

**SUPPLEMENTAL
BOARD BOOK OF JUNE 29, 2017**



**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
9:00 AM
June 29, 2017**

**John H. Reagan Building
JHR 140, 105 W 15th Street
Austin, Texas 78701**

CALL TO ORDER

ROLL CALL

J.B. Goodwin, Chair

CERTIFICATION OF QUORUM

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 Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. 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:

EXECUTIVE

- a) Presentation, discussion, and possible action on Board meeting minutes summaries for March 23, 2017, and April 27, 2017

J. Beau Eccles
Board Secretary

LEGAL

- b) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Garden Gate Alvin (HTC 92176 / CMTS 1089)
- c) Presentation, discussion, and possible action regarding the adoption of Agreed Final Orders concerning related properties, Eban Village I (HTC 95047 / CMTS 1354) and Ridge at Trinity f/k/a Grove Village (HTC 04608 / BOND 04608B / CMTS 4198)
- d) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning The Palms on Lamar (HTC 09159 / Exchange 15090009993/ CMTS 4684)

Jeffrey T. Pender
Deputy General Counsel

SINGLE FAMILY OPERATIONS AND SERVICES

- e) Presentation, discussion, and possible action authorizing extensions to Amy Young Barrier Removal ("AYBR") Program Reservation Agreements
- f) Presentation, discussion, and possible action authorizing extensions to Neighborhood Stabilization Program 1 ("NSP1") Contracts and Program Income ("NSP1-PI") Reservation Agreements and Neighborhood Stabilization Program 3 ("NSP3") Contracts and Program Income ("NSP3-PI") Reservation Agreements

Homero Cabello
Director

HOUSING RESOURCE CENTER

- g) Presentation, discussion, and possible action on the final 2017 State of Texas Consolidated Plan: One-Year Action Plan

Elizabeth Yevich
Director

HOME AND HOMELESS PROGRAMS

Jennifer Molinari
Director

- h) Presentation, discussion, and possible action on awards for the 2017 HOME Investment Partnerships Program (“HOME”) Single Family Programs Homebuyer Assistance (“HBA”) and Tenant-Based Rental Assistance (“TBRA”) Open Cycle Notice of Funding Availability (“NOFA”)

App#	HOME Applicant	Activity	Award	Region	Area Served
2017-1007	City of McKinney	TBRA	\$200,000.00	3	City of McKinney
2017-1008	Buckner Children and Family Services, Inc.	TBRA	\$102,000.00	12	Midland County
2017-1009	Buckner Children and Family Services, Inc.	TBRA	\$160,000.00	5	Angelina and Nacogdoches Counties
		TOTAL	\$462,000.00		

- i) Presentation, discussion, and possible action on awards for the 2017 HOME Investment Partnerships Program (“HOME”) Single Family Programs Single Family Development (“SFD”) Open Cycle Notice of Funding Availability (“NOFA”)

App#	HOME Applicant	Development Award	CHDO Operating Expense Award	Region	Area Served
2017-1500	Community Development Corporation of Brownsville	\$500,000.00	\$0	11	Cameron County
2017-1501	Community Development Corporation of Brownsville	\$500,000.00	\$50,000	11	City of San Benito
2017-1502	Adults and Youth United Development Association	\$394,650	\$50,000	13	City of San Elizario
	TOTAL	\$1,394,650	\$100,000		

MULTIFAMILY FINANCE

Marni Holloway
Director

- j) Presentation, discussion, and possible action on Determination Notices for Housing Tax Credits with another Issuer

17408 Brooks Manor Apartments West Columbia

- k) Presentation, discussion, and possible action on Inducement Resolution No. 17-021 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority on the 2017 Waiting List

17602	Springs Apartments	Balch Springs
17603	Crosby Plaza Apartments	Crosby
17604	Casa Brendan	Stephenville
17605	Nuestro Hogar	Arlington
17606	Casa, Inc.	Fort Worth
17607	Albany Village	Albany
17608	Bastrop Oak Grove	Bastrop
17609	Bay City Village	Baytown
17610	Burk Village	Burkburnett
17611	Castroville Village	Castroville
17612	Electra Village	Electra
17613	Elgin Meadowpark	Elgin
17614	Evant Tom Sawyer	Evant
17615	Hondo Brian Place	Hondo
17616	Hondo Gardens	Hondo

17617 Lampasas Gardens	Lampasas
17618 Lantana Gardens	Beeville
17619 Pflugerville Meadows	Pflugerville
17620 Round Rock Oak Grove	Round Rock
17621 Saltgrass Landing	Rockport

ASSET MANAGEMENT

- l) Presentation, discussion and possible action regarding Material Amendments to Housing Tax Credit Applications
 - 14103 The Women's Home Houston
 - 15135 Renaissance Square Fort Worth
 - 15228 Northwest Apartments Georgetown
 - 16184 Reserve at Hagan Whitehouse
- m) Presentation, discussion and possible action regarding Material Amendment to the Housing Tax Credit Application and Ownership Transfer prior to IRS Form 8609 issuance or construction completion
 - 16256 Chapman Crossing Houston
- n) Presentation, discussion and possible action regarding an increase to the Housing Tax Credit Amount
 - 13600 Waters at Willow Run Austin
- o) Presentation, discussion and possible action to consider a Waiver of 10 TAC §10.406(f)
 - 03140 Park Meadows Villas Lubbock
 - 04057 Stone Hollow Village Lubbock
 - 060058 Park Meadows Apartments, Phase II Lubbock

Raquel Morales
Director

COMMUNITY AFFAIRS

- p) Presentation, discussion, and possible action on the Federal Fiscal Year (“FFY”) 2018-2019 Community Services Block Grant (“CSBG”) Application and State Plan and awards for submission to the U.S. Department of Health and Human Services (“USHHS”)
- q) Presentation, discussion, and possible action on approval of the Federal Fiscal Year (“FFY”) 2018 Low Income Home Energy Assistance Program (“LIHEAP”) Application and State Plan for submission to the U.S. Department of Health and Human Services (“USHHS”) and approval of the associated 2018 LIHEAP awards
- r) Presentation, discussion, and possible action on the selection of an Eligible Entity to administer the Community Services Block Grant (“CSBG”) to provide services in Dallas County
- s) Presentation, discussion, and possible action on an award for Federal Fiscal Year (“FFY”) 2017 Community Services Block Grant (“CSBG”) Discretionary Funds for education and employment services to Native American and Migrant Seasonal Farm Worker populations

Michael DeYoung
Director

RULES

- t) Presentation, discussion, and possible action on an Order adopting the repeal of 10 TAC Chapter 25, Colonia Self-Help Center Program Rule, and an Order adopting new 10 TAC Chapter 25, Colonia Self-Help Center Program Rule, and directing that these be published in the *Texas Register*
- u) Presentation, discussion, and possible action on Orders adopting a new section §5.2014, VAWA Requirements to 10 TAC Chapter 5, Community Affairs Programs, and a new section §7.2007, VAWA Requirements to 10 TAC Chapter 7, Homelessness Programs, and directing their publication in the *Texas Register*

Homero Cabello
Director, SF Operations
and Services

Jennifer Molinari
Director, HOME and
Homeless Programs

- v) Presentation, discussion, and possible action on Orders adopting amendments to 10 TAC Chapter 7, Homeless Programs, §7.1002, Distribution of Funds and Formula, and directing its publication in the *Texas Register*
- w) Presentation, discussion, and possible action on an Order adopting amendments to 10 TAC Chapter 1, Subchapter A, General Policies and Procedures §1.13 concerning Adjudicative Hearing Procedures, and directing its publication in the *Texas Register*
- x) Presentation, discussion, and possible action on an Order adopting amendments to 10 TAC Chapter 6 Community Affairs Programs, including the 1) amendments in Subchapter A, General Provisions, of §6.2 Definitions, §6.4 Income Determination, and §6.5 Documentation and Frequency of Determining Customer Eligibility; and 2) amendments in Subchapter C, Comprehensive Energy Assistance Program (“CEAP”), of §6.308 Allowable Subrecipient Administrative, Program Services Costs, and Assurance 16, and §6.310 Household Crisis Component; and directing that they be published for adoption in the *Texas Register*

Jeffrey T. Pender
Deputy General Counsel

Michael DeYoung
Director, Community
Affairs

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Report on Appointment of Board Committees
- b) TDHCA Outreach Activities, June 2017 – July 2017
- c) Report on an award in response to the Request for Proposal (“RFP”) for organizational assessments and technical assistance related to Community Affairs programs
- d) Report on 2018 Qualified Allocation Plan (“QAP”) Project

J.B. Goodwin
Chair

Michael Lyttle
Chief, External Affairs

Michael DeYoung
Director, Community
Affairs

Marni Holloway
Director, MF Finance

ACTION ITEMS

ITEM 3: REPORTS

Quarterly Report on Texas Homeownership Division Activity

Cathy Gutierrez
Director, Texas
Homeownership Program

ITEM 4: INTERNAL AUDIT

- a) Internal Audit review of the Low Income Housing Tax Credit Program
- b) Report on the meeting of the Audit and Finance Committee

Mark Scott
Director

ITEM 5: FINANCIAL ADMINISTRATION

- a) Presentation, discussion, and possible action on the FY 2018 Operating Budget
- b) Presentation, discussion, and possible action on the FY 2018 Housing Finance Division Budget

Ernie Palacios
Director

ITEM 6: SINGLE FAMILY OPERATIONS AND SERVICES

Presentation, discussion, and possible action on the proposed 2018-2019 State Housing Trust Fund (“HTF”) Biennial Plan

Homero Cabello
Director

ITEM 7: ACCOMMODATION REQUEST

Presentation, Discussion, and Possible Action on Appeal of Denial of Requested Accommodation by the Executive Director under 10 TAC §1.1(c)(4)(E), relating to Application #17069, Arlinda Gardens Supportive Housing

Brooke Boston
Deputy Executive Director

ITEM 8: MULTIFAMILY FINANCE

- a) Presentation, discussion and possible action on the draft 2017 State of Texas National Housing Trust Fund Allocation Plan and directing that it be published in the *Texas Register*
- b) Presentation, discussion, and possible action on an Amendment to the 2017-1 Multifamily Direct Loan Notice of Funding Availability

Marni Holloway
Director

- c) Presentation, discussion and possible action on staff determinations regarding Application disclosures under 10 TAC §10.101(a)(3) related to Applicant Disclosure of Undesirable Neighborhood Characteristics

17188 EaDo Lofts Houston
17336 Westwind of LaMesa LaMesa

- d) Presentation, Discussion, and Possible Action regarding exemption under 10 TAC §10.101(a)(2) for 2017 Housing Tax Credit (“HTC”) Application #17259, Mistletoe Station

- e) Report of Third Party Requests for Administrative Deficiency under 10 TAC §11.10 of the 2017 Qualified Allocation Plan received prior to the deadline:

