand the obstacles, hardships, and challenges native to that area's population. We, then build programs designed to offer immediate relief, short-term care, and long-term growth in those areas identified that we can best benefit the community. We are able, then, to offer local programs to the local community, working to continually optimize their efficacy via spiritual, physical, and emotional service.

In appraising and understanding the needs of our community, we believe there is a significant need for affordable housing in the city of Garland, Texas and we could greatly benefit from the project that is being considered before you now.

Thank you for hearing our plea of support, The Reserves at Merriwood Ranch #18368, and we look forward to what might become of this viable project.

Kind regards,

Captain Richard A. New
Corps Officer

FOUNDERS

William & Catherine Booth

GENERAL

André Cox

TERRITORIAL COMMANDER

Commissioner Donald C. Bell

TEXAS DIVISIONAL COMMANDER

Lt. Colonel Ronnie Raymer

DFW METROPOLIS COMMANDER

Major Jonathan Rich

GARLAND CORPS OFFICERS

Major Ruth & Captain Richard New

Community Input Scoring Items

TDHCA#: 18369

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Resource and Recreation Center of Canyon Lake

Name of Community Organization

Darin Zumwalt

Contact Name

- Support
 Opposition

B. United Way of Comal County

Name of Community Organization

Terry Robinson

Contact Name

- Support
 Opposition

C. Comal County Senior Citizens Foundation

Name of Community Organization

Ken 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

RESOLUTION 2018-02



STATE OF TEXAS

§

IN THE COMMISSIONERS COURT

COUNTY OF COMAL

§

**SUPPORTING THE PROPOSED THE RESIDENCES AT CANYON LAKE DEVELOPMENT, TDHCA 2018
LOW INCOME TAX CREDIT PROGRAM APPLICATION**

Whereas OPG Canyon Lake Partners, LLC has proposed a development for affordable rental housing for seniors located in Canyon Lake, Comal County, Texas; and

Whereas, there is a need for affordable senior housing in Canyon Lake and Comal County for senior citizens of modest means; and

Whereas, OPG Canyon Lake Partners, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credit Program funds for The Residences at Canyon Lake located at the 1500 Island View Dr., Canyon Lake in Comal County, TX, 78133; and

Whereas, there is a TDHCA requirement for a de minimis commitment of development funding by the Local Political Subdivision.

Now Therefore Be it resolved that this resolution affirms Comal County support for the above named development; and

Confirms the County of Comal will provide a reduced fee of at least \$250 in a building permit or fee waiver.

PASSED and APPROVED this 15th of February, 2018.

Abstain

SHERMAN KRAUSE, COUNTY JUDGE

Donna Eccleston

DONNA ECCLESTON
COUNTY COMMISSIONER, PCT. #1

Scott Haag

SCOTT HAAG
COUNTY COMMISSIONER, PCT. #2

Kevin Webb

KEVIN WEBB
COUNTY COMMISSIONER, PCT. #3

Jen Crownover

JEN CROWNOVER
COUNTY COMMISSIONER, PCT. #4

ATTEST: *Bobbie Koepf*
BOBBIE KOEPP, COUNTY CLERK





KYLE BIEDERMANN

TEXAS STATE REPRESENTATIVE • DISTRICT 73

February 21st, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18369 (The Residences at Canyon Lake)

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18369 (The Residences at Canyon Lake) to be located in Canyon Lake, TX. There is a need for housing that is affordable to senior citizens of modest means and this development will help fulfill that need.

Sincerely,

A handwritten signature in black ink that reads "Kyle Biedermann".

Kyle Biedermann
Texas State Representative
House District 73



Community Resource and Recreation Center
Of Canyon Lake
P.O. Box 1472, Canyon Lake, TX 78133

Administration
Ph: 830-964-2324
Fax: 830-964-2804

A Comal County United Way Agency

Recreation Center
Ph: 830-964-3003
Fax: 830-964-3036

February 11, 2017

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residences at Canyon Lake

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18369 The Residences at Canyon Lake to be located at 1500 Island View Drive in Canyon Lake, TX.

The Community Resource and Recreation Center (CRRC) is a tax exempt civic organization that has served the community in which the development site is located for over 20 years. The overall primary purpose of CRRC is for the health, welfare and betterment of those in need in our 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.

Currently, over 48% of our clients are seniors living on a fixed income and with the majority of our current housing being sub-standard and not cost efficient, a facility of this nature would be a huge asset to the community of Canyon Lake. Should you need additional information from us or more facts and figures in regards to the above Credit Application as to the population in need in Canyon Lake, please feel free to call or email me.

Respectfully,

Darin Zumwalt
Executive Director
CRRC of Canyon Lake, Inc.
830-964-2324
dazumwalt@gvtc.com

Our Mission

To serve the residents of Canyon Lake by providing vital social service resources as well as life enriching recreation and educational opportunities.

468 S. Seguin Ave, Ste. 403
New Braunfels, Texas 78130
Tel: 830-620-7760
Fax: 830-620-5639
www.uwcomal.org



February 20, 2018

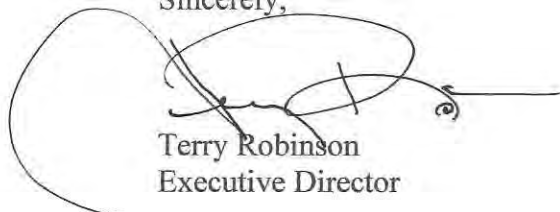
RE: The Residences at Canyon Lake

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18369 The Residences at Canyon Lake to be located at 1500 Island View Drive in Canyon Lake, TX.

United Way of Comal 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,



Terry Robinson
Executive Director



COMAL COUNTY SENIOR CITIZENS' FOUNDATION

"Enriching the Lives of Aging Adults"

February 22, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: The Residences at Canyon Lake

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18369 The Residences at Canyon Lake to be located at 1500 Island View Drive in Canyon Lake, TX.

Comal County Senior Citizen Foundation 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,

Ken Lowery, Executive Director



Community Input Scoring Items

TDHCA#: 18370

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support
 Opposition

B. First United Methodist Church of Longview

Name of Community Organization

Rev Jay K Jackson

Contact Name

Support
 Opposition

C. Pathways Church

Name of Community Organization

Pastor Mark Strait

Contact Name

Support
 Opposition

D. House of Hope Homeless Shelter

Name of Community Organization

Sister Helen Johnson

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 5284

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED HERITAGE TOWER TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Longview Heritage Tower, LP, (TDHCA No. 18370) has proposed a development for affordable Senior rental housing named Heritage Tower located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Heritage Tower is expected to be located at or near 208 N. Green Street; and,

WHEREAS, the development is part of the revitalization area as outlined in the *Longview Comprehensive Plan 2015* and the *Downtown Small Area Plan*; and,

WHEREAS, Longview Heritage Tower, LP, has advised the City of Longview that Longview Heritage Tower, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Heritage Tower development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens within the boundaries of the City of Longview; and,

WHEREAS, the City of Longview supports Heritage Tower development;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW,
TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Heritage Tower.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Heritage Tower development and authorizes an allocation of Housing Tax Credits for Heritage Tower development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. This resolution affirms that Heritage Tower has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the *Longview Comprehensive Plan 2015* and the *Downtown Small Area Plan*.

Section 6. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of Heritage Tower development in the amount of \$500.

Section 7. That as provided for in 10 TAC §11.3(e) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction or Adaptive Reuse

Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households.

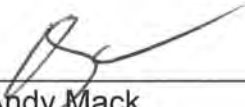
Section 8. That the City of Longview hereby confirms that its governing body has voted specifically to allow the construction of the Development pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.

Section 9. That, for and on behalf of the City Council of the City of Longview, Angie Shepard, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 10. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

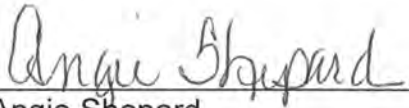
Section 11. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 8th day of February, 2018.



Dr. Andy Mack
Mayor

ATTEST:



Angie Shepard
City Secretary



APPROVED AS TO FORM:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Jim Finley
City Attorney

R DS TAX CREDIT SUPPORT LONGVIEW HERITAGE TOWER 2-8-18

TEXAS HOUSE of REPRESENTATIVES



Jay Dean

DISTRICT 7

GREGG COUNTY, UPSHUR COUNTY

February 26, 2018

Marni Holloway
Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

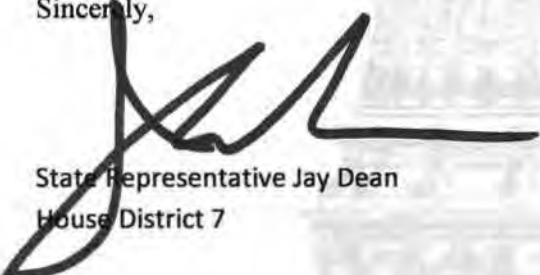
RE: Heritage Tower – Independent Living for Seniors (TDHCA #18370), Longview, Texas

Dear Ms. Holloway,

I received the Public Notification for the Heritage Tower (TDHCA# 18370) located in Longview, Texas.

I recognize the need for affordable housing throughout the State of Texas, and applaud the work of both TDHCA and the Development Community in their efforts to provide clean, safe, affordable housing to Texans in need. I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,



State Representative Jay Dean
House District 7



Board of Directors:

Gregg Davis, Chair
Merrill Lynch

Bryan Jacobs, Chair-Elect
Jacobs Brothers Construction

Michael W. Stevens, Past Chair
Michael W. Stevens, CPA

Rosemary Jones, Secretary
Brookshire Grocery Company

Cathy Schreiber, Treasurer
Community Volunteer

David Apperley
Community Volunteer

Carol Bradley
*Lufkin State Supported
Living Center*

Herbert Buie
Tyler Packing Company

Edgar Burton
Retired, Brookshire Brothers

Kenneth Cobb
omaGah Smoothie

Jim Daughtry
Simmons Real Estate

John Gaston
Community Volunteer

Verna Hall
Community Volunteer

Leslie Harrison
Community Volunteer

Diane Heindel
Law Office of B. Diane Heindel, PC

Ann Howell
Retired, State Farm Insurance

Jay Jelinek
Brookshire Brothers

Jeff Johnston
Chick-Fil-A, Broadway Crossing

Kimberly Lewis
Goodwill Industries of East Texas

Bill Mohl
Retired, Entergy Corporation

Mark Scirto
KLTV ABC 7

Howard Tagg
Law Office of Howard Tagg

Bob Westbrook
WR Ventures

February 27, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18370 Heritage Tower to be located at 208 N. Green Street in Longview, TX.

The East Texas Food Bank 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,

Dennis Cullinane
CEO
East Texas Food Bank



903.597.3663 | Fax: 903.597.7659
3201 Robertson Road | Tyler, Texas 75701
EastTexasFoodBank.org





FIRST UNITED METHODIST CHURCH OF LONGVIEW
A BEACON OF HOPE FOR ALL

February 28, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18370, Heritage Tower to be located at 208 N. Green Street in Longview, TX.

First United Methodist Church 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,

Rev. Jay K. Jackson



Pathway
CHURCH

February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Pathway Church 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,

Pastor Mark Strait



*House of Hope Homeless Shelter
for Women and Children*

3011 W. Marshall Avenue

Longview, Texas 75604

903-295-0904

Sister Helen Johnson, Executive Director

February 26, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, TDHCA #18370
Longview, Texas

Dear Ms. Gamble:

I am writing this letter to voice my support for Heritage Tower located at 208 N. Green Street in Longview, TX; TDHCA Application # 18370.

House of Hope is a not-for-profit tax exempt civic organization that serves the the greater Gregg County community in which the site is located with a primary purpose of the overall betterment of the community. Our mission is to be a place for women and their children to come in out of the weather, eat a hot meal, and rest as we minister the Word of God. Our service area includes the city of Longview. We believe there is a need for high-quality housing that is affordable to citizens in need and this tower will help meet this need.

Thank You for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Sister Helen Johnson
Sister Helen Johnson

"God will meet all your needs according to His glorious riches in Christ Jesus."

Philippians 4:19



WISEMAN
MINISTRIES, INC.

A Non-Profit 501c3 Charity

www.wisemanministries.com

Mail: P.O. Box 1207, Longview, TX 75606
O: 903-234-8017 | F: 903-234-2303

February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Wiseman Ministries 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,

Tim Wiseman
Executive Director,
Wiseman Ministries, Inc.

Wiseman Ministries, Inc is a non-profit 501c(3) Charity. EIN # 26-1524401



March 1, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Longview Museum of Fine Arts 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 "Tiffany N. Jehorek".