17007 Magnolia Station Winnie
17028 Vineyard on Lancaster Fort Worth
17042 Huntington at Paseo de la Resaca Brownsville
17064 Chaparral Apartments Midland
17080 Palladium Fort Worth Fort Worth
17081 Palladium Denton Denton
17094 Catalon at Paseo de la Resaca Brownsville
17097 HollyOak Seniors Houston
17133 The Pointe at Rowlett Rowlett
17194 Oaks Apartments Quitman
17199 Santa Fe Place Temple
17203 Park Estates Apartments Quitman
17230 The Oasis on McColl McAllen
17239 Abbington Ranch Boerne
17258 Village at Henderson Corpus Christi
17259 Mistletoe Station Fort Worth
17267 Industrial Lofts McAllen
17281 The Residence at Arbor Grove Arlington
17283 Avanti Manor Harker Heights
17288 Forest Trails Lindale
17297 Kountze Pioneer Crossing Kountze
17305 Payton Senior Killeen
17315 Provision at North Valentine Hurst
17322 Provision at Wilcrest Houston
17327 Legacy Trails of Lindale Lindale
17331 Westwind of Killeen Killeen
17356 The Acacia San Antonio
17363 Residences of Long Branch Rowlett
17368 Cielo McAllen
17372 Sunset Trails Bullard
17376 The Bristol San Antonio
17388 West Pecan Village McAllen
17390 Las Palomas McAllen

- f) Presentation, discussion, and possible action on timely filed scoring appeals under 10 TAC §10.901(13) of the Department’s Multifamily Program Rules relating to Fee Schedule, Appeals and other Provisions

17056 Mariposa at Meagan Street Waxahachie
17138 Highpoint Seniors Dallas
17159 Pflugerville Meadows Pflugerville
17161 Round Rock Oak Grove Round Rock
17305 Payton Senior Killeen

- g) Presentation, Discussion, and Possible Action to Issue a list of Approved Applications for Housing Tax Credits (“HTC”) in accordance with Tex. Gov't Code §2306.6724(e)

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 Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989, at least three (3) 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 three (3) 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 tres 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

8b

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JUNE 29, 2017

Presentation, discussion, and possible action on an Amendment to the 2017-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the Board previously approved the 2017-1 Multifamily Direct Loan Notice of Funding Availability ("2017-1 NOFA"), which included \$12.5 million in Tax Credit Assistance Program loan repayments ("TCAP RF"), and \$20,049,905 in HOME funds;

WHEREAS, the Board approved the First Amendment to the 2017-1 NOFA at the Board meeting of April 27, 2017, adding approximately \$2.3 million in TCAP RF, and returned funds for a total of \$14,799,235 in TCAP RF and \$20,049,905 in HOME funds;

WHEREAS, the Board approved the Second Amendment to the 2017-1 NOFA at the Board meeting of May 25, 2017, adding \$7 million in NSP1 Program Income ("NSP1 PI") for a total of \$7 million in NSP1 PI, \$14,799,235 in TCAP RF, and \$20,049,905 in HOME funds;

WHEREAS, the Department's 2016 Allocation Plan for National Housing Trust Fund ("NHTF"), which describes the distribution of \$4,310,529 in non-administrative NHTF that was allocated to the State of Texas for Program Year 2016, was deemed approved by HUD in accordance with 24 CFR §91.500;

WHEREAS, staff recommends extending the application deadline under the 2017-1 NOFA from August 31, 2017, to October 31, 2017, to allow for potential applicants to apply for these funds;

WHEREAS, staff recommends that the 2016 allocation of NHTF be available within the Supportive Housing/Soft Repayment Set-Aside in the 2017-1 NOFA, with \$1.5 million being the maximum that can be requested on a per-application basis, while only being available to applications received June 30, 2017, through October 31, 2017; and

WHEREAS, adding approximately \$4.3 million in NHTF to the 2017-1 NOFA may help the Department in more quickly meeting the commitment deadline that this source of funds is bound by;

NOW, therefore, it is hereby

RESOLVED, that \$4,310,529 in NHTF be added to the 2017-1 NOFA under the Supportive Housing/Soft Repayment Set-Aside along with the conforming amendments reflected in the proposed amendment; and

FURTHER RESOLVED, the Executive Director and staff as designated by the Executive Director are authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

On December 30, 2016, the 2017-1 NOFA was published in the *Texas Register* announcing the availability of up to \$32,549,905, composed of \$20,049,905 in HOME funds and \$12.5 million in TCAP RF – for the development of affordable multifamily rental housing. The \$12.5 million in TCAP RF was derived from principal (\$8.5 million) and interest (\$4 million) payments received on TCAP loans through November 2016. Staff later identified TCAP RF totaling \$2,299,235 that was approved for addition to the 2017-1 NOFA at the April Board meeting, and \$7 million in NSP1 PI that was approved for addition to the 2017-1 NOFA at the May Board meeting.

Thirty-five applicants to date have requested \$15,772,957 in HOME funds and \$52,341,558 in TCAP RF/NSP1 PI.

With this addition of \$4,310,529 in NHTF, staff anticipates being able to make several more awards of Direct Loan funds under the Supportive Housing/Soft Repayment Set-Aside. The maximum per application requests for NHTF within the SH/SR Set-Aside will be \$1.5 million, which is more than the maximum per application request that was previously described. NHTF in the 2017-1 NOFA, and will only be available to applications received June 30, 2017, through October 31, 2017. NHTF will be subject to the attached Regional Allocation Formula (Attachment C in the Third Amendment to the 2017-1 NOFA), which identifies maximum amounts available on a regional basis, through August 14, 2017, and then available statewide through October 31, 2017. Applications received under the Supportive Housing/Soft Repayment Set-Aside June 30, 2017, through October 31, 2017, that are proposing new construction must be able to meet the requirements of 24 CFR Part 93, and will only be able to access NHTF until NHTF is no longer available. Thereafter, TCAP Repayment Funds may be available for new construction activities to the extent that those funds have not already been requested.

As of June 23, 2017, staff has not received the grant agreement for these funds from HUD. Therefore, staff advises applicants that these funds are subject to the Department executing a grant agreement with HUD prior to any Board recommendations for awards that may occur later this year.

Staff will continue to monitor the oversubscription issue and may recommend further amendments to the NOFA if necessary.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTIFAMILY DIRECT LOAN
2017-1 NOTICE OF FUNDING AVAILABILITY (NOFA)
THIRD AMENDMENT

THIS AMENDMENT ADDS TEXAS' 2016 ALLOCATION OF NATIONAL HOUSING TRUST FUND ("NHTF") IN THE SUPPORTIVE HOUSING/ SOFT REPAYMENT SET-ASIDE AND CLARIFIES THAT WHEN NHTF FUNDS ARE AWARDED AND ITS REGULATIONS CONFLICT WITH NHTF REGULATION, NHTF REGULATIONS WILL GOVERN. IT ALSO MAKES CONFORMING AMENDMENTS AS A RESULT OF ADDING THE NSP1 PI FUNDS ALL OTHER TERMS AND CONDITIONS OF THE 2017-1 NOFA REMAIN AS ORIGINALLY PUBLISHED.

- 1) Summary.** The Texas Department of Housing and Community Affairs (the "Department") announces the availability of up to **\$46,159,669** in Multifamily Direct Loan funding for the development of affordable multifamily rental housing for low-income Texans. The availability and use of these funds are subject to 10 TAC Chapters 1 ("Administration"), 2 ("Enforcement"), 10 ("Uniform Multifamily Rules"), 13 ("Multifamily Direct Loan Rule"), and Chapters 11 ("Qualified Allocation Plan") and 12 ("Multifamily Housing Revenue Bonds") as applicable, as well as Chapter 2306 of the Texas Government Code. Applications proposing development of affordable multifamily rental housing will be subject to the Department of Housing and Urban Development ("HUD") HOME regulations governing the HOME and NSP1-PI programs found at 24 CFR Part 92 ("HOME Final Rule") except when NHTF – which is governed by 24 CFR Part 93 – is awarded and these regulations differ. Other regulations that apply to federal funds include, but are not limited to, fair housing (42 U.S.C. 3601-3619), environmental requirements (42 U.S.C. 4321; and 24 CFR part 50 or part 58 depending on the type of activity), Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD Handbook 1378, Section 104(d) of Housing and Community Development Act of 1974. HOME funds are further regulated by Davis-Bacon and Related Labor Acts for labor standards (40 U.S.C. §3141-3144 and 3146-3148, 24 CFR §92.354, and HUD Handbook Federal Labor Standards Compliance in Housing and Community Development Programs). HOME-funded developments must comply with HUD Section 3 requirements (24 CFR Part 135). Section 3 requires HOME-funded housing and community development activities to give, to the greatest extent feasible (and consistent with existing Federal, State and local laws and regulations) job training, employment, contracting and other economic opportunities to Section 3 residents and business concerns.

- 2) **Sources of Multifamily Direct Loan Funds.** Multifamily Direct Loan funds are made available through program income generated from prior year HOME allocations, de-obligated funds from prior HOME allocations, the 2015 and 2016 Grant Year HOME allocations, loan repayments from the Tax Credit Assistance Program (“TCAP Repayment funds” or “TCAP RF”), program income generated from Neighborhood Stabilization Program Round 1 (“NSP1 PI”), and the 2016 Grant Year National Housing Trust Fund (“NHTF”) allocation.
- 3) **Set-Asides.** All funds – except TCAP Repayment Funds that were added to the 2017-1 NOFA by the First Amendment, NSP1-PI funds added to the 2017-1 NOFA by the Second Amendment, and NHTF funds added to the 2017-1 NOFA by the Third Amendment – will be subject to the Regional Allocation Formula (“RAF”, located in Attachment A) until February 9, 2017, and then available on a statewide basis within each set-aside. NHTF funds added to the 2017-1 NOFA by the Third Amendment will be subject to the Regional Allocation Formula June 30, 2017, through August 14, 2017, as reflected in Attachment B, and then available on a statewide basis August 15, 2017, through October 31, 2017. Applications under any and all set-asides may or may not be layered with 9% or 4% Housing Tax Credits (“HTC”). The funds made available under this NOFA are available under three set-asides:

Set-Aside	Amount Available	Maximum Request
CHDO (HOME only)	\$4,723,589	\$3,000,000
Supportive Housing/ Soft Repayment (TCAP RF and NHTF)	\$8,310,529	\$800,000 ¹
		\$1,500,000 ²
General	\$33,125,551	
	New Construction	\$3,000,000
	Rehabilitation	\$2,000,000

1: Applications received through June 29, 2017.

2: Applications received June 30, 2017, through October 31, 2017.

- a. **CHDO Set-Aside.** At least **\$4,723,589** in HOME funds are set aside for eligible Community Housing Development Organizations (“CHDO”).
- b. **Supportive Housing/ Soft Repayment Set-Aside.** Up to **\$8,310,529** of **TCAP RF and NHTF funds** are available in this set-aside.
- c. **General Set-Aside.** Up to \$7,000,000 in TCAP PI as well as all remaining TCAP RF , HOME and NSP1-PI funds available (currently anticipated to be approximately \$33,125,551 total). Staff will prioritize the use of NSP1 PI funds for applications that are also planning on utilizing FHA-insured 221(d)(4) loans, or other federal funds since those sources are subject to many of the same cross-cutting requirements as NSP1 PI funds.

4) **Timelines for Awards**

Awards for the development of affordable multifamily rental housing will be made subject to the requirements in 10 TAC §13.11. Applications that are unable to progress on the timelines described herein due to incomplete information or lack of responsiveness will be given notice and a five day period to cure the incomplete information or non-responsiveness. Failure to cure the notice will result in a reestablishment of the application submission date to the date at which

the cure to the notice was provided. As such, an applicant could be de-prioritized in favor of another application received prior to the new application submission date. Applications will be prioritized for an award as described in §13.4(c). **The application submission deadline applications is October 31, 2017.**

6) Maximum Funding Requests

- a. CHDO Set-Aside: The maximum funding request for all applications received under this set-aside, regardless of whether the application is proposing new construction, or rehabilitation, shall be \$3,000,000. In the event that the CHDO Set-Aside amount is subscribed by two or more eligible applications, the Department will award excess requested funds from the General Set-Aside with HOME funds until all eligible CHDO applications that fully deplete the CHDO Set-Aside are funded.
- b. Supportive Housing/ Soft Repayment Set-Aside: The maximum funding request for applications received through June 29, 2017, under this set-aside is \$800,000. The maximum funding request for applications received under this set-aside June 30, 2017, through October 31, 2017, that are proposing new construction, is \$1,500,000. Applications received under this set-aside June 30, 2017, through October 31, 2017, that are proposing new construction must be able to meet the requirements of 24 CFR Part 93, may not be used for units that are reserved for 811 PRA or other project based rental assistance, or units that previously received points under a TDHCA program for 30% units, and will only be able to access NHTF until NHTF is no longer available. Thereafter, TCAP Repayment Funds for new construction may be available to the extent that those funds have not already been requested.
- c. General: The maximum funding request for applications proposing new construction under this set-aside is \$3,000,000. The maximum funding request for applications proposing rehabilitation under this set-aside is \$2,000,000.

8) Application Submission Requirements

- h. The request for project funds may not be less than \$300,000, unless during any RAF period, the amount available in the applicable region or subregion is less than \$300,000, regardless of the set-aside under which an application is being submitted

9) Post-Award Requirements

- d. All applicants must be registered in the federal System for Award Management (SAM) prior to execution of a HOME/TCAP RF/NSP1 PI/NHTF contract and have a current Data Universal Numbering System (DUNS) number. Applicants may apply for a DUNS number (dnb.com). Once you have the DUNS number, you can register with the SAM.

8c

**Supplemental Material for
17336 Westwind of LaMesa**



TEXAS HOUSE OF REPRESENTATIVES
TOM CRADDICK
DISTRICT 82
CRANE DAWSON MARTIN MIDLAND UPTON

June 26, 2017

Via Email – tim.irvine@tdhca.state.tx.us

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: TDHCA Application No. 17336

Dear Mr. Irvine,

Please accept this letter as recognition of my continued support for Westwind of Lamesa, a proposed mixed income rental housing community to be located near 211 NE 7th St, in Lamesa, Dawson County, Texas 79331 and the above described application seeking an award of housing tax credit to finance the construction of the project.

Westwind of Lamesa will be located in my district. It is my understanding that Westwind of Lamesa is the only development being proposed in Rural Region 12 and that your staff is recommending that the TDHCA Board find it ineligible to proceed because of the performance of the Lamesa Middle School. I have communicated with the school officials and local stakeholders and based on such conversations believe that they are working collaboratively with TEA and others to improve the school with all of the seriousness and focus that this matter deserves.

I also believe that quality housing is a component to improving education outcomes among low-income children. Westwind of Lamesa will provide such housing to Lamesa. I very much hope that you will take my support into consideration and allow the Westwind project to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Craddick".

Tom Craddick
Texas State Representative
House District 82

Cc: Via Email – terri.roeber@tdhca.state.tx.us
Honorable J.B. Goodwin, TDHCA Board Chair and
TDHCA Board Members
Kelly Garrett – Via Email Applicant

June 26, 2017

058-906
2016-2017

Sent Via Email

jknight@lamesa.esc17.net

Mr. Jim Knight, Superintendent
Lamesa Independent School District
Post Office Box 261
Lamesa, TX 79331-0261

Dear Mr. Knight:

Lamesa Middle School in Lamesa Independent School District (ISD or district) was rated a 5th Year Improvement Required campus in the 2016 State Accountability ratings. The Texas Education Agency (TEA or agency) conducted an on-site visit to Lamesa Middle School in November 2016 to ensure implementation of their targeted improvement plan (TIP). The visit was significant for all parties involved as it allowed the agency to identify some of the additional struggles facing the district. Since that visit, the district and campus staff have engaged in regular phone calls with their assigned TEA consultant throughout the year. The district has made strategic decisions regarding campus personnel including the hiring of two assistant principals during this school year who have demonstrated evidence of being strong academic leaders. Additionally, they made the difficult decision to replace the principal of the campus in the middle of the school year with one of the assistant principal's due to their belief in the importance of strong, academic leadership.

Further, the district has shown commitment to the continuous improvement process by submitting all required documentation as well as participating in all required intervention activities. The district hired a professional service provider (PSP), from the TEA-approved PSP network, to provide additional support to teachers and campus staff and to engage in monthly activities on the campus including, but not limited to, providing training and additional insight and leadership for the campus. The district also made the commitment this year to use the Texas Essential Knowledge and Skills (TEKS) Resource System as their curriculum management system to further support teaching and learning across the district. To further their commitment to improving student achievement, teachers and staff have received additional trainings and support on this tool. The district has also reported throughout the year that they have had a great response from most teachers who are actively embracing the system.

District and campus staff have shown a willingness to share data or other pertinent information on campus progress that we have requested and have been extremely open to recommendations during the positive dialogues with the agency throughout the year.

Mr. Jim Knight, Superintendent
Lamesa ISD
Page 2

While the district predicts that the middle school campus will be at a Met Standard rating in the 2017 State Accountability system, the official rating by the Texas Education Agency will not be released until August.

TEA appreciates the partnership that has been developed with Lamesa ISD and supports their commitment to improving student outcomes in their district.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Lizette Ridgeway". The signature is written in a cursive style and is positioned above the printed name and title.

C. Lizette Ridgeway
Director, Division of School Improvement

CLR/sh

cc: Deann Drake, Curriculum, Lamesa ISD
Kyle Wargo, Executive Director, Region 17 Education Service Center (ESC)

PUBLIC COMMENT

Public Comment on Matters Other Than Items For Which There Were Posted Agenda Items

The materials following have been included in the Board Book at the request of an organization planning to make public comment at the June 29, 2017 meeting. These materials have not been reviewed or evaluated by staff.

This information is public comment only, no actions, discussion or decisions will be made by the Board at this meeting as a result.



Northwood Neighborhood

June 21, 2017

Ms. Marni Holloway,
Director of Multifamily Finance
Ms. Sharon Gamble,
9% Competitive Housing Tax Credit Program Administrator
Texas Dept. of Housing & Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

Dear Ms. Holloway and Ms. Gamble:

Ref: Elysium Grand Application #17272

Upon review of Elysium Grand's application #17272, the Northwood Neighborhood Association found the following discrepancies. We feel they need to be addressed during the process of the application currently under review. The following are the points of interest:

1. *Pre-application has wrong neighborhood association*

The developer has listed the Northwest Austin Coalition on their 2017 pre-application as the neighborhood organization. Northwest Austin Coalition is not a neighborhood organization. According to the City of Austin's Community Registry, it is a civic organization and contains a very large portion of northwest Austin. Ed English, a co-founder of the Northwest Austin Coalition, has provided a statement describing the Northwest Austin Coalition. (See Attachment #1) The developer has always been aware of the Northwood Neighborhood Association as stated in the attached copy of a December 2015 email to our former president. (See Attachment #2) The developer is well aware of Northwood's opposition and we feel this may be the reason for the incorrect organization being listed on the 2017 pre-application.

2. *Two 2017 pre-applications filed for one tract*

The developer seems to have arbitrarily divided the property and submitted 2 pre-applications (17270 and 17272) for the same property. It is clear that neither project would be able to be fully contained in either site identified in their pre-application, especially since the site identified in #17272 is mainly in the 100-year floodplain and critical water quality zone where development is limited. In their final application for 17272, they absorbed the site identified in #17270 to be included in their development.

3. *Known flooding and sinkholes*

There are several environmental issues and challenges on this development site. These environmental issues include flooding (the access road to the site is prone to flooding (See Attachment #3 for pictures of Oak Creek Drive during a flood and water rescue) and known sink

holes. The City of Austin's Watershed Department has done a preliminary assessment of the development site. A statement from the City of Austin's Watershed Department regarding their findings is attached for your reference. (See Attachment #4) Additionally a substantial amount of the development site is in the Critical Water Quality Zone where development will be limited and challenging to the developers.

4. *Mobility concerns*

This site has an extremely low walkability score. There are no grocery stores, pharmacies, parks, restaurants or public transportation stops on the north side of Parmer Lane that can be easily accessed from this proposed site on foot or bicycle. In order to do any of these everyday tasks, the residents without vehicles would be required to walk or bike along the frontage roads of north and southbound lanes of MoPac as well as 6 lanes of Parmer, dealing with traffic at 60MPH.

Affordability and mobility go hand-in-hand. This development is essentially car-dependent. Without access to public transportation and a low walkability score, what are affordable housing residents who don't have the means to have a car supposed to do? We have been told that Caritas of Austin and the developer are working on an agreement where Caritas will likely provide transportation assistance. Will this option be sustainable to provide transportation for the life of this project? How will this be funded? Will there be certain criteria required to allow the residents to receive this assistance? This emphasizes why a site should have a good mobility score.

5. *Near active railroad line*

The site is within 500 feet of an active railroad track which is listed as an undesirable site feature under the 2017 Multifamily Rules. In the final reading of the zoning ordinance, a clause was added which specified a distance of 400 feet in which no building or structure could be built within the railroad easement. This clause was never discussed during the 2016 ZAP hearing or the first reading of the zoning ordinance in 2017 which Northwood Neighborhood association attended. We feel that knowing the challenges the developer will face with the flooding and sink holes, this clause was added to enable them to get around the 2017 Multifamily Rules.

Summary

The obvious challenges this site presents to the potential developer are critical and limiting. More importantly they pose many safety risks to the potential residents. Of course, we have no way of knowing the unidentified hazards that may be forthcoming. We feel with all the impending problems this site faces, the valuable tax credits would better serve a worthier project.

Please see the attached PDF for Attachments 1-4 referenced above. For any additional details or supporting documentation for issues identified in this letter, please see the QCP Backup file Northwood Neighborhood Association submitted to Nicole Fisher on March 1, 2017 as a part of our QCP Packet for this application.

Your time and assistance in this very important matter is greatly appreciated.

Sincerely,

Northwood Neighborhood Association

February 27, 2017

From: Ed English

12704 Europa Lane
Austin, Texas 78727
512-835-0000

To: Texas Department of Housing and Community Affairs

To whom it may concern,

I have been asked by the Northwood Neighborhood to offer some insight into the nature and history of the Northwest Austin Coalition (aka: NWAC). I am somewhat uniquely qualified to do so as I was a founding member of the organization early in 2013.