Tiffany Nolan Jehorek
Executive Director

TNJ/tnj

Community Input Scoring Items

TDHCA#: 18371

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Diboll Volunteer Fire Department

Name of Community Organization

Gary Jones, Fire Chief

Contact Name

Support
 Opposition

B. First Apostolic Church

Name of Community Organization

Pastor Paul H. Mettlen

Contact Name

Support
 Opposition

C. First United Methodist Church

Name of Community Organization

Pastor David Goodwin

Contact Name

Support
 Opposition

D. Civic Club of Diboll

Name of Community Organization

Jimmie Woodward, President

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION 2018-02-002

A RESOLUTION OF THE CITY OF DIBOLL, TEXAS SUPPORTING DEVELOPMENT FOR AFFORDABLE MULTI-FAMILY DWELLING,

WHEREAS, **Diboll Pioneer Crossing, LLC** has proposed a development for affordable rental housing at **Lumberjack Drive, Diboll, Texas 75941**

ABS 0038 PRADO J.A. TRACT 40 1.73 ACRE TRACT AND 3.9 ACRE TRACT TO BE CARVED OUT OF A 55.06 ACRES TRACT.

named **Diboll Pioneer Crossing** in the **City of Diboll, Texas**; and

WHEREAS, **Diboll Pioneer Crossing, LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **Diboll Pioneer Crossing**.

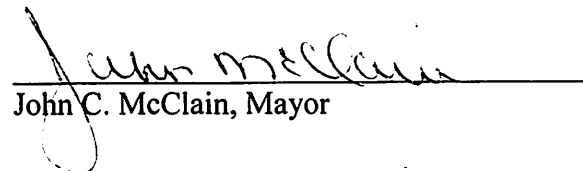
It is hereby

RESOLVED, that the **City of Diboll**, acting through its governing body, hereby confirms that it **supports** the proposed **Diboll Pioneer Crossing** and that this formal action has been taken to put on record the opinion expressed by the **City of Diboll** on **February 12, 2018**;

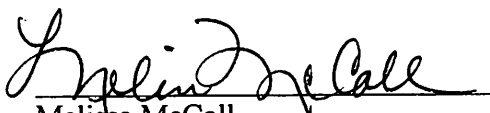
FURTHER RESOLVED that the **City of Diboll**, acting through its governing body, hereby confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of **\$250** for the benefit of **Diboll Pioneer Crossing**; and

FURTHER RESOLVED that for and on behalf of the Governing Body, **John C. McClain, Mayor** and **Gerry Boren, City Manager** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


Gerry Boren, City Manager


John C. McClain, Mayor

ATTEST;


Melissa McCall
City Secretary



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

TRENT ASHBY

District 57

February 15, 2018

Diboll Pioneer Crossing, LLC
Mr. N. Jooma
1701 N. Collins Blvd., #1100
Richardson, Texas 75080

Re: Letter for Support for TDHCA Housing Tax Credit Application # 18371 – Diboll Pioneer Crossing

Dear Mr. Jooma,

I have recently received the Public Notice for Diboll Pioneer Crossing to be located in the City of Diboll, which I represent, at the intersection of Devereaux Street and Lumberjack Drive. Please accept this as a letter of support for this development, which as has been presented to me, will provide much needed housing for those living in Diboll and the surrounding area.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (512) 463-0508 or (936) 634-2762.

Sincerely,

A handwritten signature in black ink that reads "Trent Ashby". The signature is written in a cursive, flowing style.

Trent Ashby

FEBRUARY 8, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Diboll Pioneer Crossing-- Housing Tax Credit Application # 18371
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18371, Diboll Pioneer Crossing, proposed to be located approximately 165' and 1,975' East of the SEC of Devereaux and Lumberjack Drive, Diboll, Texas (there are two sites).

Diboll Volunteer Fire Department serves the community and we believe that there is a need for workforce housing in Diboll for our citizens of moderate income levels and Diboll Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (936-829-5555 any time.

Sincerely,

A handwritten signature in black ink that reads "Gary Jones". The signature is written in a cursive style with a large, looping "G" and "J".

GARY JONES
FIRE CHIEF

FEBRUARY 7, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11st Street
Austin, Texas 78701

Re: Diboll Pioneer Crossing-- Housing Tax Credit Application # 18371
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18371, Diboll Pioneer Crossing, proposed to be located approximately 165' and 1,975' East of the SEC of Devereaux and Lumberjack Drive, Diboll, Texas (there are two sites).

First Apostolic Church serves the community and we believe that there is a need for workforce housing in Diboll for our citizens of moderate income levels and Diboll Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 936 632-1118 any time.

Sincerely,



PAUL H METTLEN
PASTOR



First United Methodist Church

FEBRUARY 11, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Diboll Pioneer Crossing– Housing Tax Credit Application # 18371
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18371, Diboll Pioneer Crossing, proposed to be located approximately 165' and 1,975' East of the SEC of Devereaux and Lumberjack Drive, Diboll, Texas (there are two sites).

FIRST UNITED METHODIST CHURCH of DIBOLL serves the community and we believe that there is a need for workforce housing in Diboll for our citizens of moderate income levels and Diboll Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (936-829-4470 any time.

Sincerely,

DAVID GOODWIN
PASTOR

Rev. David P. Goodwin
PO Box 412
401 S. Hines Street
Diboll, Texas 75941

Phone: 936-829-4470
Fax: 936-829-4940
cell: 936-635-1561
office@fumcdiboll.net

Open Hearts, Open Minds, Open Doors

FEBRUARY 8, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Diboll Pioneer Crossing— Housing Tax Credit Application # 18371
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18371, Diboll Pioneer Crossing, proposed to be located approximately 165' and 1,975' East of the SEC of Devereaux and Lumberjack Drive, Diboll, Texas (there are two sites).

Civic Club of Diboll serves the community and we believe that there is a need for workforce housing in Diboll for our citizens of moderate income levels and Diboll Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 936-676-3191 any time.

Sincerely,



Jimmie Woodard
President

Community Input Scoring Items

TDHCA#: 18372

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab. **
** Note that letters are due March 1, 2018

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. Casa of Red River

Name of Community Organization

Laura Frimsinger

Contact Name

- Support
 Opposition

B. Iowa Park Chamber of Commerce

Name of Community Organization

Jeff Rhoades

Contact Name

- Support
 Opposition

C. Iowa Park Recreational Activity Club

Name of Community Organization

Lisa Brackett

Contact Name

- Support
 Opposition

D. Hands to Hands

Name of Community Organization

Nancy Brown

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

Resolution No. 18-04

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, WICHITA COUNTY, TEXAS EXPRESSING SUPPORT FOR IOWA PARK PIONEER CROSSING, LLC. REGARDING THE IOWA PARK PIONEER CROSSING APARTMENT DEVELOPMENT; AUTHORIZING A LOCAL ECONOMIC CONTRIBUTION TOWARDS THE AFFORDABLE RENTAL HOUSING DEVELOPMENT; AUTHORIZING SUBMISSION OF AN APPLICATION FOR THE 2018 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, Iowa Park Pioneer Crossing, LLC. has proposed a development for affordable rental housing at 0.332 miles Southeast of SEC of 287 and North Bell Road named Iowa Park Pioneer Crossing, TDHCA #18372, in the City of Iowa Park, Wichita County, Texas; and

Whereas, Iowa Park Pioneer Crossing, LLC. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Iowa Park Pioneer Crossing; and

Whereas, Iowa Park Pioneer Crossing, LLC. has requested financial support from the City in the amount of five hundred dollars (\$500.00) for the development.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA PARK, TEXAS that:

The City of Iowa Park, acting through its governing body, hereby confirms that it supports the proposed development, Iowa Park Pioneer Crossing to be located at 0.332 miles Southeast of SEC of 287 and North Bell, Iowa Park, Texas TDHCA #18372, and that this formal action has been taken to put on record the opinion expressed by the City of Iowa Park on January 22, 2018; and

FURTHER RESOLVED that the City of Iowa Park will provide financial contribution to Iowa Park Pioneer Crossing in the amount of five hundred dollars (\$500.00) as a further commitment of support; and


FURTHER RESOLVED that for and on behalf of the Governing Body, Ray Schultz, Mayor of the City of Iowa Park is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED AND ADOPTED this the 22nd day of January, 2018.



Mayor Ray Schultz

ATTEST:



City Secretary Janice Newman



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JAMES B. FRANK

District 69

January 24, 2018

Iowa Park Pioneer Crossing, LLC.
Mr. N.J. Jooma
1701 N. Collins Blvd., #1100
Richardson, Texas 75080

Re: Letter for Support for TDHCA Housing Tax Credit Application # 18372 - Iowa Park Pioneer Crossing in Iowa Park, Texas

Dear Mr. Jooma,

I have received the Public Notice for Iowa Park Pioneer Crossing to be located at N. Bell Rd. in Iowa Park, Texas, which I represent in the Texas House of Representatives.

I am pleased to lend my support to this Development, which will serve the constituents in my district and provide needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "James B. Frank".

Representative James B. Frank



January 23, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Iowa Park Pioneer Crossing- Housing Tax Credit Application # 18372
Community Support

Dear Mr. Irvine,

I am writing to you to **express our support** for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18372, Iowa Park Pioneer Crossing, proposed to be located at 0.332 miles southeast of SEC of 287 at N. Bell Rd., Iowa Park, Texas.

Child Advocates serves the community and we believe that there is a need for workforce housing in Iowa Park for our citizens of moderate income levels, and Iowa Park Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 766-0552 any time.

Sincerely,

Laura Grimsinger
Executive Director

IOWA PARK CHAMBER OF COMMERCE

102 N. Wall • Iowa Park, TX 76367

The Growing Town of Friendly Living

940-592-5441

1-23-2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Iowa Park Pioneer Crossing– Housing Tax Credit Application # 18372
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18372, Iowa Park Pioneer Crossing, proposed to be located at 0.332 miles southeast of SEC of 287 at N. Bell Rd., Iowa Park, Texas.

The Iowa Park Chamber of Commerce serves the community and we believe that there is a need for workforce housing in Iowa Park for our citizens of moderate income levels and Iowa Park Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 592-5441 any time.

Sincerely,


Jeff Rhoades
President

IOWA PARK



806 North Third Street * Iowa Park, Texas 76367 * (940) 592-4471

RAC

January 25, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Iowa Park Pioneer Crossing-- Housing Tax Credit Application # 18372
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18372, Iowa Park Pioneer Crossing, proposed to be located at 0.332 miles southeast of SEC of 287 at N. Bell Rd., Iowa Park, Texas.

The Iowa Park Recreational Activity Club serves the community and we believe that there is a need for workforce housing in Iowa Park for our citizens of moderate income levels and Iowa Park Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940)592-4471 any time.

Sincerely,
Iowa Park RAC Executive Director,
Lisa Brackett

Lisa Brackett





January 23, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Iowa Park Pioneer Crossing – Housing Tax Credit
Application #18372 Community Support

Dear Mr. Irvine,

Hands to Hands Community Fund represents the Friendly Door Senior Activity Center which provides Meals on Wheels and Congregate Meals to seniors in the Iowa Park Community. This center is so much more than just a place for seniors to go for a meal, it is truly a place to go meet with their community family. They also provide programs to help update seniors regarding benefits available to them and so much more.

I can't express our excitement regarding the possible building of Iowa Park Pioneer Crossing. This is a great project and would serve so many seniors in the community who need safe affordable housing.

I am writing to express my support for the Texas Department Housing and Community Affairs Housing Tax Credit Application#18372, Iowa Park Pioneer Crossing, proposed to be located at 0.332 miles southeast of SEC of 287 at N. Bell Road, Iowa Park, Texas.

If I can be of further assistance to this important cause, please do not hesitate to contact me at any time. (940) 691-1903 or by cell (940) 781-4465

Sincerely,

Nancy Brown
Executive Director

Community Input Scoring Items

TDHCA#: 18373

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Burkburnett Chamber of Commerce

Name of Community Organization

Jack Browne

Contact Name

Support
 Opposition

B. Jubilee Christian Center

Name of Community Organization

Pastor Daryl Waddell

Contact Name

Support
 Opposition

C. Yellow Rose Sertoma Club

Name of Community Organization

Dee Dee Harris

Contact Name

Support
 Opposition

D. St. Jude Thaddeus Catholic Church

Name of Community Organization

Rev. Khoi V. Tran

Contact Name

Support
 Opposition

E. Rotary Club

Name of Community Organization

The Rotary Club of Burlkburnett

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NUMBER 635

A RESOLUTION OF SUPPORT OF THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS SUPPORTING THE BURKBURNETT ROYAL GARDENS, LLC'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS BURKBURNETT ROYAL GARDENS, TO BE LOCATED AT DANNY TAYLOR DRIVE IN THE CITY OF BURKBURNETT, WICHITA COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, **Burkburnett Royal Gardens, LLC** has proposed a development for affordable rental housing at **Danny Taylor Drive, Burkburnett, Texas 76354**

APPROXIMATELY 5 ACRES OUT OF SAMUEL ANDERSON SURVEY, A-3

named **Burkburnett Royal Gardens** in the **City of Burkburnett, Texas**; and

WHEREAS, **Burkburnett Royal Gardens, LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for **Burkburnett Royal Gardens**, targeting the elderly population.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS;

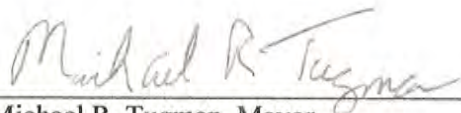
SECTION 1. That acting through its Governing Body, hereby confirms that it **supports** the proposed **Burkburnett Royal Gardens** and that this formal action has been taken to put on record the opinion expressed by the **City of Burkburnett** on **January 15, 2018**; and

SECTION 2. That acting through its Governing Body, hereby confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of **\$250** for the benefit of **Burkburnett Royal Gardens**; and


SECTION 3. That on behalf of the Governing Body, the Mayor of the City of Burkburnett, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

SECTION 4. The meeting at which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED on this 15th day of January, 2018.


 Michael R. Tugman, Mayor

ATTEST:


 Janelle Dolan, City Clerk



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JAMES B. FRANK

District 69

January 15, 2018

Burkburnett Royal Gardens, LLC
Mr. N.J. Jooma
1701 N. Collins Blvd., #1100
Richardson, Texas 75080

Re: Letter for Support for TDHCA Housing Tax Credit Application # 18373 –
Burkburnett Royal Gardens in Burkburnett, Texas

Dear Mr. Jooma,

I have received the Public Notice for Burkburnett Royal Gardens to be located at 350 D W Taylor (south of 109 W. Williams Dr.) in Burkburnett, Texas, in District 69, which I represent.

I am pleased to lend my support to this Development, which will serve the constituents in my district and provide needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank".

Representative James B. Frank



January 18, 2018
104 West Third Street
Burkburnett, TX 76354

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Burkburnett Royal Gardens – Housing Tax Credit Application # 18373
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18373, Burkburnett Royal Gardens, proposed to be located at 350 D W Taylor (south of 109 W. Williams Dr.) in Burkburnett, Texas.

The Burkburnett Chamber of Commerce serves the community and we believe that there is a need for workforce/ senior housing in Burkburnett for our citizens of moderate income levels and Burkburnett Royal Gardens will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 940-447-1618 any time.

Sincerely,

A handwritten signature in blue ink that reads "Jack Browne". The signature is written in a cursive style.

Jack Browne
Executive Director
Burkburnett Chamber of Commence



January 18, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Burkburnett Royal Gardens – Housing Tax Credit Application # 18373
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18373, Burkburnett Royal Gardens, proposed to be located at 350 D W Taylor (south of 109 W. Williams Dr.) in Burkburnett, Texas.

Jubilee Christian Center serves the community and we believe that there is a need for workforce/ senior housing in Burkburnett for our citizens of moderate income levels and Burkburnett Royal Gardens will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 940-569-7344 any time.

Sincerely,

A handwritten signature in brown ink that reads "Daryl Waddell". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daryl Waddell
Pastor



Yellow Rose Sertoma Club
P O Box 254
Burkburnett TX 76354

January 19, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin TX 78701

Re: Burkburnett Royal Gardens- Housing Tax Credit Application # 18373
Community Support

Dear Mr. Irvine;

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application # 18373, Burkburnett Royal Gardens, proposed to be located at 350 D W Taylor (south of 109 W. Williams Dr.) Burkburnett, Texas.

Yellow Rose Sertoma Club serves the community and we believe that there is a need for workforce/ senior housing in Burkburnett for our citizens of moderate income levels and Burkburnett Royal Gardens will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 781-2260 any time.

Sincerely,

Dee Dee Harris
President
Yellow Rose Sertoma Club
Burkburnett TX



ST. JUDE THADDEUS CATHOLIC CHURCH

600 Davey Drive, Burkburnett, TX 76354

Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, TX 78701

Re: Burkburnett Royal Gardens – Housing Tax Credit Application # 18373
Community Support

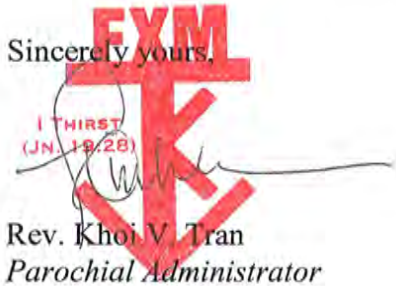
Dear Mr. Irvine,

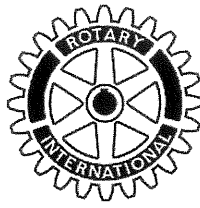
After consultation with many church and community members, we would like to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application No. 18373 from the Burkburnett Royal Gardens project, which is proposed to be located at 350 D.W. Taylor (south of 109 W. William Dr.) in Burkburnett, Texas.

The project serves the community as we believe there is a need for a workforce and senior housing project in Burkburnett for our citizens of moderate income levels. We believe that the Burkburnett Royal Gardens will assist the community in meeting this important need.

If we can be of further assistance, please do not hesitate to contact us at 940-569-1222 or via email at stjudeburkburnett@gmail.com.

Sincerely yours,


Rev. Khoi V. Tran
Parochial Administrator



January 23, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Burkburnett Royal Gardens – Housing Tax Credit Application # 18373
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18373, Burkburnett Royal Gardens, proposed to be located at 350 D W Taylor (south of 109 W. Williams Dr.) in Burkburnett, Texas.

The Rotary Club of Burkburnett serves the community and we believe that there is a need for workforce/ senior housing in Burkburnett for our citizens of moderate income levels and Burkburnett Royal Gardens will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940)636-2555 any time.

Sincerely,

A handwritten signature in cursive script that reads "Lahoma Vaughn". The signature is written in black ink and is positioned above a horizontal line.

Lahoma Vaughn, Club President

P.O. Box 374

Burkburnett, Tx. 76354

Community Input Scoring Items

TDHCA#: 18374

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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, CASA of Red River

Name of Community Organization

Laura Grimsinger

Contact Name

Support

Opposition

B. Chamber of Commerce

Name of Community Organization

Henry Florsheim

Contact Name

Support

Opposition

C. Hands to Hands Community Fund

Name of Community Organization

Nancy Brown

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 26, 2018



Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Wichita Falls Pioneer Crossing - Housing Tax Credit Application # 18374
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application # 18374, Wichita Falls Pioneer Crossing, proposed to be located at 1038 W. Wenonah Blvd., Wichita Falls, Texas.

CHILD ADVOCATES- CASA of Red River serves the community and we believe that there is a need for workforce housing in Wichita Falls for our citizens of moderate income levels and Wichita Falls Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 766-0052 any time.

Sincerely,

Laura Grimsinger
Executive Director



900 8th Street, Suite 218 * P.O. Box 1860 * Wichita Falls, TX 76307
Phone: 940.723.2741 * Fax: 940.723.8773
www.wichitafallcommerce.com

25 January 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Wichita Falls Pioneer Crossing – Housing Tax Credit Application # 18374
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18374, Wichita Falls Pioneer Crossing, proposed to be located at 1038 W. Wenonah Blvd., Wichita Falls, Texas.

The Wichita Falls Chamber of Commerce serves the community. We believe there is a need for workforce housing in Wichita Falls for our citizens of moderate income levels, and Wichita Falls Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 940.723.2741.

Respectfully,

Henry Florsheim
President & CEO

KMP:

R1820-97



January 25, 2018

Mr. Timothy Irvine, Executive Director
Texas Dept. of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Wichita Falls Pioneer Crossing – Housing Tax Credit Application #18374
Community Support

Dear Mr. Irvine,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #18374, Wichita Falls Pioneer Crossing, proposed to be located at 1038 W. Wenonah Blvd. Wichita Falls, TX.

Hands to Hands Community Fund serves the senior community and we believe that there is a need for workforce housing in Wichita Falls for our citizens of moderate income levels and Wichita Falls Pioneer Crossing will assist the community in meeting this every important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at (940) 691-1903 any time.

Sincerely,

Nancy Brown
Executive Director

Community Input Scoring Items

TDHCA#: 18376

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 of Greater Garland

Name of Community Organization

Richard L. Buquet II

Contact Name

Support
 Opposition

B. Shared Housing Center, Inc.

Name of Community Organization

Maria Machado

Contact Name

Support
 Opposition

C. US India Chamber of Commerce DFW

Name of Community Organization

Neel Gonuguntla

Contact Name

Support
 Opposition

D. Garland Chamber of Commerce

Name of Community Organization

Paul Mayer

Contact Name

Support
 Opposition

E. Achievement Center of Texas, Inc.

Name of Community Organization

Andrew J. Mlcak

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development being proposed to be located within the Downtown Catalyst Area and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community being proposed to be located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

Region 3/Urban	Name	Address	Zip	Type/L imit
Application 18092	Rowlett Senior Apartment Homes	615 Rowlett Road	75043	Elder limit
Application 18368	The Reserves at Merriwood Ranch	SEQ E Miller Rd/ E Centerville Road	75041	General
Application 18376	Lakeview Pointe Apartments	N side of IH 30, E of Bass Pro Drive	75043	General
Application 18002	Evergreen at Basswood Senior Community	1901 State Hwy 66	75040	Elder limit
Application 18091	Lavon Senior Villas	902 Lavon Drive	75040	Elder limit
Application 18000	Evergreen Garland Senior Community	1102 N. Shiloh Road	75042	Elder limit

Section 2

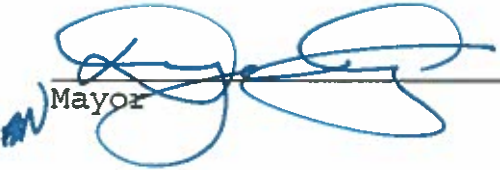
That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



TEXAS HOUSE OF REPRESENTATIVES



Capitol Office
Room GN.10
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

January 19, 2018

Ms. Marni Holloway, Director Multifamily Finance
c/o Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin TX 78711

RE: Lakeview Pointe Apartments
TDHCA Application No. – 18376
GL Lakeview Pointe Housing, LP

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development referenced above.

The development as proposed would be located at the North side of W. IH 30, East of Bass Pro Drive in Garland, Texas. I find that it will serve the community well by providing much needed affordable housing, and I look forward to seeing the development come to fruition.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Cindy Burkett".

Cindy Burkett
State Representative
District 113



— COMMITTEES —

REDISTRICTING, CHAIR • LOCAL & CONSENT CALENDARS • PUBLIC HEALTH • TRANSPORTATION • SUNSET ADVISORY COMMISSION
HEALTH & HUMAN SERVICES TRANSITION LEGISLATIVE OVERSIGHT



TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Lakeview Pointe Apartments – Application # 18376

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18376 for Lakeview Pointe to be located at 1717 IH 30, in Garland, TX.

Habitat for Humanity of Greater Garland 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 "Richard L. Buquet II".

Richard L. Buquet II
Executive Director
rich.buquet@garlandhabitat.org
c. 972.841.2501



SHARED HOUSING CENTER, INC.

January 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18376 – Lakeview Pointe Apartments

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Housing Tax Credit Application #18376, Lakeview Pointe Apartments to be located at 1603 IH 30, Garland, TX 75043.

Shared Housing Center 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 "Maria Machado".

Maria Machado
Executive Director



January 14, 2018

To: Sharon Gamble, Administrator
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18376 – Lakeview Pointe Apartments

Dear Ms. Gamble:

This letter is regarding the TDHCA Housing Tax Credit Application #18376, Lakeview Pointe Apartments to be located at 1603 IH 30, Garland, TX 75043.

The applicant has been recognized by local organizations including the Irving Chamber of Commerce, the Dallas Business Journal and other organizations for the positive economic impact of his developments on the local community. We believe that there is a need for housing that is affordable to citizens of modest means in every community and this development will help meet that need.