NWAC was formed by a small group of individuals early in 2013 to accomplish two things. It was to be a vehicle for residents of northwest and north central Austin to express their opinions regarding the upcoming drawing of City Council district lines following the voters' decision in the fall of 2012 to implement a new single member district system for Austin's City Council structure. In addition, NWAC was to be a means by which civically involved people in that same area of the city could assemble on a monthly basis to simply share ideas and information on subjects that may be of value in their respective neighborhoods.

The express intent of the founders was to keep the organization extremely informal. There are no by-laws; no officer holders nor would there be any election of officers; no dues are collected; NWAC would not act as a representative for any neighborhood; the organization would not back any candidates or take a position on bonds, zoning cases or other matters that might come before the City Council or be put to a vote by the citizens of Austin; etc. NWAC is still a functioning organization operating under those same guidelines today.

After the City Council district line drawing process was completed late in 2013, many of the original members, myself included, began to become less active and essentially refocused our attention on our own neighborhoods. The reason behind this was that once the district lines were drawn NWAC became more of a forum for conversations between those that live in what is now City Council District 6, and the majority of the original founders/members do not reside in that district. One of the founders does indeed live in District 6 near where the meetings are held. He, for all practical purposes, has become the sole leader/moderator at the meetings. The meetings are held in far northwest Austin. The moderator and regular attendees live in far northwest Austin. The Northwood neighborhood is many miles from what might be considered the area of the city NWAC draws from.

Given the nature and structure of the Northwest Austin Coalition (NWAC), as described above, it would be inappropriate for that organization to be listed on any application submitted to TDHCA as representing, speaking for or having any real knowledge of the interests and desires of the residents of the Northwood neighborhood. Northwood has a neighborhood association that is the far more appropriate organization to reach out to when seeking comments on any application under review by TDHCA. I personally am taking no position on the merits of any application under review but felt that providing some guidance as to why NWAC should not be linked with Northwood would be helpful.

Regards,

Ed English

application 17272 Elysium Grand



Leanna Lang <northwoodpresident@gmail.com>

Meeting with Wolfpack

Lindsey Wolfson <lindsey@pinnaclehousing.com>

Wed, Dec 9, 2015 at 5:01 PM

To: "Northwoodpresident@gmail.com" <Northwoodpresident@gmail.com>, "Northwoodvicepresident@gmail.com" <Northwoodvicepresident@gmail.com>

Good afternoon,

My name is Lindsey Wolfson and I am with Wolfpack Group. Our team is looking to purchase a 7 acre site off Oak Creek Drive, which lies within the boundaries of the Northwood Neighborhood Association. We would love the opportunity to meet with you and discuss this proposed project at your earliest convenience. Please let me know if you have time to meet in the next couple of weeks so that we can formally introduce ourselves and discuss the proposed project.

I look forward to hearing from you soon.

Thank you,

Lindsey Wolfson

421 West 3rd Street #1504

Attachment 3 - photos of flooding adjacent to the tract

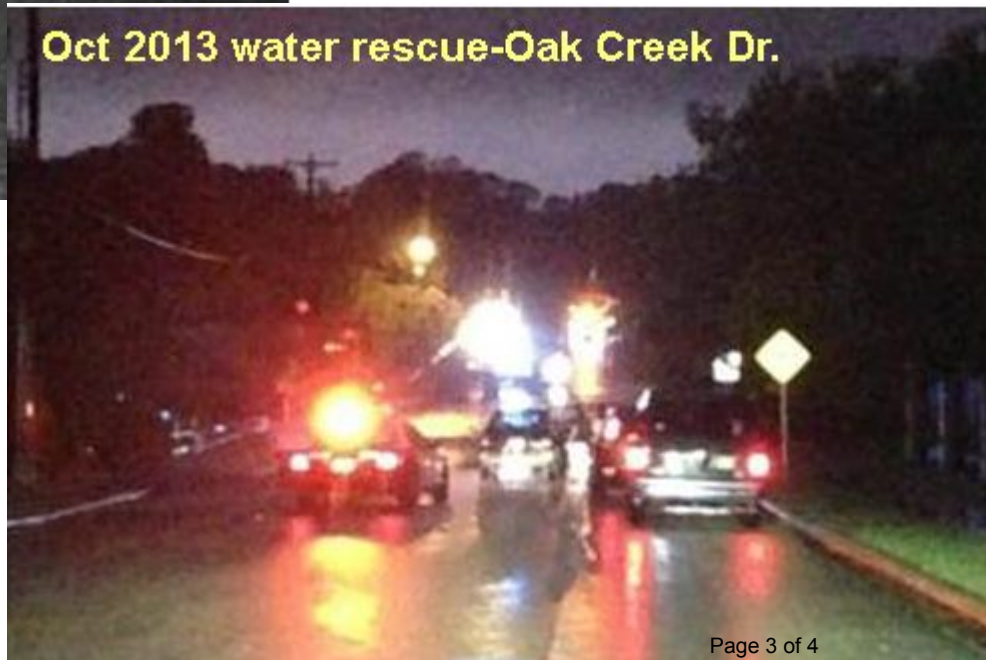
May 2015 flood



Oct 2013 Flood - Oak Creek Dr.



Oct 2013 water rescue-Oak Creek Dr.



Attachment 4 Statement by the Austin City Watershed Protection Department's representative at the hearing to vote on the rezoning to MF-4 for the tract at 3300 Oak Creek Drive, the planned site for the affordable housing apartments. (emphasis added)

"Good evening, mayor and council. Chuck Lesniak. I can speak generally about the property and what we know about it and then answer any questions. Usually during the zoning case we really don't address these kind of issues because they're more appropriately addressed in the site plan when we know exactly what the layout is. Excuse me.

The **neighborhood does have their facts correct, it does have floodplain on the property, critical water quality zone that covers a significant portion of the property. There are at least two critical environmental features or Karst features, likely a third one that will need to be excavated out and investigated in site plan.** It's filled with brush and debris and we can't tell what it is. **Our geologist thinks it's likely another sinkhole.**

The applicant does understand -- I spoke with the applicant's agent. The applicant does understand they will need to work around all these three and maybe more once we dig into it more, they'll have to work around these. **City code requires 150-foot critical environmental feature buffer around those environmental features.** That can be reduced down to 50 feet through an administrative variance if certain conditions are met. We don't know if they will be able to do that or not and we'll be able to evaluate that at site plan. So I think the applicant is aware of the challenges involved in developing this site, that those are all more appropriately addressed at site plan."

Source for quote:

<http://www.austintexas.gov/edims/document.cfm?id=271096>

SLATER PUGH

A Limited Liability Limited Partnership

Attorneys at Law

8400 N. Mopac Expressway

Suite 100

Austin, Texas 78759

(512) 472-2431

Facsimile (512) 472-0432

www.slaterpugh.com

Adam Pugh

apugh@slaterpugh.com

June 9, 2017

VIA EMAIL tim.irvine@tdhca.state.tx.us
AND REGULAR MAIL

Timothy K. Irvine
P.O. Box 13941
Austin, Texas 78711-3941

Re: Appeal of Notice of Scoring: 17272 Elysium Grand, Austin, Texas

APPEAL OF NEIGHBORHOOD ORGANIZATION

Dear Mr. Irvine:

Our firm represents Northwood Neighborhood Association, Inc. I have reviewed your letter to Ms. Lisa Stephens of May 11, 2017, wherein you grant the Development Owner's appeal of the notice of scoring dated May 2, 2017 from the Department. Respectfully, we believe this appeal was granted in error for a number of reasons.

First of all, the Development Owner was given seven (7) days to appeal the scoring notice pursuant to § 10.902 of the Uniform Multifamily Rules. Specifically, § 10.902(a)(2) allows the appeal of "scoring the Application under the applicable selection criteria". An appeal of this nature should be limited to the "applicable scoring criteria"; in other words, the methodology and calculations used to calculate the score. However, there are other underlying deadlines and determinations that both control this process and necessarily will have been made prior to the actual scoring. At the point of scoring, it is simply too late to rehash previous determinations of the Department as to the substance of the individual categories.

Importantly, the deadline to challenge a Neighborhood Organization's opposition to an Application from a Development Owner was May 1, 2017. See QCP, § 11.9(d)(4)(D). No challenge to the opposition contained in Northwood Neighborhood Association, Inc.'s QCP submission was made prior to that date. More specifically, no challenge to the propriety of the challenge, or the identity of my client, was ever raised. As such, the status of my client's "existence" or of being "on record" with the Texas

Secretary of State, as determined by the Department prior to May 1, 2017, was no longer at issue or the proper subject of any appeal after that date.

As correctly indicated in your letter of May 11, 2017, the Development Owner lost points on its application because the Department “determined” that my client existed, was on record with the Secretary of State, and that the Development Site was within the boundaries of Northwood Neighborhood Association, Inc. Since the Department had made that determination, that determination should have been appealed prior to May 1, 2017, as set forth in the QAP. Since it was not, it was simply too late on May 8, 2017 to argue against the determination made by the Department that my client in fact exists and is “on record” with the Secretary of State.

In any event, pursuant to § 11.9(d)(4)(D) of the QAP, the same section cited in your letter, my client should have been given seven (7) days to respond to the appeal. It was not. Had it been given ANY time at all to respond, it would have been very simple to show that, in fact, the association has been in existence since 1989, as shown in the Articles of Incorporation in your possession and cited in your letter, and further, that it was “on record” prior to March 1, 2017 using any number of documents, including those enclosed herewith. But my client was not given that opportunity.

Your letter indicates that there is “[n]o evidence that the organization was on record with Travis County as of the Pre-Application Final Delivery Date was provided by the organization in its QCP submission.”

First of all, it is important to note that the QAP controls, while the QCP is simply a form of submission promulgated by the Department. The QCP itself clearly indicates at the top of page 2 that “should there be any conflict between this guidance and the QAP, the QAP takes precedence.” The QAP provides what is REQUIRED to be submitted by a Neighborhood Organization in § 11.9(d)(4)(A). **There is no requirement that evidence of “being on record with Travis County” be submitted at any time.** The actual requirements contained in the QAP, which controls in this situation, do NOT include proof of existence on being on record with any governing body. There is a difference between certification being required and proof being required to be submitted. And my client certainly provided all of the required “certifications”.

Now, the QCP DOES contain document submission requirements. But, remember, the QCP is informational only and statements contained and documents requested therein are meant to be informative but not legal requirements.

Directly from the QCP, Neighborhood Organizations are REQUESTED to provide:

- Documentation that the organization is on record with the county or Secretary of State. (County and Secretary of State registry may require additional documentation to be submitted upon request.)
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) prior to January 9, 2017 is required for TDHCA registry. If the documentation submitted for being on record with the county or Secretary of State is dated after January 9, 2017, evidence of existence prior to January 9, 2017 is also required.

The QCP clearly distinguished between “on record with the Secretary of State” and “in existence”, as there are two specific categories of requested documentation. And it clearly indicates a situation where an organization could prove it was “on record” with the Secretary of State using a document dated AFTER January 9, 2017. It would then simply have to submit evidence of existence prior to that date.

So my client submitted both – evidence of existence and being “on record” prior to January 9, 2017 would obviously be the Articles of Incorporation from 1989. Evidence of current status or of being in good standing was never requested or required, but it is included herewith.

It is correct that my client’s charter was forfeited for failing to file a required report with the Texas Secretary of State. However, it was reinstated when that issue was discovered. TEX. BUS. ORG. C. § 22.365, which governs the reinstatement of nonprofit entities when their charters have been forfeited, does not contain any time limitation for reinstatement. As such, the reinstatement relates back to the original date of forfeiture, and the legal effect is that my client has continued to exist, uninterrupted, since 1989. As such, it certainly was in existence on January 9, 2017, and it has been “on record” with the Texas Secretary of State since that time. All of the evidence to support that conclusion was submitted timely, and no request for additional information was ever received. Even according to the QCP, which contains more requirements than the QAP which controls, indicates that the kind of proof discussed in your letter would only be required if requested by the Department. Since such information was not requested, and since the Department already made determinations related to my client’s existence, any challenge after May 1, 2017 to such existence was untimely.

Accordingly, we are asking that the Department reverse its ruling in the appeal indicated in your letter of May 11, 2017, and deduct the four (4) points from the Application as previously scored.

We understand these administrative rules and procedures can be cumbersome and unwieldy, often internally inconsistent, and are just not that easy to follow. However, we believe my client has at all times attempted in good faith to follow the letter of the law, and we are simply asking that the Department do the same. Please let me know if there are any further documents or information that would be helpful to the Department that we can provide.

Sincerely,

Adam Pugh

Enclosures
cc: Client

Required Attachments 1 – Page 1 of 2

Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

February 15, 2017

NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
13017 Silver Creek Dr.
Austin, TX 78727 USA

RE: NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
File Number: 110939201

It has been our pleasure to file the Nonprofit Periodic Report for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

SOS715950400002-0



A handwritten signature in black ink, appearing to be "R. Pablos".

Phone: (512) 463-5555
Prepared by: Serita Rangel

Come visit us on the internet at <http://www.sos.state.tx.us/>

Fax: (512) 463-5709
TID: 10323

Dial: 7-1-1 for Relay Services
Document: 715950400002

Required Attachments 1 – Page 2 of 2

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Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
File Number: 110939201

The undersigned, as Secretary of State of Texas, hereby certifies that the Nonprofit Periodic Report for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/14/2017

Effective: 02/14/2017



Rolando B. Pablos
Secretary of State

Phone: (512) 463-5555
Prepared by: Serita Rangel

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10307

Dial: 7-1-1 for Relay Services
Document: 715950400002



Northwood Neighborhood

June 21, 2017

Ms. Marni Holloway,
Director of Multifamily Finance
Ms. Sharon Gamble,
9% Competitive Housing Tax Credit Program Administrator
Texas Dept. of Housing & Community Affairs
P.O. BOX 13941
Austin, TX 78711-3941

Dear Ms. Holloway and Ms. Gamble:

Ref: Elysium Grand Application #17272

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Your time and assistance in this very important matter is greatly appreciated.

Sincerely,

Northwood Neighborhood Association

February 27, 2017

From: Ed English

12704 Europa Lane
Austin, Texas 78727
512-835-0000

To: Texas Department of Housing and Community Affairs

To whom it may concern,

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Regards,

Ed English

application 17272 Elysium Grand



Leanna Lang <northwoodpresident@gmail.com>

Meeting with Wolfpack

Lindsey Wolfson <lindsey@pinnaclehousing.com>

Wed, Dec 9, 2015 at 5:01 PM

To: "Northwoodpresident@gmail.com" <Northwoodpresident@gmail.com>, "Northwoodvicepresident@gmail.com" <Northwoodvicepresident@gmail.com>

Good afternoon,

My name is Lindsey Wolfson and I am with Wolfpack Group. Our team is looking to purchase a 7 acre site off Oak Creek Drive, which lies within the boundaries of the Northwood Neighborhood Association. We would love the opportunity to meet with you and discuss this proposed project at your earliest convenience. Please let me know if you have time to meet in the next couple of weeks so that we can formally introduce ourselves and discuss the proposed project.

I look forward to hearing from you soon.

Thank you,

Lindsey Wolfson

421 West 3rd Street #1504

Attachment 3 - photos of flooding adjacent to the tract

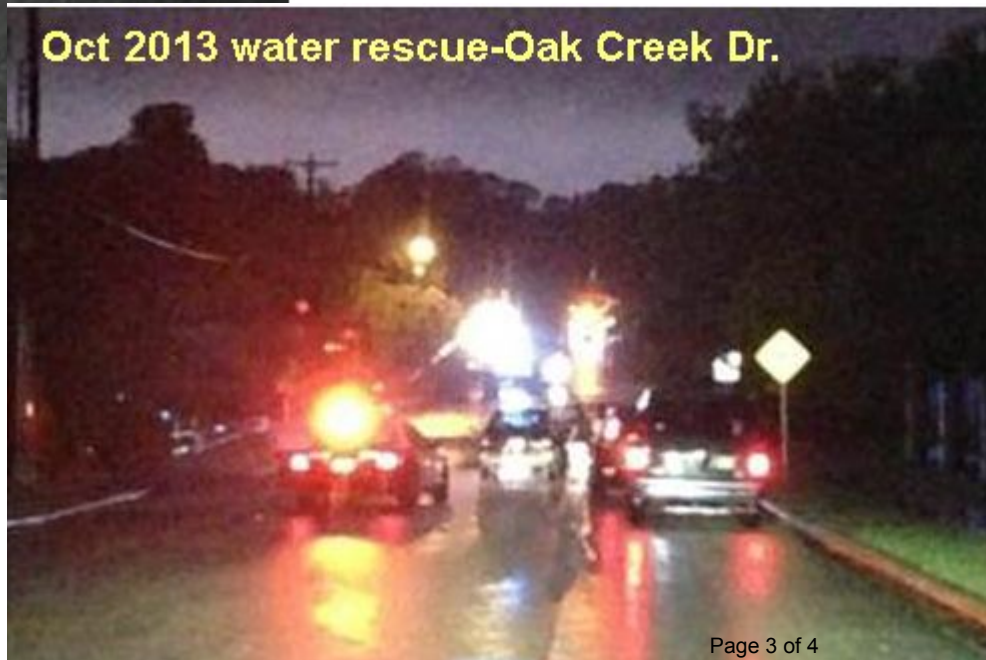
May 2015 flood



Oct 2013 Flood - Oak Creek Dr.



Oct 2013 water rescue-Oak Creek Dr.



Attachment 4 Statement by the Austin City Watershed Protection Department's representative at the hearing to vote on the rezoning to MF-4 for the tract at 3300 Oak Creek Drive, the planned site for the affordable housing apartments. (emphasis added)

"Good evening, mayor and council. Chuck Lesniak. I can speak generally about the property and what we know about it and then answer any questions. Usually during the zoning case we really don't address these kind of issues because they're more appropriately addressed in the site plan when we know exactly what the layout is. Excuse me.

The **neighborhood does have their facts correct, it does have floodplain on the property, critical water quality zone that covers a significant portion of the property. There are at least two critical environmental features or Karst features, likely a third one that will need to be excavated out and investigated in site plan.** It's filled with brush and debris and we can't tell what it is. **Our geologist thinks it's likely another sinkhole.**

The applicant does understand -- I spoke with the applicant's agent. The applicant does understand they will need to work around all these three and maybe more once we dig into it more, they'll have to work around these. **City code requires 150-foot critical environmental feature buffer around those environmental features.** That can be reduced down to 50 feet through an administrative variance if certain conditions are met. We don't know if they will be able to do that or not and we'll be able to evaluate that at site plan. So I think the applicant is aware of the challenges involved in developing this site, that those are all more appropriately addressed at site plan."

Source for quote:

<http://www.austintexas.gov/edims/document.cfm?id=271096>

Emails between TDHCA and neighborhoods regarding requirements for proof of existence for neighborhood associations

From the TDHCA to neighborhoods:

----- Forwarded Message -----

Subject: Fwd: RE: Requirements for Neighborhood Registration with the TDHCA
Date: Sat, 28 Jan 2017 14:21:52 -0600
From: Diane Guccione <Diane.Guccione@gmail.com>
To: Leanna <leanna_ut@yahoo.com>
CC: Chuck Alexander <truckseven@hotmail.com>, James Whittenburg <jwhittenburg@me.com>

Hi Leanna,

I just read your email..... So, go ahead and re-register and you should be good (per Nicole Fisher at the TDHCA)

Neighborhood organizations that are in existence as of 1/9/17 and can provide proof of the existence (ex: bylaws, articles, newsletter, minutes, etc.), but go on record with SOS or county after 1/9/17 but before 3/1/17 are eligible organizations.

----- Forwarded Message -----

Subject: RE: Requirements for Neighborhood Registration with the TDHCA
Date: Wed, 4 Jan 2017 13:42:43 +0000
From: Nicole Fisher <nicole.fisher@tdhca.state.tx.us>
To: Diane Guccione <diane.guccione@gmail.com>
CC: James Whittenburg <jwhittenburg@me.com>, chuck Alexander <truckseven@hotmail.com>

Neighborhood organizations that are in existence as of 1/9/17 and can provide proof of the existence (ex: bylaws, articles, newsletter, minutes, etc.), but go on record with SOS or county after 1/9/17 but before 3/1/17 are eligible organizations.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
Office: 512.475.2201

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

From: Diane Guccione [<mailto:diane.guccione@gmail.com>]
Sent: Tuesday, January 03, 2017 7:24 PM
To: Nicole Fisher
Cc: James Whittenburg; chuck Alexander

Subject: Re: Requirements for Neighborhood Registration with the TDHCA

Hi Nicole,

I found this on line, <https://www.tdhca.state.tx.us/multifamily/docs/17-QCP-Packet.doc> but I do not see the deadline that we must have our assumed name certificate from Travis County in order to be eligible for 2017 input to the TDHCA.

The following is from this QCP packet -

DEADLINES

In order for its statement(s) to be eligible for points, a Neighborhood Organization must have been in existence prior to January 9, 2017. Letters of support, opposition, or neutrality must be received by the Department no later than 5:00 pm on March 1, 2017. Submissions should be addressed to the Texas Department of Housing and Community Affairs, "Attention: Director of Multifamily Finance (Neighborhood Input)". Statements should be sent to:

Attention: Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

Please let me know the deadline for our assumed name to be on file with the state.

Thank you,

Diane Guccione

On 1/3/2017 2:59 PM, Nicole Fisher wrote:

Please disregard my last email.

I have checked with our legal department and your organization can file a Assumed Name Certificate for Certain Unincorporated Persons with the County. Once you are registered, you will need to send a copy of the notarized form with the QCP Packet.

<http://65.61.141.126/eclerk/Content.do?code=R.13>

Please let me know if you have any questions,

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
Office: 512.475.2201

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

From: Diane Guccione [<mailto:diane.guccione@gmail.com>]

Sent: Tuesday, January 03, 2017 2:01 PM
To: Nicole Fisher
Cc: James Whittenburg; chuck Alexander
Subject: Re: Requirements for Neighborhood Registration with the TDHCA

Nicole,

Who at the Secretary of State's office do I contact to get our neighborhood association registered?