US India Chamber of Commerce DFW is a 501(c)(6) 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,

Neel Gonuguntla
President
US India Chamber of Commerce DFW
5930 LBJ Fwy #310
Dallas, TX 75240



520 N. Glenbrook Drive
Garland, TX 75040
Office 972.272-7551
Fax 972.276-9261
www.garlandchamber.com

January 23, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

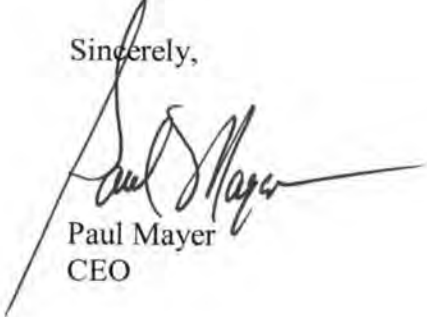
RE: Lakeview Pointe Apartments – Application # 18376

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18376 for Lakeview Pointe Apartments to be located at 1717 IH 30, in Garland, TX.

The Garland Chamber of Commerce 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,



Paul Mayer
CEO



January 23, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Lakeview Pointe Apartments – Application # 18376

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18376 for Lakeview Pointe to be located at 1717 IH 30, in Garland, TX.

The Achievement Center of Texas 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,

Andrew J. Mlcak
Executive Director

Community Input Scoring Items

TDHCA#: 18382

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. YWCA

Name of Community Organization

Allison Booker-Brooks

Contact Name

Support

Opposition

C. C-STEM

Name of Community Organization

Reagan Flowers

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Christa Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
<input checked="" type="checkbox"/>		MAYOR TURNER
<input type="checkbox"/>	<input type="checkbox"/>	COUNCIL MEMBERS
<input checked="" type="checkbox"/>		STARDIG
<input checked="" type="checkbox"/>		DAVIS
<input checked="" type="checkbox"/>		COHEN
<input checked="" type="checkbox"/>		BOYKINS
<input checked="" type="checkbox"/>		MARTIN
<input checked="" type="checkbox"/>		LE
<input checked="" type="checkbox"/>		TRAVIS
<input checked="" type="checkbox"/>		CISNEROS
<input checked="" type="checkbox"/>		GALLEGOS
<input checked="" type="checkbox"/>		LASTER
<input checked="" type="checkbox"/>		GREEN
<input checked="" type="checkbox"/>		KNOX
<input checked="" type="checkbox"/>		ROBINSON
<input checked="" type="checkbox"/>		KUBOSH
<input type="checkbox"/>		ABSENT ON PERSONAL BUSINESS
<input type="checkbox"/>		EDWARDS
<input checked="" type="checkbox"/>		CHRISTIE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CAPTION ADOPTED

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

**Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects**

Applicant Name	Project Name	Project Address	TDHCA Number
NH Flintlock LP	Flintlock Apartments	SEC of West Little York and Flintlock Road	18354
NH WLY LP	West Little York Apartments	West Little York between Hollister Rd and Guhn Rd	18355
AMTEX Green Oaks LP	Green Oak Apartments	8.671 acres enclosed by Gears Road, Greens Parkway and Greensmark Drive	18093
Greens at Roanoke LP	Greens at Roanoke	SWC of Jensen Dr and Grayson St	18703
Parkway Meadows, Ltd.	Parkway Meadows	The approximate 3300 block of West Gulf Bank, north of West Gulf Bank and west of West Montgomery	18073
St. Elizabeth Place, LP	St. Elizabeth Place	4514 Lyons Avenue	18020
Houston DMA Housing II, LLC	The Greenery	18000 block of Imperial Valley Dr	18338
DWR Somerset 18 LP	Somerset Lofts	2.63+/- acres at 8506 Hempstead Rd	18254
2222 Cleburne LP	2222 Cleburne	2222 Cleburne	18243
Houston DMA Housing III, LLC	City Park Apartments	NW corner of W Orem Drive and US HWY 288	18701
Monroe Crossing, LP	Monroe Crossing	Approx 8500 Blk of Fuqua (NEC of Fuqua & Monroe)	18161
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Provision at Synott, LP	Provision at Synott	West Side of Synott Rd, N of W Bellfort Blvd	18382
Campanile on Commerce LP	Campanile on Commerce	2800 Commerce St	18306
Fulton Lofts, LP	Fulton Lofts	SW Corner of Fulton St and Robert Lee Rd	18333
Houston 5009 Fulton, LP	Fulton on the Rail	5009 Fulton St	18337
McKee City Living LP	McKee City Living	600 blk of McKee Street	18299
East End Lofts, LP	East End Lofts	NE corner of Harrisburg Blvd and 75th Street	18336
BAH Lancaster Senior Village, Ltd.	Lancaster Senior Village	Near 7409 Bellfort/NW corner of intersection of Bellfort and Telephone Rd	18138
Leeland Lofts Ltd.	Leeland Lofts	3131 Gulf Freeway	18046
Provision at Lake Houston, LP	Provision at Lake Houston	East Side of HWY 90 at S Lake Houston Pkwy	18383
Scott Street Lofts, LP	Scott Street Lofts	1320 Scott St	18327
Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



State of Texas
House of Representatives
RICK MILLER
DISTRICT 26

January 31, 2018

Mr. Tim Irvine
Executive Director
TDHCA
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18382 (Provision at Synott)

Dear Mr. Irvine:

I am writing this letter to offer my support for TDHCA Tax Credit Application # 18382 (Provision at Synott) to be located near the intersection of Synott Rd. and W. Bellfort Blvd. in Houston, TX in Fort Bend County. It is my understanding that this development will help meet a need for affordable housing in the area. If I can be of any further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Miller".

Rick Miller

Texas State Representative, 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



Fort Bend Habitat for Humanity

13570 Murphy Road ● Stafford, Texas 77477

Phone: (281) 403-0708 ● Fax: (281) 403-0709 ● ReStore: (281) 403-0700

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Edward Williams

Vice Presidents

Sandra Harrell

Paul Hartman

Treasurer

Hector Maldonado

Secretary

Immediate Past President

John Yurkanin

Board of Directors

Ben Bialas

Christine Bradley

Brett Henderson

Matt Scholes

Staff

Sherwin Sun

Jan Sadler-Gibbs

Jackie Keasley

Kay Hamner

Allan Grobe

TDHCA

Tim Irvine, Executive Director

221 East 11th Street

Austin, TX 78701

RE: TDHCA Application #18382 (Provision at Synott)

Dear Mr. Irvine:

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 #18382, Provision at Synott, to be located at Synott Rd and West Bellfort Rd, 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 83 homes in Fort Bend County and launched a Critical and Disaster Home Repair Program. 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, hopes, 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.

Sincerely,

A handwritten signature in blue ink, appearing to be "Sherwin Sun", with a long horizontal line extending to the right.

Sherwin Sun
Executive Director
Fort Bend Habitat for Humanity

YWCA IS ON A MISSION

January 30, 2018

TDHCA

Tim Irvine, Executive Director

221 East 11th Street

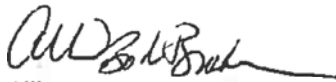
Austin, TX 78701

RE: TDHCA Application #18382 (Provision at Synott)

Dear Mr. Irvine:

I am writing this letter to voice our organization's support for TDHCA Tax Credit Application #18382, Provision at Synott, to be located at the northwest corner of the intersection of Synott Rd and West Bellfort Rd, in Houston, TX (Fort Bend County). YWCA of Houston believes that there is a need for quality affordable housing options in the communities we serve in Houston, and this development will contribute towards meeting that need. If you have any questions regarding this letter, you can contact me at (713) 868-9922 or at abooker-brooks@ywcahooouston.org.

Sincerely,



Allison Booker-Brooks
Executive Director
YWCA Houston

eliminating racism
empowering women
ywca

YWCA Houston
6309 Martin Luther King Jr. Blvd
Houston, Texas 77021
P 713-868-9922 F 713-741-3701
ywcahooouston.org



February 28, 2018

BOARD OF DIRECTORS

- Earl Cummings,
Chairman Emeritus
- Ahmad Shaheed,
Chairman
The Wood Group
- Shomari Williams,
Treasurer/Secretary
Verizon
- Reagan Flowers, PhD,
President and CEO
- Myoshia Anderson,
Boykins, AndTech
- Martina Ogbonna, MD
Methodist
- Letitia Ozoude, MD,
Methodist
- Charles Samuel,
AIG
- Robert Satcher, M.D., PhD MD
Anderson Cancer Center
- Miloni Shah,
Nitya Capital

TDHCA
 Tim Irvine, Executive Director
 221 East 11th Street
 Austin, TX 78701

RE: TDHCA Application #18382 (Provision at Synott)

Dear Mr. Irvine:

I am writing this letter to share with you our organization's support for TDHCA Tax Credit Application #18382, Provision at Synott, to be located at the northwest corner of the intersection of Synott Rd and West Bellfort Rd, in Houston, TX. C-STEM Teacher and Student Support Services, Inc. offers enriched STEM learning to low-income and minority K through 12th grade students, and we think this development will provide much needed quality affordable housing for their families.

If you have any questions or concerns regarding this letter of support, please do not hesitate contacting me.

Yours in the Journey of Education,

Reagan Flowers, PhD
 President and CEO

ADVISORY BOARD

- Michael Alridge
- Joi Beasley,
GoGo Communications
- Zawadi Bryant
Night Light Pediatrics
- Bobby Bryant,
DOSS
- Lucy Bremond,
Retired GE and HISD
- Antonio "Tony" Canales,
Telemundo
- LaQuita Cyprian,
Chase Bank
- Laolu Davies Yemitan,
Five Woods, LLC
- Ruthie Lee Esene,
Sirivist HRC
- Gayle Fallon,
Retired HFTA
- Trisha Frederick,
Costello, Inc.
- Michael Harris,
Pagel, Davis, & Hill, P.C.
- Renee Logans,
Access Data Supply, Inc.
- David Medina,
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- Antoinette Jackson,
Jones Walker Law Firm
- Scott Minnix,
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- Dr. Sandra Saldana Ortega,
Brand Institute
- Ross Peters,
Chevron Phillips
- Susan Taylor,
Chief Editor Emeritus
Essence Magazine
- Dr. Frazier Wilson,
Shell Oil Company

Community Input Scoring Items

TDHCA#: 18383

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. Houston Habitat for Humanity

Name of Community Organization

Allison Hay

Contact Name

Support

Opposition

B. YWCA Houston

Name of Community Organization

Allison Booker-Brooks

Contact Name

Support

Opposition

C. C-STEM

Name of Community Organization

Reagan Flowers

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 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; 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 has submitted or 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 2018 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 14th day of February, 2018.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is 02/20/2018.

Christa Russell
City Secretary

(Prepared by Legal Dept. *Rene F. Bell*)
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
		ABSENT ON PERSONAL BUSINESS
		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW 02/20/2018
DATE:

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

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Dale Carnegie SRO, Ltd.	New Hope Housing Dale Carnegie	SEC of Dale Carnegie and Regency Square	18137
TX Bellfort Apartments, LP	Bellfort Park Apartments	4135 W Bellfort	18229
DWR Court 18, LP	Court Lofts	SEC of Court Rd. & S. Post Oak Rd.	18226
BAH Rockwell Senior Village, Ltd.	Rockwell Senior Village	SW side of Beltway 8 between Rockwell Blvd & W Fuqua Drive	18397



STATE of TEXAS
HOUSE of REPRESENTATIVES

Harold V. Dutton, Jr.
District 142

Committees:
Juvenile Justice and Family Issues, Chair
Public Education

February 12, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18383 (Provision at Lake Houston)

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 18383 (Provision at Lake Houston) to be located near the intersection of Highway 90 and S. Lake Houston in Houston, TX in Harris County. There is a need for housing that is affordable to citizens of modest means in the area and this development will help fulfill that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold Dutton".

Harold Dutton
Texas State Representative
District 142



February 7, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18383 (Provision at Lake Houston)

Dear Mr. Irvine:

I am writing this letter on behalf of Houston Habitat for Humanity to voice the organization's support for TDHCA Tax Credit Application #18383, Provision at Lake Houston, to be located at the intersection of Highway 90 and S. Lake Houston Pkwy, in Houston, TX (Harris County).

Houston Habitat for Humanity is a local non-profit ecumenical housing ministry affiliated with Habitat for Humanity International. Our vision is a world where everyone has a decent place to live. We welcome the opportunity to work on strengthening our communities in Houston by building homes, hopes, and opportunities for families to help themselves!

If you have any questions regarding this letter, please do not hesitate to contact me at (713) 671-9993x244 or at ahay@houstonhabitat.org.

Sincerely,

A handwritten signature in blue ink that reads "Allison Hay".