Diane

On 1/3/2017 1:53 PM, Nicole Fisher wrote:

If the county does not register Neighborhood Organizations, then the Neighborhood Organization must be registered with the Secretary of State in order to submit comment for QCP. This is a legislative requirement for QCP.
A city registration does not count.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
Office: 512.475.2201

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats ([Also see 10 TAC §10.2\(b\)](#)).

From: Diane Guccione [<mailto:diane.guccione@gmail.com>]
Sent: Tuesday, January 03, 2017 1:45 PM
To: Nicole Fisher
Cc: James Whittenburg; Chuck Alexander
Subject: Re: Requirements for Neighborhood Registration with the TDHCA

Nicole,

As far as I know, Travis County does not keep [a list of registered neighborhood associations - this is a task left up to the city](#).

Our neighborhood association is [registered with the city of Austin](#) -
1524
McNeil / Ashton Woods Neighborhood Association
ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_community_registry_map_finder.html

Does this satisfy the requirements of the TDHCA?

Please let me know,

Diane Guccione

On 1/3/2017 8:42 AM, Nicole Fisher wrote:
Good Morning,

Changes were made to the 2017 Qualified Allocation Plan (QAP) regarding the registration of Neighborhood Organizations for Quantifiable Community Participation (QCP). There is no longer a TDHCA Registry for this item. A Neighborhood Organization must be on record with the Secretary of State or the county in which it is located to qualify for QCP.

Please let me know if you have any questions,

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
Office: 512.475.2201

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

-----Original Message-----

From: Diane Guccione [<mailto:diane.guccione@gmail.com>]
Sent: Monday, January 02, 2017 7:32 PM
To: Nicole Fisher
Cc: James Whittenburg; Chuck Alexander
Subject: Requirements for Neighborhood Registration with the TDHCA

Hi Nicole,

I am looking for the requirements to register our neighborhood association with the TDHCA for 2017 and I cannot find the requirements for 2017 on your website.

I can only locate the requirements from 2015 on the site
<https://www.tdhca.state.tx.us/multifamily/docs/15-NeighborhoodOrgRegistration.pdf>

Please email me the requirements for 2017.

Thank you,
Diane Guccione
Secretary McNeil / Ashton Woods Neighborhood Association

Begin forwarded message:

From: Leanna <leanna_ut@yahoo.com>
Date: February 8, 2017 at 1:07:18 PM CST
To: mcsprez@austin.rr.com, Donna Blumberg <donnablumberg@gmail.com>, nancylemmons@yahoo.com
Subject: Fwd: Questions on Elysium Grand and Elysium Park

Begin forwarded message:

From: Nicole Fisher <nicole.fisher@tdhca.state.tx.us>
Date: February 8, 2017 at 12:21:29 PM CST
To: Leanna <leanna_ut@yahoo.com>
Cc: Jo Ann <ja.bredl@att.net>
Subject: RE: Questions on Elysium Grand and Elysium Park

Hello!

The last day to submit public comment, including petitions, is June 23, 2017.

As for the petitions, we would prefer you to wait and see if we receive full applications for both of the sites before starting the signatures. Since we can't force you to do that though, please make a petition for each site.

Two separate QCP Packets will need to be submitted.

The QCP Packet explains all of the documentation that has to be submitted. As for the Secretary of State registration, as long as you are registered by 5:00pm on March 1, 2017 and you can prove that you were in existence as of 1/9/17 and can provide proof of the existence (ex: bylaws, articles, newsletter, minutes, etc.), it should meet the requirement.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
Office: 512.475.2201

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

-----Original Message-----

From: Leanna [mailto:leanna_ut@yahoo.com]
Sent: Wednesday, February 08, 2017 11:49 AM
To: Nicole Fisher
Cc: Jo Ann
Subject: Questions on Elysium Grand and Elysium Park

Hi Nicole,

Hope you doing well! I have copied our new Vice President, Joann Bredl on this email as well.

I was wondering if we needed to do 2 petitions for each project that Elysium Park has for the pre applications due on Oak creek? Or can we put both projects numbers on the same petitions? Also, when are petitions due?

Also, do I need to file 2 separate qcp for each project for Elysium on Oak Creek Dr.?

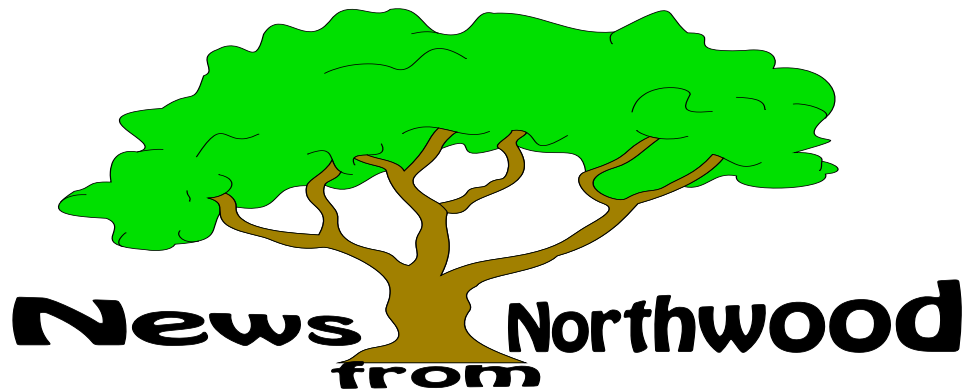
Finally, our organization was on file with the Secretary of State. However, someone a while back failed to send back in the periodic report paperwork back in 2007. I had no idea of this.

If we are reinstated before march 1, is this acceptable for filing a qcp? Is there anything else I would need to provide in the qcp?

Thanks so much!

Leanna Lang

Northwood Neighborhood Association, President



www.main.org/northwood

March/April 2011

Upcoming Events

Spring garage sale May 14

The Spring Neighborhood Garage Sale is scheduled for Saturday, May 14th, from 8 a.m. - 4 p.m., rain or shine, with a neighborhood preview Friday May 13 (details follow). Registration for the garage sale will be from April 30 through May 13. The registration form is in the back of this newsletter.

The garage sale will be advertised in the Austin American Statesman and signs will be put out the day of the sale.

Friday Presale - lots of professional garage sale shoppers start extra early on Saturday, before “normal” people, and lots of neighbors like to shop Friday night. So we’ll have a ‘pre-sale’ event Friday night just for Northwood people—it will not be advertised outside this newsletter.

If you are selling *and* want to be open Friday night, put on your porch light and open your garage door. If you only want to sell Saturday and just get ready on Friday evening, keep your garage door closed and porch light off. For people who want to shop on Friday, around dusk is a good time to start shopping.

Remember to register by May 13! Check the back of this newsletter for your registration form and deposit it and the \$2.00 in the black Association mailbox at the curb of 4507 Tamarack Trail. If you have any questions about the sale, contact Cheryl Vanek at 244-4368. ☎

Easter Egg Hunt



The Easter Egg Hunt is scheduled for April 10 with a rain date of April 17. It is free for residents who have paid their dues and is \$2.00 for others those who have not. For details, including location, contact Ann Sellars, 341-8761. ☎

Projects / Updates

Oak wilt survey

cityofaustin.org/growgreen/oakwilt.htm

If you have oak trees, now is the time of year to check for oak wilt. Watch the oak trees as their leaves bud. Oak wilt symptoms first appear in late spring or early summer. Leaves turn a dull, bronzed brown at the tips and along the outer margins, with a sharp line

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and *immediately* paint (you can use latex spray paint). Avoid pruning between February and June when the beetles transmitting the fungus are most active.

Dues are due - see inside for details



separating discolored from normal green tissue. Leaves discolor, wilt, and fall at the top of the tree first, and later at the tips of the lateral branches.

If you see any trees that match this description, contact one of the Association officers. The Association will soon contact the Texas Forest Service to conduct an overall survey of our neighborhood to look for signs of oak wilt. . ☞

Don't need Yellow Pages?

If the only thing you do with the Yellow Pages books is to recycle them, you may want to opt out of receiving them. To do that, visit www.yellowpagesoptout.com/☞

Family & Safety Information

Protect pets from houseplants

Common houseplants were the subject of 7,858 calls to Animal Poison Control Center in 2009. Varieties such as azalea, rhododendron, sago palm, lilies, kalanchoe and schefflera are often found in homes and can be harmful to pets. Lilies are especially toxic to cats, and can cause life-threatening kidney failure even in small amounts. For details visit www.aspc.org/pet-care/poison-control or call (888) 426-4435. ☞

Cruising Coyotes

A neighbor reported that in early February at Burr Oak and Silver Creek he and his wife saw a coyote walking along the sidewalk on the east side of Silver Creek, heading north. He rolled down the window to try and take a picture, and smelled a strong skunk smell from the coyote. They watched her cross to the west side of the street and travel to Oak Creek and Silver Creek. He also added a rather worrisome note that the



coyote wasn't too afraid of the car or their voices.

If you have small pets, keep them inside between dusk and dawn or be with them (and carry a stick) in case a coyote attacks. ☞

Northwood cat attacked by a dog

This was just posted on the Northwood email discussion group, which is open to all residents (see other article):

“Our indoor/ mostly outdoor cat was attacked by dog(s) (during March). So far no one has witnessed the attack but the cause of injury and later death was verified by the vet at the emergency room. They ruled out coyote due to the nature of his injuries.”

Sadly, there are a number of dangers outdoors for cats, from dogs and other cats as well as from coyotes, snakes, other wild animals and more. Our condolences to that cat's family. ☞

Teach pets to avoid snakes

From sunbearsquad.org

Keep pets away from snakes in spring, summer, and fall. Be very watchful! Snakes are waking from hibernation and leaving their dens; dogs and cats may be curious about snakes and might be bitten. They are often bitten in the face or neck as they investigate the strong smell and slithery movement of snakes.



A snake bite requires urgent veterinary treatment; using the correct antivenin is key to saving the life of your pet. You must quickly identify the snake to treat the bite most effectively. Learn to identify all local venomous snakes, and take a quick photo of it with your phone. If you have killed it, be extremely careful not to pick it up because reflexes can still cause bites for up to an hour. And remember that bites of all animals can cause infection. ☞



Fire Ants are Back

By Wizzie Brown, Texas
A&M Agrilife Extension



Spring time is when people see fire ants swarming. Swarming is a reproductive process that usually occurs on warm spring days after a rain event. Winged males and females leave the mound and fly into the air to mate. After mating, they fall to the ground where the males die and females break off their wings. Females then begin to search for a location to establish a new colony. They dig a small chamber in the soil, lay a few eggs and rear those young until they become mature worker ants. At that point the workers take over colony functions and the queen continues to expand the population of the colony by laying more eggs.

While searching for a new colony location, many mated fire ant queens are killed by lizards, birds, spiders, and other ants. The queens that survive can be managed by broadcasting fire ant bait over your entire property. New colonies are usually very small and may not have substantial mounds that you would be able to locate to treat individually. The worker ants forage for food, so they locate fire ant bait and carry back to the colony to share with others.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out her blog at www.urban-ipm.blogspot.com &

Neighborhood Notes

Due\$ are due

To join the Northwood Neighborhood Association, just complete the form on the back of this newsletter and mail a check to the treasurer at the address listed on the form. And if you own or work in a business that could advertise in the *Northwood News*, consider it! Business ad prices are very reasonable and are on the last page. &

Join the Northwood email and discussion groups!