Allison Hay
Executive Director
Houston Habitat for Humanity

YWCA IS ON A MISSION

January 30, 2018

TDHCA

Tim Irvine, Executive Director

221 East 11th Street

Austin, TX 78701

RE: TDHCA Application #18383 (Provision at Lake Houston)

Dear Mr. Irvine:

I am writing this letter to voice our organization's support for TDHCA Tax Credit Application #18383, Provision at Lake Houston, to be located at the intersection of Highway 90 and S. Lake Houston Pkwy, in Houston, TX (Harris County). YWCA Houston believes that there is a need for quality affordable housing options in the communities we serve in Houston, and this development will contribute towards meeting that need. If you have any questions regarding this letter, you can contact me at (713) 868-9922 or at abooker-brooks@ywcahooouston.org.

Sincerely,



Allison Booker-Brooks
Executive Director
YWCA Houston

eliminating racism
empowering women
ywca

YWCA Houston
6309 Martin Luther King Jr Blvd
Houston, Texas 77021
P 713-868-9922 F 713-741-3701
ywcahooouston.org



February 28, 2018

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Shell Oil Company

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18383 (Provision at Lake Houston)

Dear Mr. Irvine:

I am writing this letter to express our organization's support for TDHCA Tax Credit Application #18383, Provision at Lake Houston, to be located at the intersection of Highway 90 and S Lake Houston Pkwy, in Houston, TX (Harris County). C-STEM Teacher and Student Support Services, Inc. offers enriched STEM learning to low-income and minority K through 12th grade students, and we think this development will provide much needed quality affordable housing for their families.

If you have any questions or concerns regarding this letter of support, please do not hesitate contacting me.

Yours in the Journey of Education,

Reagan Flowers, PhD
President and CEO

Community Input Scoring Items

TDHCA#: 18388

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Minnie's Food Pantry

Name of Community Organization

Erica Simon

Contact Name

Support
 Opposition

B. God's Pantry

Name of Community Organization

Sylvia Martinez

Contact Name

Support
 Opposition

C. Assistance Center of Collin County

Name of Community Organization

Yvonne Booker

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. 2018-1-15(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 1.5± acres on the southwest corner of G Avenue and 14th Street; designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Plano TSAHC-DMA Housing, LLC has proposed a development for affordable rental housing which will be named "The Park on 14th" and will include approximately 66 units that will be located on 1.5± acres on the southwest corner of G Avenue and 14th Street, in the City of Plano, Collin County; and

WHEREAS, Plano TSAHC-DMA Housing, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for The Park on 14th; and

WHEREAS, Plano TSAHC-DMA Housing, LLC will include approximately 13 market rate units and 53 units affordable to seniors with an income at or below 60% of the area median income; and

WHEREAS, Plano TSAHC-DMA Housing, LLC has submitted a housing tax credit resolution application to the City which satisfies the criteria established in Resolution No. 2016-11-4(R) and application amendments reviewed during the Preliminary Open City Council Meeting on November 13, 2017; and

WHEREAS, the proposed development is located within the Concerted Revitalization Plan area and contributes to the concerted revitalization efforts of the City more than any other proposed nine percent housing tax credit applications; and

WHEREAS, the applicant, Plano TSAHC-DMA Housing, LLC, is recognized as a 501(c)(3) organization by the Internal Revenue Service; 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, the City of Plano will waive a minimum of \$1,000 in fees for each development of which a Resolution of Support was adopted by the City Council; and

RESOLUTION NO. 2018-1-15(R)

WHEREAS, the waiving of the fee 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 Title 10, § 11.09(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for The Park on 14th located on 1.5± acres on the southwest corner of G Avenue and 14th Street, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on January 22, 2018.

SECTION II. This Resolution of Support is based on the following information presented in the applications for The Park on 14th:

1. The application met four out of the six City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 13 market rate units and 53 units affordable to seniors with an income at or below 60% of the area median income.

SECTION III. 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 IV. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 22ND DAY OF JANUARY, 2018.



Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY



January 17, 2018

Janine Sisak
Senior Vice President/General Counsel
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78756

RE: ***The Park on 14th***

Dear Ms. Sisak:

We would like to express our support for The Park on 14th, a proposed affordable senior housing development to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2018 tax credit application for this proposed development.

Minnie's Food Pantry qualifies as a tax-exempt non-profit community or civic organization that serves the community of Plano, Texas, which is where The Park on 14th is to be located. Our organization's purpose is to provide healthy meals, resources and red carpet treatment to every person they serve! Please see attached documentation of our tax-exempt status and evidence of our existence and participation in the Plano 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 214-240-0052 or erica@MinniesFoodPantry.org.

Sincerely,

Erica J Simon

Erica J Simon
Director of Operations



God's Pantry

3420 East 14th Street, Suite 100
Plano, Texas 75074
972-633-9777

January 25, 2018

Janine Sisak
Senior Vice President/General Counsel
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78756

RE: ***The Park on 14th***

Dear Ms. Sisak:

We would like to express our support for The Park on 14th, a proposed affordable senior housing development to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2018 tax credit application for this proposed development.

God's Pantry qualifies as a tax-exempt non-profit community or civic organization that serves the community of Plano, Texas, which is where The Park on 14th is to be located. Our organization's purpose is to Feed the needy in our community. Please see attached documentation of our tax exempt status and evidence of our existence and participation in the Plano 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 972-633-9777 or Gods_pantry2014@yahoo.com.

Respectfully,

Sylvia Martinez

Sylvia Martinez
Executive Director

E-mail: godspantry2014@yahoo.com/www.godspantryplano.org



HONORARY DIRECTORS

Phil Dyer
Former Mayor of Plano
President, Legacy Texas Bank

Honorable Florence Shapiro
Texas State Senator
1992-2012

Scott Johnson
Former Plano
City Council Member

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January 25, 2018

Janine Sisak
Senior Vice President/General Counsel
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78756

RE: ***The Park on 14th***

Dear Ms. Sisak:

We would like to express our support for **The Park on 14th**, a proposed affordable senior housing development to be located at the southwest corner of 14th Street and G Avenue, Plano, 75074. We understand that Plano TSAHC-DMA Housing, LLC is submitting a 2018 tax credit application for this proposed development.

The **Assistance Center of Collin County** is a tax-exempt organization that serves the community of Plano, Texas, which is where The Park on 14th is to be located.

Our organization's purpose is to stabilize the homes of families in our community that are under the threat of eviction and or utility disconnection. **85%** of those threats are created because the family is cost burden paying more than 30% of their income to cover their housing. Our organization sees this burden across all families with our senior citizens being a part of this group. Having housing in Plano that meets the needs of the entire community (service industry and senior citizens) is critical in maintaining Plano's goal of being a city of Excellence. With this as our focus, we support The Park on 14th proposed senior housing.

Please see attached documentation of our tax exempt status and evidence of our existence and participation in the Plano 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 **972-422-1125 ext. 105** or email at yvonne@assistancecenter.org.

Sincerely,

Yvonne P. Booker
Executive Director
Assistance Center of Collin County



Community Input Scoring Items

TDHCA#: 18391

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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 Baptist Church

Name of Community Organization

Pastor Luis Holguin

Contact Name

- Support
 Opposition

B. St. Joseph Catholic Church - Manor, TX

Name of Community Organization

Pastor Rev. Gregory McLaughlin

Contact Name

- Support
 Opposition

C. Christian Ministry

Name of Community Organization

Senior Pastor Leeora Dove

Contact Name

- Support
 Opposition

D. Las Entradas Owners Association

Name of Community Organization

Pete Dwyer

Contact Name

- Support
 Opposition

E.

Name of Community Organization

Contact Name

- Support
 Opposition

F.

Name of Community Organization

Contact Name

- Support
 Opposition

RESOLUTION NO. 2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, SUPPORTING A PROPOSED MERRITT MANOR 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 MANOR, LTD. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 160 residential units (the "Housing") in the City, to house senior citizens; and

WHEREAS, the Housing is to be located off the corner of Hill Lane and Greg Manor Road and is expected to be named "Merritt Manor"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA No. 18391) 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 MANOR, TEXAS THAT:

Section One. The City Council of the City of Manor believes the Housing will be beneficial to the City and its residents and 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 Manor 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 in the amount of five-hundred and 0/100 dollars (\$500.00) 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.

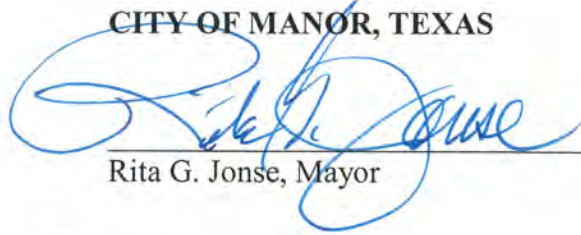
Section Four. For and on behalf of the City Council, Rita Jonse, Mayor of the City of Manor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section Five. This Resolution shall become effective immediately upon its passage.

[Signature page follows]

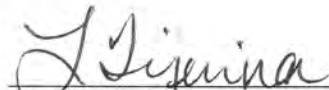
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE 21ST DAY OF FEBRUARY 2018.

CITY OF MANOR, TEXAS



Rita G. Jonse, Mayor

ATTEST:


Lluvia Tijerina, City Secretary

Dawanna Dukes
HOUSE OF REPRESENTATIVES



P.O. Box 2910
Austin, Texas 78768-2910
(512) 463-0506

District 46
Travis County

February 21, 2018

Mr. Timothy Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for the Merritt Manor Senior Housing Project in Manor, Texas, TDHCA # 18391

Dear Mr. Irvine,

The proposed Merritt Manor senior apartments project (TDHCA #18391) is located within District 46 that I represent, and is being developed by Merritt Communities ("Merritt"). I have been a leader and advocate of high quality affordable housing to serve constituents within my District and in particular underserved areas such as Manor which currently does not have a TDHCA 9% tax credit affordable housing project.

Merritt has shared with me the following information about commitments included in their TDHCA application related to the Merritt Manor project:

- Merritt Manor will include approximately 113 apartment units that will provide affordable housing for seniors who earn 60% or less of the Austin area median income with at least 11 of these units providing housing to Texas seniors most in need who earn less than 30% of the Austin area median income.
- Merritt will offer a combination of onsite support services to their senior tenants such as technology training, health screenings, transportation, and activities agenda.
- Merritt will contact local nonprofit and governmental providers of services, such as local food banks, that would support the health and wellbeing of Merritt Manor residents and will make onsite space available on a regularly-scheduled base to provide such outreach and education services to Merritt Manor residents.
- Merritt has committed to do outreach and marketing to historically underserved families of East Travis County including African American, Hispanic and other people of color.

Based on my understanding of the positive impact the Merritt Manor project will have on my constituents and Merritt's strong track record of developing high quality affordable housing in central Texas, I support an award of tax credits for the proposed Merritt Manor senior apartments located within Austin's 46th House District, which I represent.

Sincerely,

A handwritten signature in blue ink that reads "Dawanna Dukes".

Dawanna Dukes
Texas State Representative
House District 46

Central Baptist Church

A Place Where Hope Is Found



Luis Holguin

Pastor

407 E. Eggleston
Manor, TX 78653

915-472-3869

Luish@cbcmanor.com
CBCManor.com

February 15, 2018

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 Manor senior living community, TDHCA #18391

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Heritage senior living community, TDHCA application # 18391, located just off the southwest corner of Hill Lane and Gregg Manor Rd in Manor, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Manor, 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 Manor and believe the Merritt Manor 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.

The Central Baptist Church of Manor is located at 407 East Eggleston Street in Manor, Texas. Our church provides spiritual growth, development and fellowship opportunities to residents in the Manor 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,

Senior Pastor

A handwritten signature in blue ink, appearing to read "Luis Holguin", is written over the "Senior Pastor" text.



"Serving Churches in the Capitol Area of Texas"

To Whom It May Concern:

This letter is to certify that Central Baptist Church of Manor is an affiliate of the Austin Baptist Association. Central Baptist Church of Manor is also covered under the Austin Baptist Association's 501c3 tax exemption, EIN: 74-1246261.

If you have any questions or concerns, please contact our Executive Director, Dr. David W. Smith, at (512) 454-2558.

Thank you,

Linda Haedge
Austin Baptist Association
Ministry Assistant

February 22, 2018

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 Manor senior living community, TDHCA #18391

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Manor senior living community, TDHCA application # 18391, located just off the southwest corner of Hill Lane and Gregg Manor Rd in Manor, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Manor, 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 Manor and believe the Merritt Manor 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. Joseph Catholic Church is located at 1300 Old Highway 20 in Manor, Texas. We are a non-profit community religious organization and are active in the Manor community.

Sincerely,

Rev Gregory A. McLaughlin

Senior Pastor
Gregory McLaughlin

February 28, 2018

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 Manor senior living community, TDHCA #18391

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt Heritage senior living community, TDHCA application # 18391, located just off the southwest corner of Hill Lane and Gregg Manor Rd in Manor, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Manor, 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 Manor and believe the Merritt Manor 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.

Church Within Christian Ministry holds onto a heritage of faith, family, worship, loving God, and loving people. We strive to bring messages of faith in Christ, hope, promise, and obedience to the Gospel. We are a non-profit and are active in the Manor Community.

Sincerely,

Pastor Leeora Dove

Senior Pastor Leeora Dove



February 25, 2018

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 Manor senior living community,
TDHCA #18391**

Dear Mr. Irvine,

The purpose of this letter is to express my support for the Merritt senior living community, TDHCA application # 18391, located just off the southwest corner of Hill Lane and Gregg Manor Rd in Manor, Texas. This application is being submitted to the Texas Department of Housing and Community Affairs by DDC Merritt Manor, 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 Manor and believe the Merritt Manor 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.

The site for the Merritt Manor senior housing facility is within the boundaries of the Las Entradas Master Development and as an adjoining entity the Las Entradas Owner's Association, Inc. welcomes the addition of the Merritt Manor senior living facility to our development, and the City of Manor, as it will be a great asset complimenting our existing and future development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pete Dwyer", is written over the word "Sincerely,".

Pete Dwyer,
President, Las Entradas Owners Association

Community Input Scoring Items

TDHCA#: 18398

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

Letter of either "support" or "opposition" is included behind this tab.**

** Note that letters are due March 1, 2018

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. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support

Opposition

B. Pathway Church

Name of Community Organization

Mark Strait

Contact Name

Support

Opposition

C. Tri-County Community Action

Name of Community Organization

George T Simon Jr

Contact Name

Support

Opposition

D. House of Hope Homeless Shelter

Name of Community Organization

Sister Helen Johnson

Contact Name

Support

Opposition

E. Wiseman Ministries

Name of Community Organization

Tim Wiseman

Contact Name

Support

Opposition

F. Longview Museum of Fine Arts

Name of Community Organization

Tiffany Nolan Jehorek

Contact Name

Support

Opposition

RESOLUTION NO. 5285

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED HICKORY TRAILS TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Hickory Trails, LP, (TDHCA No. 18398) has proposed a development for affordable Senior rental housing named Hickory Trails located in, Harrison County, Texas; and,

WHEREAS, Hickory Trails is expected to be located at or near the north east corner of Page Road and Loop 281; and,

WHEREAS, Hickory Trails, LP, has advised the City of Longview that Hickory Trails, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Hickory Trails development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens of the City of Longview; and,

WHEREAS, the City of Longview supports Hickory Trails development;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Hickory Trails.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Hickory Trails development and authorizes an allocation of Housing Tax Credits for Hickory Trails development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

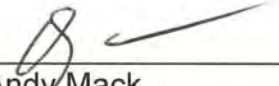
Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of Hickory Trails development in the amount of \$500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepard, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

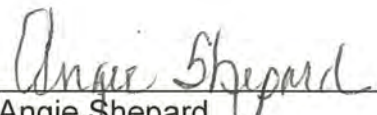
Section 8. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 8th day of February, 2018.



Dr. Andy Mack
Mayor

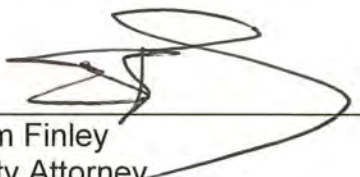
ATTEST:



Angie Shepard
City Secretary



APPROVED AS TO FORM:



Jim Finley
City Attorney

R DS TAX CREDIT SUPPORT HICKORY TRAILS 2-8-18

Harrison County Resolution for Longview Hickory Trails Development

WHEREAS, Longview Hickory Trails, LP has proposed a development for affordable senior rental housing east of E Loop 281 and north of Page Road named Hickory Trails in Harrison County; and

WHEREAS, there is a need for affordable senior housing for Harrison County citizens of modest means; and

WHEREAS, Longview Hickory Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credit Program funds for Hickory Trails.

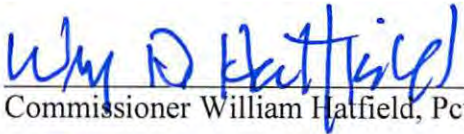
Be it resolved that:

This resolution affirms Harrison County's support for the above named development; and directs the same to be certified to the Texas Department of Housing and Community Affairs.

Resolved this 26th day of February, 2018.



County Judge Hugh Taylor



Commissioner William Hatfield, Pct. 1



Commissioner Phillip Mauldin, Pct. 3



Commissioner Zephaniah Timmins, Pct. 2



Commissioner Jay Ebarb, Pct. 4

Attest:





CHRIS D. PADDIE
TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 9

February 26, 2018

Marni Holloway
Multifamily Finance Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: Hickory Trails – Independent Living for Seniors (TDHCA #18398), Longview, Texas

Dear Ms. Holloway,

I received the Public Notification for the Hickory Trails (TDHCA# 18398) located near the Northeast corner of Loop 281 and Page Road in Longview, Texas.

I recognize the need for affordable housing throughout the State of Texas, and applaud the work of both TDHCA and the development community in their efforts to provide clean, safe, affordable housing to Texans in need. I am pleased to lend my support to this development which will serve the constituents in my District.

Please do not hesitate to contact my office if we can be of any further assistance.

Sincerely,

A handwritten signature in black ink that reads "Chris Paddle".

Chris Paddle
State Representative, District 9



Board of Directors:

Gregg Davis, Chair
Merrill Lynch

Bryan Jacobs, Chair-Elect
Jacobs Brothers Construction

Michael W. Stevens, Past Chair
Michael W. Stevens, CPA

Rosemary Jones, Secretary
Brookshire Grocery Company

Cathy Schreiber, Treasurer
Community Volunteer

David Apperley
Community Volunteer

Carol Bradley
*Lufkin State Supported
Living Center*

Herbert Buie
Tyler Packing Company

Edgar Burton
Retired, Brookshire Brothers

Kenneth Cobb
amaGon Smoothie

Jim Daughtry
Simmons Real Estate

John Gaston
Community Volunteer

Verna Hall
Community Volunteer

Leslie Harrison
Community Volunteer

Diane Heindel
Law Office of B. Diann Heindel, PC

Ann Howell
Retired, State Farm Insurance

Jay Jelinek
Brookshire Brothers

Jeff Johnston
Chick-Fil-A, Broadway Crossing

Kimberly Lewis
Goodwill Industries of East Texas

Bill Mohl
Retired, Entergy Corporation

Mark Scirto
KLTU ABC 7

Howard Tagg
Law Office of Howard Tagg

Bob Westbrook
WR Ventures

February 15, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18398 Hickory Trails to be located at the NEQ of Page Rd. and E. Loop 281 in Longview, TX.

The East Texas Food Bank 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,

Dennis Cullinane
CEO
East Texas Food Bank



903.597.3663 | Fax: 903.597.7659
3201 Robertson Road | Tyler, Texas 75701
EastTexasFoodBank.org





Pathway
CHURCH

February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Pathway Church 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,

Pastor Mark Strait

Tri-County Community Action, Inc.

214 Nacogdoches Street
P.O. DRAWER 1748
CENTER, TEXAS 75935
PHONE (936)598-6315 1800-464-1839
FAX (936)598-3016

GEORGE T. SIMON, JR.
Executive Director

LEROY HUGHES
Board Chairperson

LATRICIA REYNOLDS
Chief Financial Officer

March 1, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18398, Hickory Trails to be located at the NEQ of Page Rd. and E. Loop 281 in Longview, TX.

Tri County Community Action Inc., as you know, is a 501 (c) 3 non-profit organization 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 affordable housing to citizens of modest means and this development will help meet that need.

Sincerely,



George T. Simon, Jr.
Tri-County Community Action, Inc.
214 Nacogdoches Street
P.O. Drawer 1748
Center, TX 75935
936-598-6315 X 201 Office
936-598-3016 Fax
936-332-2050 Agency Cell

Tri-County Community Action
50 Years of serving children, families & communities in East Texas!

Energy Crisis
Head Start



Expanded Services
Weatherization



House of Hope Homeless Shelter for Women and Children

*3011 W. Marshall Avenue
Longview, Texas 75604
903-295-0904*

Sister Helen Johnson, Executive Director

February 26, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, TDHCA #18398
Longview, Harrison County, TX

Dear Ms. Gamble:

I am writing this letter to voice my support for Hickory Trails located near Loop 281 and Page Road in Longview, TX; TDHCA Application # 18398.

House of Hope is a not-for-profit tax exempt civic organization that serves the the greater Harrison County community in which the site is located with a primary purpose of the overall betterment of the community. Our mission is to be a place for women and their children to come in out of the weather, eat a hot meal, and rest as we minister the Word of God. Our service area includes greater Longview. We believe there is a need for high-quality housing that is affordable to citizens in need and this building will help meet this need.

Thank You for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Sister Helen Johnson

"God will meet all your needs according to His glorious riches in Christ Jesus."

Philippians 4:19



WISEMAN
MINISTRIES, INC.

A Non-Profit 501c3 Charity

www.wisemanministries.com

Mail: P.O. Box 1207, Longview, TX 75606
O: 903-234-8017 | F: 903-234-2303

February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Wiseman Ministries 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,

Tim Wiseman
Executive Director,
Wiseman Ministries, Inc.

Wiseman Ministries, Inc is a non-profit 501c(3) Charity. EIN # 26-1524401



March 1, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Longview Museum of Fine Arts 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 "Tiffany N. Jehorek".

Tiffany Nolan Jehorek
Executive Director

TNJ/tnj

Community Input Scoring Items

TDHCA#: 18707

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, 2018

2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
** Note that letters are due March 1, 2018

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. Volar Center for Independent Living

Name of Community Organization

Luis Enrique Chew

Contact Name

Support
 Opposition

B. El Paso Fighting Hunger

Name of Community Organization

Susan E. Goodell

Contact Name

Support
 Opposition

C. Alliance of El Paso

Name of Community Organization

Ben Bass

Contact Name

Support
 Opposition

D. YMCA

Name of Community Organization

Bill Coon

Contact Name

Support
 Opposition

E. Aliviane, Inc.

Name of Community Organization

Mike Douglas

Contact Name

Support
 Opposition

F. Project Amistad

Name of Community Organization

Andrea Ramirez

Contact Name

Support
 Opposition

Elia Garcia
Mayor

Rene Rodríguez
At-Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor ProTem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

RESOLUTION 530

WHEREAS, Tropicana Building II, LLC has proposed a development for affordable house at the eastside of Nevarez Rd, approximately 100 feet North of Alameda, named THE NEVAREZ PALMS APARTMENT in the City of Socorro, and

WHEREAS, Tropicana Building II, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credit for The Nevarez Palms Apartments.

IT IS HEREBY

RESOLVED, that the City of Socorro, acting through its governing body, hereby confirms that it supports the proposed Nevarez Palms Apartments and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on February 15, 2018, and

FURTHER RESOLVED that for and on behalf of the Governing Body Mayor Elia Garcia is hereby authorized, empowered, and directed to certify these resolution to the Texas Department and Community Affairs.

Approved this 15th day of February, 2018.



Mayor Elia Garcia

ATTEST



Olivia Navarro, City Clerk





TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González

State Representative, District 75

February 6, 2018

Marni Holloway
Director of Multi-Family Programs
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

RE: Nevarez Palms, Desert Sky Palms and The Jaime O. Perez Memorial Apartments

Dear Ms. Holloway,

I am writing to **express my support** for the 3 housing tax credit developments proposed in my district by R. L. "Bobby" Bowling, IV and Tropicana Building, which has built over 10,000 single family homes and over 3,000 multi-family homes in the El Paso area. The developments are called **"Nevarez Palms,"** "Desert Sky Palms," and "The Jaime O. Perez Memorial Apartments." These developments will greatly benefit the people of District 75 by providing additional affordable housing options for families in our community.

As you are well aware, the El Paso/Socorro/Horizon City region continues to face unique economic challenges and growth that have further increased the need for affordable housing. Nevarez Palms, Desert Sky Palms and The Jaime O. Perez Memorial Apartments, which will be built in the eastern portion of El Paso County, will help address the housing needs of families in my community. The developments will result in a myriad of 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 am pleased to support the efforts of Mr. Bowling and Tropicana Building, and I hope that the Texas Department of Housing and Community Affairs will seriously consider and approve the application for the benefit of my neighbors and constituents. I encourage you to contact my office if we may be of any assistance to you.

Sincerely,

A handwritten signature in cursive script that reads "Mary E. González".