If you want to get neighborhood news that is “hot off the press”, send a blank email to NorthwoodNbrhdAssn-subscribe@yahoo.com. We also have a discussion group where neighbors can discuss issues or ask questions. To join this, go to our web site main.org/northwood and complete the form, &

Continuing Business

Police neighborhood contact

Our neighborhood police contact is Officer Michael Whetston. Contact him at 974-5553 or michael.whetston@ci.austin.tx.us To just report an incident, you may call 311. &

Police report

These police reports are from the APD crime pages on the City's web site. The web address is www.cityofaustin.org/police; follow the links for current crime reports, crime viewer in neighborhoods (choose the geographic area).





<i>January</i>		<i>time</i>
Criminal mischief	Tamarack Trail	9:30
Debit card abuse	Steppingstone Cove	16:27
<i>February</i>		
Assault by threat	Woodchester	12:07
Fraud / other	Tamarack Trail	16:14
Harassment	Oak Bend Cove	18:58
<i>March</i>		
Unauthorized use of vehicle	Oak Creek	17:34
Burglary of Vehicle	Burr Oak	7:35
Fraud/Other	Silver Creek	11:22
Harassment	Northfield	15:19
Harassment	Timberside	18:19

Any time you see a person or vehicle that doesn't seem to belong, get as detailed a description as possible and notify the police – call 311 (or 911 if they are still present).

From the discussion group: in February my son and his 3 friends were skating and set one of the boards on the side of the street and walked across the street. While they were sitting on the curb a red Honda Civic or similar vehicle (it was dark) stopped, slowed down and picked the board up off the street and drive off! If you have any information about this please call 573-6532.

If you are aware of a theft or other problem and want to let others in Northwood know about it, contact the editor at 244-7500 or northwoodna@yahoo.com. An anonymous description of the incident will be included in the newsletter. ☞

2011 Due\$ are due

The 2011 dues are due. They are \$15 and are for the calendar year 2011. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter and some of the special activities. To join the Northwood Neighborhood Association, just complete the form on the back of this newsletter and mail a check to the treasurer at the address listed on the form. ☞

Calendar

May	14	Spring Garage Sale
July	4	Parade
October	8	Fall Garage Sale
December		Yard of the Month

<i>Officers:</i>		
President	Cheryl Vanek	244-4368 NorthwoodPresident@gmail.com
Vice President	Maria Barlow	739-8989 NorthwoodVicePresident@gmail.com
Secretary	Rosalia Nassaux	826-3111 NorthwoodSecretary@gmail.com
Treasurer	Nancy Grijalva	218-9492 NorthwoodTreasurer@gmail.com
<p>The <i>News from Northwood</i> is a publication of the Northwood Neighborhood Association <i>Editor</i> Donna Blumberg 244-7500 northwoodna@yahoo.com</p>		

Classified Ad rates:	
Business card	\$15
1/4 page	\$35
1/2 page	\$60
Full page	\$85



Northwood 2011 Dues \$15.00

Name _____ Phone _____

Address _____ email _____

Make check to Northwood Neighborhood Assn. and mail to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in Association mailbox, it isn't waterproof). **Be sure to subscribe to the Northwood email alerts: send a blank email to NorthwoodNbrhdAssn-subscribe@yahoogroups.com.**

Northwood Garage sale registration \$2.00 – register by May 13

Name _____ Address _____

Place this form and \$2.00 in the black Association mailbox at the curb of 4507 Tamarack Trail – the treasurer will be checking for the garage sale money and forms.



2017 Quantifiable Community Participation (QCP) Neighborhood Information Packet

The following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation ("QCP") and how to provide that input as provided under the State of Texas Qualified Allocation Plan ("QAP"). The materials include:

- Requirements for QCP Submission
- QCP Form
- Required Attachments
- Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance al 512-475-2201.

If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Division by email at nicole.fisher@tdhca.state.tx.us, or by phone at (512) 475-2201.

REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as “QCP”, is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(I) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the “Department” or “TDHCA”) is required to rank applications using a competitive scoring system. QCP may qualify an Application for up to 9 points. Written statements from a qualified Neighborhood Organization in existence prior to the Pre-Application Final Delivery Date (January 9, 2017), whose boundaries contain the development site and which are on record with the Texas Secretary of State or county in which the development is to be located can be included in the QCP score.

DEADLINES

In order for its statement(s) to be eligible for points, a Neighborhood Organization must have been in existence prior to **January 9, 2017**. Letters of support, opposition, or neutrality must be received by the Department no later than **5:00 pm on March 1, 2017**. Submissions should be addressed to the Texas Department of Housing and Community Affairs, “Attention: Director of Multifamily Finance (Neighborhood Input)”. Statements should be sent to:

Attention: Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address. **DO NOT SEND INFORMATION TO THIS ADDRESS VIA U.S. MAIL!**

221 East 11th Street
Austin, TX 78701-2410

Forms and attachments may also be faxed to (512) 475-1895 or toll free at (800) 733-5120.

DEFINITION OF “NEIGHBORHOOD ORGANIZATION” [2306.004(23-a) TX Govt. Code]

An organization that is composed of persons living near one another within the organization’s defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners’ association or a property owners’ association. For purposes of QCP, “persons living near one another” means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and
- 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.

SUBMISSION REQUIREMENTS

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form (“QCP form”).
- Documentation that the organization is on record with the county or Secretary of State. (County and Secretary of State registry may require additional documentation to be submitted upon request.)
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) prior to January 9, 2017 is required for TDHCA registry. If the documentation submitted for being on record with the county or Secretary of State is dated after January 9, 2017, evidence of existence prior to January 9, 2017 is also required.
- Boundary Map – The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department’s approval. A street-level map can be created at <http://www.mapquest.com> or at <http://maps.google.com>. Please contact the Department if assistance is needed to create an appropriate map.

ADDITIONAL INFORMATION

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization’s form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department’s satisfaction within five business days from the date the notice is sent to the organization, the organization’s form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the “Quantifiable Community Participation” process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements.

Any submission determined to be ineligible for QCP scoring will be summarized for the Department’s Governing Board as public comment but will not be scored for QCP.

INSTRUCTIONS FOR COMPLETING THE QCP FORM

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

Part 1: Development Information

This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as “the southwest corner of Smith St and Jones Rd” are acceptable.)

Part 2: Neighborhood Organization Information

This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is currently on record with the county or the Secretary of State, evidence of such is required to be attached to this form.

Part 3: Neighborhood Organization Contact Information

This section of the form requests contact information for two individuals **who have authority to sign on behalf of the organization** in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

Part 4: Reason for Support or Opposition

This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization’s support or opposition is required in order for the statement to qualify for points.

Part 5: Written Boundary Description

This section of the form requests a written boundary description of the Neighborhood Organization’s boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department’s Governing Board as part of public comment.

Part 6: Certifications

This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.

This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed.

The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.



**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: Elysium Grand

Development Street Address: N side of Oak Creek Dr, W of Mopac Expy

Development City: Austin

Development County: Travis

TDHCA # (for office use only): _____

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Northwood 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 2017:
2016, We registered in 2015 but did not submit anything in support or opposition to an application in 2015, _____, _____

The Neighborhood Organization is a (*select one of the following*):

- Homeowners Association
- Property Owners Association
- Resident Council and our members occupy the existing development
- Other (explain): Neighborhood Association

As of **March 1, 2017**, 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: Leanna Lang

Title: President

Physical Address: 13017 Silver Creek Dr.

Mailing Address (if different from above): _____

City: Austin ZIP Code: 78727

Phone: 512-680-6977 Email: northwoodpresident@gmail.com
 QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information

Name: Jo Ann Bredl
 Title: Vice President
 Physical Address: 3615 Oak Creek Dr.
 Mailing Address (if different from above): _____
 City: Austin ZIP Code: 78727
 Phone: 512-914-8106 Email: northwoodvicepresident@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:

- Lack of mobility: poor access to public transportation, low walkability score, risk to pedestrian safety, limited designated bike lanes, lack of connectivity to nearby amenities.

- Sole access to site is a small neighborhood street which is known to flood

- Significant portion of site is located in the floodplain and critical water quality zone.

- Karst terrain

- Railroad track crossing hazard

- Proximity to railroad track

- Increased traffic within the neighborhood

- Overcrowding at schools

Our neighborhood would like to state reasons and provide evidence:

- why the site for the proposed project isn't suitable for this type of development,
- why the development has negative impact on the environment and nearby residents,
- why the development, although it does provide affordable housing, may even have some negative impact on prospective residents.

Please refer to the accompanying backup document for more details.

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 (describing from West to East) starts at the Northwest corner of 13200 Council Bluff DR (Property ID 427441; Legal description: LOT 1 BLK A NORTHWOOD IV) extending East along the North lot line of 13200 Council Bluff Dr (Property ID 427441; Legal description: LOT 1 BLK A NORTHWOOD IV), crossing Council Bluff and extending along the South lot line of the properties on the South Side of Secluded hollow until reaching the Southeast corner of 4417 Secluded Hollow (Property ID 272210; Legal description: LOT 7 BLK A MCNEIL ESTATES). The boundary continues East extending along the South lot line of the properties on the South Side of Del Robles Dr until reaching the Southeast corner of 3501 Del Robles (Property ID 378852; Legal description: LOT 1 BLK A PLAZA GRANADOS). The boundary continues North along the East side lot line of 3501 Del Robles (Property ID 378852; Legal description: LOT 1 BLK A PLAZA GRANADOS) until reaching the Southwest corner of Kahl Consolidated (Property ID 378868; Legal description: ABS 312 SUR 60 GARCIA F ACR 7.143), extending East along the South lot line of Kahl Consolidated (Property ID 378868; Legal description: ABS 312 SUR 60 GARCIA F ACR 7.143) until reaching the Northeast corner of 12900 N Mopac Expressway (Property ID 270747; Legal description: LOT 1 OAK CREEK PLAZA)

East boundary is North Mopac Expressway from the Northeast corner of 12900 N Mopac Expressway (Property ID 270747; Legal description: LOT 1 OAK CREEK PLAZA) extending South to Parmer Ln

South and West boundaries have a stair-step pattern. (Describing from East to West) The South boundary is Parmer Lane starting from Mopac Expressway to the Southwest corner of 4112 Parmer Ln (Property ID 444115; Legal description: LOT 1 BLK X MILWOOD SEC 6). The boundary then extends North along the West lot line of 4112 Parmer Ln (Property ID 444115; Legal description: LOT 1 BLK X MILWOOD SEC 6) and 4111 Columbine Dr TX 78727 (Property ID: 444106; Legal description LOT 1 BLK C NORTHWOOD III). The boundary continues North crossing Columbine Dr and along the West lot line of the properties on the West side of Poquoson Dr until it reaches the Southeast corner of 4203 Tamarack Trl (Property ID: 427268; Legal description LOT 1 BLK L NORTHWOOD IV). The boundary then extends West along the South lot lines of the properties on South side Tamarack Trail until reaching the Southwest corner of 12910 Council Bluff Dr (Property ID: 427464; Legal description LOT 13 BLK C NORTHWOOD IV.) The boundary then extends North along the West lot lines on the properties on the West side of Council Bluff Dr until reaching the Northwest corner 13200 Council Bluff Dr (Property ID 427441; Legal description: LOT 1 BLK A NORTHWOOD IV)



Note: Property ID and Legal description of lots are from Travis Cad.