Mary E. González
Texas Representative
House District 75



CENTER FOR INDEPENDENT LIVING

...of and for people with disabilities

February 5, 2018

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and 18707 Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

If I can be of any assistance, please contact me at lechew@volarcil.org or (915) 591-0800.

Sincerely,

A handwritten signature in blue ink that reads "Luis Enrique Chew".

Luis Enrique Chew
Executive Director





EPFH Chief Executive Officer
Susan E. Goodell

January 31, 2018

EPFH Board Members

Board Chair
Mark Matthys
Associate Vice President
Wells Fargo Bank

Board Vice Chair
Laura Rayborn
Owner
Laura's Productions, LLC
Foliage Salon Spa, LLC

Treasurer
Robert A. Diaz
CPA, President
Robert A. Diaz & Co., CPAs

Secretary
Christine Jones
Kemp Smith, LLP

Parliamentarian
Abe Howard-Gonzalez
Attorney
Kemp Smith, LLP

Past President
Tanny Berg President
Epicenter El Paso

Bradley V. Byers
Edward Jones
Financial Advisors

Michelle Fenton
Manager, Human Resources
El Paso Electric

Magdalena Baca
Vice President WestStar Bank

Penny Nevarez
Nationwide Insurance

Teresa Daw Hicks
Daw's Home Furnishings

Brad Dubow
Townsquare Media of El Paso

Debra Carrejo
County of El Paso, TX

EPFH Capital Campaign Chair
Stuart R. Schwartz
Attorney
ScottHulse, PC

R.L. Bowling, IV Tropicana Building II, LLC President
300 E. Main, Suite 740 El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Susan E. Goodell
Chief Executive Officer



January 30, 2018

R.L. Bowling, IV
Tropicana Building II, LLC President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Ben Bass
Executive Director
El Paso Alliance, Inc.
3501 Hueco Avenue
El Paso, Texas 79903



YMCA OF EL PASO

February 15, 2018

**R. L. Bowling, IV
Tropicana Building II, LC
President
300 E. Main, Suite 740
El Paso, TX 79901**

**RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms,
18012 Jaime O Perez Memorial Apartments and Nevarez Palms.**

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso TX 79938, Desert Sky Palms (Located at Desert Sky Dr. E of Kenazo Ave.) Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro TX 79927, and Nevarez Palms (Located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 work 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments and Nevarez 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

BOWLING FAMILY YMCA

5509 Will Ruth
El Paso, TX 79924
915.755.9622
Fax 915.751.0533

**FRED & MARIA LOYA
FAMILY YMCA**

2044 Trawood
El Paso, TX 79935
915.590.9622
Fax 915.594.4033

WESTSIDE FAMILY YMCA

7145 N. Mesa
El Paso, TX 79912
915.584.9622
Fax 915.833.6315

www.elpasoymca.org

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Christian principles into
practice through
programs that build
healthy spirit, mind, and
body FOR ALL.**



Behavioral Health Services Since 1970

Business Mail Address • P.O. Box 371710 • El Paso, Texas 79937-1710
Administrative Offices • 1111 Barranca, Suite 800 • El Paso, Texas 79935
Phone: 915-782-4000 • Fax: 915-782-4040
www.aliviane.org • info@aliviane.org

Aliviane, Inc.

Feb 01, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

Mike Douglas RBI Specialist Aliviane Inc



Mission Statement:
To advocate, connect, and deliver social
services to communities, ensuring a
dignified and meaningful life for all

February 06, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A blue ink handwritten signature, appearing to read "Andrea Ramirez", is written over a horizontal line.

Andrea Ramirez
Chief Operating Officer Social Services
Project Amistad
3210 Dyer, El Paso, TX 79930
D (915) 298-7304 C (915) 875-2887



EL PASO COALITION FOR THE HOMELESS
6044 GATEWAY EAST, SUITE 211
EL PASO, TEXAS 79905
(915) 843-2170
(915) 843-2184 (FAX)

February 5, 2018

R.L. Bowling, IV Tropicana Building
II, LLC President
300 E. Main, Suite 740 El Paso,
Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give my full support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Respectfully,

Carol Henry Bohle
Executive Director



February 1, 2018

R.L. Bowling, IV
Tropicana Building II, LLC
President
300 E. Main, Suite 740
El Paso, Texas 79901

RE: Housing Tax Credit Projects 18010 Edgemere Palms, 18011 Desert Sky Palms, 18012 Jaime O Perez Memorial Apartments, and Nevarez Palms.

Dear Mr. Bowling:

I am pleased to give our support to Tropicana Building II, LLC in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Edgemere Palms development (located near NWC Edgemere and Zaragoza) El Paso, TX 79938, Desert Sky Palms (located at Desert Sky Dr. E of Kenazo Ave.), Horizon, TX 79928, Jaime O Perez Memorial Apartments (located on Nevarez Rd. E of Alameda Ave.) Socorro, TX 79927, and Nevarez Palms (located on 140 N Nevarez Rd.) Socorro, TX 79927. All 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 Edgemere Palms, Desert Sky Palms, Jaime O Perez Memorial Apartments, and Nevarez Palms developments.

Sincerely,

A handwritten signature in black ink, appearing to read "Inez M. Burcham".

Inez M. Burcham
Texas A&M AgriLife Extension Service
El Paso County Extension Agent
Expanded Food and Nutrition Education Program

The members of Texas A&M AgriLife will provide equal opportunities in programs and activities, education, and employment to all persons regardless of race, color, sex, religion, national origin, age, disability, genetic information, veteran status, sexual orientation or gender identity and will strive to achieve full and equal employment opportunity throughout Texas A&M AgriLife.

APPENDIX



**Texas Department of Housing and Community Affairs
2018 Competitive (9%) Housing Tax Credit ("HTC") Program**

Award and Waiting List

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 information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Construction Types: NC=New Construction Recon=Reconstruction Rehab=Rehabilitation AcR=Acquisition/Rehabilitation	Secondary Types: ADR=Adaptive Reuse SS=Scattered Site AdPh=Additional Phase
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Version date: July 23, 2018				Review and Underwriting Status: C=Complete, UR=Under Review											Previous Participation Review (PPR) Status: A=Approved, C=Approved w/conditions, P=Pending																										
Application Number	Development name	Address	City	ETJ	Zip Code	County	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 Hsg = Supportive Housing)	Recommended Award / HTC Request	MF Direct Loan	Section 8II	Applicant Contact Name	Readiness to Proceed	Gov't Support (§11.9(d)(1))	QCP (§11.9(d)(4))	State Rep (§11.9(d)(6))	Community Orgs (§11.9(d)(6))	CRP (§11.9(d)(7))	Best Possible Score	Review Status	Underwriting Status	PPR Status	Census Tract	Recommendation	Scored on Proximity	OI or CRP	HTC per Capita	Poverty Rate (%)	Distance to Closest HTC Development				
At-Risk Set-Aside																																									
18249	Sweetwater Apartments	865 TX-105	Sour Lake	x	77659	Hardin	5 Rural	x	AcR			AcR	23	1	24 General		266,484	x	Murray Calhoun	5	17	8	8	0	0	155	C	C	C		48199030200	Recommended									
18039	Orchid Circle Homes & Las Palmas	Scattered site locations	Gregory		78359	San Patricio	10 Rural	x	AcR/SS			AcR/SS	58	0	58 General		700,000	x	Art Schuldt, Jr.	5	17	4	8	4	7	154	C	C	A		48409010500	Recommended									
18013	Dayton Retirement Center	1900 N Winfree	Dayton		77535	Liberty	6 Rural	x	AcR			AcR	48	0	48 Elderly Prefer		279,322	x	Charles Holcomb	5	17	8	8	0	0	154	C	C	A		48291700800	Recommended									
18118	Sandstone Foothills Apartments	402 Brazos Drive	Mineral Wells		76067	Palo Pinto	3 Rural	x	AcR			AcR	39	1	40 Elderly Prefer		458,783		Tracey Fine	0	17	8	8	0	7	153	C	C	C		48363000600	Recommended									
18077	Park Forest	200 Cook Rd.	Liberty		77575	Liberty	6 Rural	x	AcR			AcR	55	1	56 General		458,047	x	Devin Baker	5	17	4	8	2	6	152	C	C	A		48291701200	Recommended									
18251	Groveton Seniors Apartments	1110 E. 1st Street	Groveton		75845	Trinity	5 Rural	x	AcR			AcR	32	0	32 Elderly Prefer		298,953		Murray Calhoun	5	17	4	8	4	0	148	C	C	C		48455950200	Recommended									
18171	Poinsettia Gardens at Boca Chica	341 Oak Street	Brownsville		78521	Cameron	11 Urban	x	NC	x		NC	150	0	150 General		2,000,000	x	Carla Mancha	0	17	4	8	4	0	144	C	C	A		48061013401	Recommended									
18250	Sweetbriar Hills Apartments	668 W Martin Luther King	Jasper		75951	Jasper	5 Rural	x	AcR			AcR	59	1	60 General		550,735		Murray Calhoun	5	17	8	8	0	0	132	C	C	C		48241950100	Recommended									
18235	Memorial Apartments II	501 E. Jasmine	McAllen		78501	Hidalgo	11 Urban	x	AcR	x		AcR	246	0	246 General		1,915,000	x	Melissa Fisher	0	17	4	8	4	0	129	C	UR	A		48215021000	Recommended									
Estimated At-Risk Allocation													\$11,530,084																												
USDA Set-Aside													\$3,867,335																												
Region 1/Rural																																									
18040	Farmhouse Row	~15003 FM 400	Slaton	x	79364	Lubbock	1 Rural		NC			NC	48	0	48 General		642,500	x	Daniel Sailer, III	0	17	4	8	4	0	153	C	C	A		48303010700	Recommended									
18223	Harvest Park Apartments	1100 Block of E. Harvest Pampa			79065	Gray	1 Rural		NC			NC	48	12	60 General		777,900	x	Vaughn Zimmerm	0	17	4	8	4	0	152	C	C	A		48179950300	Recommended									
Estimated Allocation Amount													\$761,923																												
Region 1/Urban																																									
18162	Guadalupe Villas	~3rd St. and Buddy Holly	Lubbock		79401	Lubbock	1 Urban		NC			NC	108	20	128 Elderly Limitz		1,417,843	x	Kent R. Hance, Sr	0	17	4	8	4	0	157	C	C	A		48303000700	Recommended									
18038	3rd Street Lofts	301 Paris Avenue	Lubbock		79401	Lubbock	1 Urban		NC			NC	72	0	72 General		950,000	x	Daniel Sailer, III	0	17	4	0	4	0	149	C		A		48303000700	Recommended									
18192	Residences at Stonegate	11000 block of Indiana A	Lubbock		79423	Lubbock	1 Urban		NC			NC	71	13	84 General		1,188,287		Paul Stell	0	17	4	0	4	0	145					48303010510	Recommended									
Estimated Allocation Amount													\$1,363,269																												
Region 2/Rural																																									
18259	Cannon Courts	808 East Hall St	Bangs		76823	Brown	2 Rural		NC			NC	36	0	36 General		500,000		Britton Jones	0	17	4	8	4	0	153	C	UR	A		48049950500	Recommended	0	7	0	8.5					
18036	Clyde Ranch	IH-20 west of N. Hays R	Clyde		79510	Callahan	2 Rural		NC			NC	40	0	40 General		500,000	x	Daniel Sailer, III	0	17	4	8	4	0	153	C	C	A		48059030102	Recommended	0	7	0	18.1					
18372	Iowa Park Pioneer Crossing	SEC of 287 at N Bell Roa	Iowa Park		76367	Wichita	2 Rural		NC			NC	44	5	49 General		500,000		Noor Jooma	0	17	4	8	4	0	153	UR		A		48485013100	Recommended	0	0	0.0038	7.6					
18373	Burkburnett Royal Gardens	350 D W Taylor	Burkburnett		76354	Wichita	2 Rural		NC			NC	44	5	49 Elderly Limitz		500,000		Noor Jooma	0	17	4	8	4	0	152			A		48485013501	Recommended									
Estimated Allocation Amount													\$554,009																												
Region 2/Urban																																									
18314	The Reserves at Maplewood II	Maplewood Ave, E of Me	Wichita Falls		76308	Wichita	2 Urban		NC/AdPh			NC/AdPh	36	0	36 General		687,666		Sally Roth	0	17	4	8	4	0	148	C	UR	A		48485012600	Recommended									
18374	Wichita Falls Pioneer Crossing	1038 W. Wenonah Blvd.	Wichita Falls		76309	Wichita	2 Urban		NC			NC	40	5	45 General		500,000		Noor Jooma	0	0	4	0	4	0	127	UR		A		48485012800	Recommended									
Estimated Allocation Amount													\$528,417																												
Total HTC Requested													6,927,324																												

Application Number	Development name	Address	City	ETJ	Zip Code	County	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 Hsg = Supportive Housing)	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Contact Name	Readiness to Proceed	Gov't Support (\$1.9(d)(1))	QCP (\$1.9(d)(4))	State Rep (\$1.9(d)(6))	Community Orgs (\$1.9(d)(6))	CRP (\$1.9(d)(7))	Best Possible Score	Review Status	Underwriting Status	PPR Status	Census Tract	Recommendation	Scored on Proximity	OI or CRP	HTC per Capita	Poverty Rate (%)	Distance to Closest HTC Development																				
Region 11/Urban																																																								
18357	Capella	SWQ of El Dorado Ave a Olmito CDP		x	78575	Cameron	11	Urban				NC	101	19	120	General	1,500,000	x	Manish Verma	0	17	4	8	4	0	153	C	C	A	48061012506	Recommended	0	7	0	21.3	4.41																				
18358	Ovation Senior Living	W Lakeside Blvd, S of El Olmito CDP		x	78575	Cameron	11	Urban				NC	105	19	124	Elderly Limitz	1,500,000	x	Manish Verma	0	17	4	8	4	0	153	C	C	A	48061012506	Recommended	0	7	0	21.3	4.40																				
18188	Avanti at Sienna Palms Legacy	~NEC Cardinal Dr. & Mi Midway N CD		x	78596	Hidalgo	11	Urban				NC	95	19	114	Elderly Prefer	1,500,000	x	Henry Flores	0	17	4	8	4	0	153	C	UR	C	48215022402	Recommended	0	7	0	24.6	1.97																				
18208	Midway Villas	~NEC of Mile 6 1/2 W. z Midway N CD		x	78596	Hidalgo	11	Urban				NC	102	18	120	Elderly Limitz	1,315,170	x	Steve Lollis	0	17	4	8	4	0	153	C	C	A	48215022402	Recommended	0	7	0	24.6	0.81																				
18293	Silver Spur Apartments	Silver Spur Ln S of Expw; Palmview			78572	Hidalgo	11	Urban				NC	100	20	120	General	1,500,000	x	Tim Lang	0	17	4	8	4	0	153	UR	A	48215024205	Recommended	0	7	0	29.5	2.44																					
18148	Palmview Village	100 eastside blk Showers | Palmview			78572	Hidalgo	11	Urban				NC	74	18	92	General	1,030,000	x	Jeremy Mears	0	17	4	8	4	0	153	A	A	48215024205		0	7	0	29.5	2.07																					
18196	North Alamo Heights	~NEC E. Sioux Rd. and 1N Alamo CDI		x	78589	Hidalgo	11	Urban				NC	119	21	140	General	1,500,000	x	Steve Lollis	0	17	4	8	4	0	153	A	A	48215021805		0	7	0	30.2																						
18206	Ridge Villas	~SWC S Stewart Rd. and San Juan		x	78589	Hidalgo	11	Urban				NC	119	21	140	General	1,500,000	x	Steve Lollis	0	17	4	8	4	0	153	A	A	48215022001		0	7	0.0024	25.8																						
18255	Pendleton Square	NEC of Doctors Memori; Harlingen			78550	Cameron	11	Urban				NC	47	13	60	General	803,000	x	Justin Zimmermar	0	17	4	8	4	0	153	A	A	48061011302		0	7	0.0074	5.4																						
18239	Casitas Palo Alto	~Sports Park Blvd and O Brownsville			78520	Cameron	11	Urban			x	NC	80	0	80	General	1,118,000	x	Mark Moseley	0	17	4	8	4	0	150	A	A	48061014400																											
Estimated Allocation Amount		\$6,202,214											Total HTCs Requested		13,266,170																																									
Region 12/Rural																																																								
18347	Avenue Commons	NWC of SE Ave E and St Andrews			79714	Andrews	12	Rural				NC	50	10	60	General	750,000		Craig Alter	0	17	4	8	4	0	141	C	C	C	48003950300	Recommended																									
18345	Westwind of Andrews	NWC NE Mustang Drive Andrews			79714	Andrews	12	Rural				NC	43	5	48	General	500,000	x	Kelly Garrett	0	14	4	8	4	0	134	C	C	C	48003950100																										
Estimated Allocation Amount		\$500,000											Total HTCs Requested		1,250,000																																									
Region 12/Urban																																																								
18222	Glenn Park Apartments	4001 S. Chadbourne	San Angelo		76904	Tom Green	12	Urban				NC	48	12	60	General	778,700	x	Vaughn Zimmerm	0	17	4	8	4	0	145	C	C	A	48451000801	Recommended																									
Estimated Allocation Amount		\$967,308											Total HTCs Requested		778,700																																									
Region 13/Rural																																																								
18130	Skyway Gardens	SEC of S Walker St and I Alpine		x	79830	Brewster	13	Rural				NC	49	0	49	General	701,300	x	Roy Lopez	0	8.5	4	8	2	0	128	C	C	A	48043950400	Recommended																									
Estimated Allocation Amount		\$500,000											Total HTCs Requested		701,300																																									
Region 13/Urban																																																								
18127	Metro 31 Senior Community	SEC of Wren Ave and Gz El Paso			79924	EL Paso	13	Urban				NC	87	8	95	Elderly Limitz	1,149,600	x	Roy Lopez	0	17	4	8	4	0	141	C	UR	A	48141000206	Recommended																									
18707	Nevarez Palms	NEQ of Alameda and Ne Socorro			79927	El Paso	13	Urban				NC	104	0	104	General	1,163,300		R.L. "Bobby" Bow	0	17	4	8	4	0	128	C	C	A	48141004002	Recommended																									
18012	Jamie O Perez Memorial Apartmen	NWQ Nevarez Rd and Al Socorro			79927	El Paso	13	Urban				NC	96	0	96	General	1,163,300		R.L. "Bobby" Bow	0	17	4	8	4	0	127	C	C	A	48141004002	Recommended																									
18129	Emerald Manor	NEC of Horizon Blvd and Horizon City			79928	El Paso	13	Urban				NC	90	10	100	General	1,258,450	x	Roy Lopez	0	0	4	8	4	0	122	UR	A	48141010342																											
18010	Edgemere Palms	~NWC Edgemere and Za El Paso			79938	El Paso	13	Urban				NC	82	14	96	General	1,163,300		R.L. "Bobby" Bow	0	0	4	0	4	0	94	A	A	48141010331																											
Estimated Allocation Amount		\$2,683,623											Total HTCs Requested		5,897,950																																									
Total Amount Requested		\$136,945,647											Total Amount Recommended		\$76,515,453																																									
Estimated Total Allocation		\$76,677,700											Total Applications		120																																									

2018 Tie-Breaker Status

Where the greatest linear distance from the nearest Housing Tax Credit assisted Development is used as a tie-breaker, distances noted are approximate.

TDHCA #	Development Name	Proximity Score	Opportunity or CRP Score	HTC per Capita	Poverty Rate	Distance from Nearest HTC	Notes
At-Risk							
18039	Orchid Circle Homes & La	0	7	0.0304	24		Lower per capita rate
18013	Dayton Retirement Cent	0	7	0.0379	9.6		
Region 2-Rural							
18259	Cannon Courts	0	7	0	8.5		Lower poverty rate
18036	Clyde Ranch	0	7	0	18.1		OI/CRP Score
18372	Iowa Park Pioneer Crossii	0	0	0.0038	7.6		
Region 3-Urban							
18361	Canova Palms	5	7	0.0052	8.6		Lower per capita rate
18091	Lavon Senior Villas	5	7	0.0055	22.7		
18002	Evergreen Basswood	5	7	0.0055	11.6		Scored on Proximity
18368	The Reserves at Merriwo	0	7	0.0055	4.6		Lower poverty rate
18376	Lakeview Pointe Apartme	0	7	0.0055	7		Lower per capita rate
18214	Mariposa Apartment Hor	0	7	0.0077	3		Lower per capita rate
18204	Cielo Mtn Creek	0	7	0.0158	9.1		
18096	Patriot Park Family	5	5	0.0043	26.7		Scored on Proximity
18024	Palladium Celina Senior L	0	7	0	12		Lower per capita rate
18298	Heritage at Wylie	0	7	0.0020	4.8		Lower per capita rate
18220	Mariposa Apartment Hor	0	7	0.0177	17.4		
18067	Palladium Crowley	0	7	0.0037	15.6		Lower per capita rate
18068	Palladium Teasley Lane	0	7	0.0179	2.5		
Region 6-Urban							
18306	Campanile on Commerce	5	7	0.0161	42.1		Scored on Proximity
18137	New Hope Dale Carnegie	0	7	0.0161	31.8		
18327	Scott Street Lofts	5	7	0.0161	9.3		Scored on Proximity
18254	Somerset Lofts	0	7	0.0161	17.5		Lower poverty rate
18138	Lancaster Senior Village	0	7	0.0161	34.4		
18320	Seaside Lodge at Chesape	0	7	0	11.8		Lower poverty rate
18033	The Miramonte	0	7	0	17.7	0.9802	#99017 The Park at Fort Bend
18047	Miramonte Single Living	0	7	0	17.7	0.9793	3001 Dove Country Dr, Stafford
18043	Huntington at Miramont	0	7	0	17.7	0.9787	Lower per capita rate
18159	Rutherford Park	0	7	0.0111	12.3		Lower per capita rate
18339	Fairmont Seniors	0	7	0.0116	11.8		Lower per capita rate
18009	Rosemount Estates	0	7	0.0124	19.6		Lower per capita rate
18161	Monroe Crossing	0	7	0.0161	10.2		Lower poverty rate
18355	W. Little York Apartment	0	7	0.0161	16.3	1.98	#94030 Sterling Grove 6420 Antione
18354	Flintlock Apts	0	7	0.0161	16.3	1.69	#00058 Winfern 14333 Philippine
18093	Green Oaks Apartments	0	7	0.0161	18.2		Lower poverty rate
18383	Provision at Lake Housto	0	7	0.0161	18.4		Lower poverty rate
18382	Provision at Synott	0	7	0.0161	19.1		Lower poverty rate
18338	The Greenery	0	7	0.0161	43.4		

18039	Orchid Circle Homes & La	0	7	0.0304	24		Lower per capita rate
Region	7-Rural						
18245	Lockhart Springs	0	7	0.013444	12.5	2.76	#96116 Southpark Village
18026	Maple Park Sr Village	0	7	0.013444	12.5	1.95	1817 S Colorado
Region	7-Urban						
18081	Pathways at Chalmers Co	5	7	0.0186	26.6		Lower poverty rate
18335	Travis Flats	5	7	0.0186	27.7		
18323	Talavera Lofts	5	7	0.0186	26.6		Scored on Proximity
18391	Merritt Manor	0	7	0.0000	6.7		
Region	9-Rural						
18369	The Residences at Canyon	0	7	0	6.2		Lower per capita rate
18019	Highlander Senior Village	0	7	0.0034	9.5		
Region	9-Urban						
18273	Museum Reach Lofts	5	7	0.0122	20.4		Lower poverty rate
18084	Artisan at Ruiz	5	7	0.0122	50.1		
18166	Legacy at Buena Vista	5	7	0.0122	38.4		Scored on Proximity
18142	San Juan Mission Villas	0	7	0.0122	11.7		
Region	10-Urban						
18261	Fish Pond at Portland	0	7	0.0000	8.9		Lower per capita rate
18186	Avanti at Greenwood	0	7	0.0099	6.4	2.08	#14066 Lexington Manor
18288	Village at Greenwood	0	7	0.0099	6.4	2.04	#14066 Lexington Manor
Region	11-Urban						
18357	Capella	0	7	0	21.3	4.41	#12388 Paseo Point
18358	Ovation Senior Living	0	7	0	21.3	4.4	Lower poverty rate
18188	Avanti at Sienna Palms	0	7	0	24.6	1.97	#09357 Weslaco Hills
18208	Midway Villas	0	7	0	24.6	0.81	Lower poverty rate
18293	Silver Spur Apartments	0	7	0	29.5	2.44	1703 Gardner Road
18148	Palmview Village	0	7	0	29.5	2.07	Penitas
18196	North Alamo Heights	0	7	0	30.2		Lower per capita rate
18206	Ridge Villas	0	7	0.0024	25.8		Lower per capita rate
18255	Pendleton Square	0	7	0.0074	5.4		Lower per capita rate