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, 2017.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2017 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership 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):**

	<u>Feb 28, 2017</u>
1st Contact Signature	Date
Leanna Lang	President
1st Contact Printed Name	Title
	<u>February 28, 2017</u>
2nd Contact Signature	Date
Jo Ann Bredl	Vice President
2nd Contact Printed Name	Title

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

REQUIRED ATTACHMENTS

(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

1. Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)
2. Evidence of the Neighborhood Organization's existence (ex. bylaws, newsletter, minutes, etc.)
3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.

Example:



The solid line indicates the Neighborhood Organization's boundary.
The X indicates the development site.

Required Attachments 1 – Page 1 of 2

Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

February 15, 2017

NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
13017 Silver Creek Dr.
Austin, TX 78727 USA

RE: NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
File Number: 110939201

It has been our pleasure to file the Nonprofit Periodic Report for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

SOS715950400002-0



A handwritten signature in black ink, appearing to be "R. Pablos".

Phone: (512) 463-5555
Prepared by: Serita Rangel

Come visit us on the internet at <http://www.sos.state.tx.us/>

Fax: (512) 463-5709
TID: 10323

Dial: 7-1-1 for Relay Services
Document: 715950400002

Required Attachments 1 – Page 2 of 2

Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

NORTHWOOD NEIGHBORHOOD ASSOCIATION, INC.
File Number: 110939201

The undersigned, as Secretary of State of Texas, hereby certifies that the Nonprofit Periodic Report for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/14/2017

Effective: 02/14/2017



Rolando B. Pablos
Secretary of State

Phone: (512) 463-5555
Prepared by: Serita Rangel

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10307

Dial: 7-1-1 for Relay Services
Document: 715950400002

Required Attachments 2 – Newsletter

Evidence of the Neighborhood Organization’s existence (ex. bylaws, newsletter, minutes, etc.)



www.main.org/northwood

March/April 2012

Upcoming Events

Spring garage sale May 5

The Spring Neighborhood Garage Sale is scheduled for Saturday, May 5th, from 8 a.m. - 4 p.m., rain or shine, with a neighborhood preview Friday May 4 (details follow). Registration for the garage sale will be from April 30 through May 4. The registration form is in the back of this newsletter.

The garage sale will be advertised in the Austin American Statesman and signs will be put out the day of the sale.

Friday Presale - lots of professional garage sale shoppers start extra early on Saturday, before "normal" people, and lots of neighbors like to shop Friday night. So we'll have a 'pre-sale' event Friday night just for Northwood people—it will not be advertised outside this newsletter.

If you are selling and want to be open Friday night, put on your porch light and open your garage door. If you only want to sell Saturday and just get ready on Friday evening, keep your garage door closed and porch light off. For people who want to shop on Friday, around dusk is a good time to start shopping.

Remember to register by May 4! Check the back of this newsletter for your registration form and deposit it and the \$2.00 in the black Association mailbox at the curb of 4507 Tamarack Trail. If you have any questions about the sale, contact Cheryl Vanek at 244-4368. ☺

Projects / Updates

Oak wilt survey

from austintexas.gov/page/oak-wilt-suppression and www.texasoakwilt.org/

If you have oak trees, now is the time of year to check for oak wilt. Watch the oak trees as their leaves bud. Oak wilt symptoms first appear in late spring or early summer. Leaves turn a dull, bronzed brown at the tips and along the outer margins, with a sharp line separating discolored from normal green tissue. Leaves discolor, wilt, and fall at the top of the tree first, and later at the tips of the lateral branches.

If you see any trees that match this description, contact one of the Association officers. The Association will soon contact the Texas Forest Service to conduct an overall survey of our neighborhood to look for signs of oak wilt. ☺

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and immediately paint (you can use latex spray paint). Avoid pruning between February and June when the beetles transmitting the fungus is most active.



News from Northwood

2

Home & Family Safety Burglary awareness

What do burglars look for when targeting a home to rob? Criminals interviewed by APD said this:

- Contrary to popular belief, burglars do target homes with alarm systems. Criminals believe the alarm systems indicate there are valuable items inside worth protecting. Placing your alarm stickers on your windows lets them know you have an alarm.
- Criminals look for items such as basketball hoops, bicycles, and other large-scale toys located outside of the residence indicating teenagers in the household, which in return may mean PlayStation, W-Box, Wii, and laptop computers are present. These are the most sought after items for burglars.
- Open or partially open garage doors make items easily accessible to burglars. Garages often lead to interior doors making it easy to break into the house without being seen or detected.
- Excessive mail or newspapers at the residence indicate that the resident is out of town. Trash not out at the curb on trash day also indicates that the resident is probably out of town.
- Poorly trimmed shrubs and bushes covering windows or doors can be used for cover or concealment while committing crimes and may make a house more attractive to criminals.
- Record serial numbers of electronics and store them in a safe place. If they are stolen, file a police report and include the serial numbers; often the police recover stolen property and cannot find the owner.
- If you decide to sell your house, be sure to remove valuables and medication. ☞

Police Officer Impersonation

Editor's note: this information is from an email sent to a discussion group in early March. I recently forwarded this to our Police contact, Officer Whetston and he is investigating.

An individual representing himself as a police officer contacted an elderly couple who lives in north central Austin. He stated the police had evidence they were passing counterfeit money and asked about- and they provided - personal information. He examined their cash, made a phone call, declared it to be counterfeit and took it. He even convinced the woman to drive him to the bank to withdraw more money but the suspicious bank manager called the police.



If you ever have questions about someone who claims to be a police officer, be sure you are safe and call 911 to verify their identify. ☞

Keep track of smart phones and computers

Want to track the location of your smart phone or laptop/desktop? Check into PreyProject.com Register, download a small app and if your registered device is misplaced or stolen, you can geo-locate it. Register and track up to 3 devices for free.

Another (not free) option is to sign up for absolute.com/lojackforlaptops/ ☞

Treating Fire Ants

from www.urban-ijm.blogspot.com/, the Texas AgriLife Extension, Texas A&M System

With the combination of rainfall and warm temperatures, fire ants are already taking a very active role this spring.

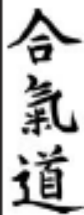
I've had questions about how to treat fire ants in certain areas. While broadcasting baits over an

2



News from Northwood

5



Want to get in shape and learn self defense without kicking or punching?

Join the Austin Aikido Club at the Northwest YMCA (tuition slightly higher for non-Y members).
Classes meet MWF 7:15 - 8:30
austinaikidoclub@gmail.com

Wanted: People who are serious about losing weight and improving their health!
Call for details: (512) 799-1075

Northwood Garage Sale Registration \$2.00 - register by May 4

Name _____

Address _____

Place this form and \$2.00 in the black Association mailbox at the curb of 4507 Tamarack Trail

Northwood 2012 dues \$15.00

Name _____ Phone _____

Address _____

Email _____

Make check payable for Northwood Neighborhood Association and mail to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in the Association mailbox, it isn't waterproof). Be sure to subscribe to the Northwood email alerts: send a blank email to NorthwoodNbrhdAssn-subscribe@yahoogroups.com. Also join our Facebook and Yahoo discussion groups.

5



News from Northwood

4

Police report

The City's new web site doesn't appear to have the detailed crime information easily available; the crime report below is from mylocalcrime.com.

Street	Crime	Time
<i>January</i>		
12800 Stepping stone Cv	Theft	11:17
3700 Woodchester	Theft	17:21
<i>February</i>		
4200 Oak Creek	Assault	12:40
4500 Columbine	Vandalism	18:46
<i>March</i>		
3700 Hidden Estates Drive	Assault	
12700 War path	Theft	13:12

Classified Ad rates:	
Business card	\$15
1/4 page	\$35
1/2 page	\$60
Full page	\$85

Any time you see a person or vehicle that doesn't seem to belong, get as detailed a description as possible and notify the police - call 311 (or 911 if they are still present).



If you are aware of a theft or other problem and want to let others in Northwood know about it, contact the editor at 244 7500 or northwoodna@yahoo.com. An anonymous description of the incident will be included in the newsletter. ☞

Officers:
 President Cheryl Vanek 244-4368
 NorthwoodPresident@gmail.com
 Vice President Maria Barlow 739-8989
 NorthwoodVicePresident@gmail.com
 Secretary Rosalia Nassaux 826-3111
 NorthwoodSecretary@gmail.com
 Treasurer Nancy Grijalva 218-9492
 NorthwoodTreasurer@gmail.com
 The News from Northwood is a publication of the Northwood Neighborhood Association
 Editor Donna Blumberg 244-7500
 northwoodna@yahoo.com

Calendar

May	5	Spring Garage Sale
July	4	Parade
October	13	Fall Garage Sale
December		Yard of the Month

THE HANDIEST MAN
 6 KEN METCALF
 4500 Oak Creek Dr. 512-503-0132
 Austin TX 78727 metcalf.ken@gmail.com

4



News from Northwood

3

area is a great idea to save time and reduce chemical use by not having to locate and treat each individual mound, baits may not be the best choice in certain situations.

When treating in vegetable gardens or landscapes that have food crops interspersed between other plants, if you want to use a bait, you need to choose wisely. There is a spinosad bait product that you can use within vegetable gardens and it would also be a good option for landscapes with food crops sprinkled about. Other items that can be used in vegetable gardens would be d-limonene mound drenches or pyrethrin/ DE dust. Some people choose to drench individual mounds with boiling water, but you must be careful handling the water as well as be aware that boiling water will kill any vegetation it comes into contact with.

Compost piles are another possibly puzzling area



for fire ant treatment. Some choose to leave the fire ants within the compost pile because they can help to aerate the compost by creating tunnels and chambers. The downsides of leaving fire ants in place would be that they may feed on other creatures that live within the compost pile and you would need to figure out what to do with the stinging possibility when want to apply the compost. Another option would be to use boiling water to drench the fire ant area of the compost. Boiling water may kill off some of the beneficial organisms within the compost. It is also possible to bait around the outside of the compost with the product of your choice.

Regardless of your choice, please use caution when managing fire ants. Not only should you read and follow all product label instructions, but also take care when around these stinging ants. ☺

Join the Northwood email and discussion groups!

If you want to get neighborhood news that is "hot off the press", send a blank email to Northwood-NbrhdAssn-subscribe@yahoo.com. We also have a discussion group where neighbors can discuss issues or ask questions. To join this, go to our web site main.org/northwood and complete the form, ☺

Find your neighbors - online white pages

Wonder who your neighbors are? Look in the online white pages - neighbors.whitepages.com ☺

Parmer Entrance looks great

Many thanks to neighbor Mike Dean for cutting the grass by the crosswalk on Parmer. He lives behind the wall and helps keep the public side looking beautiful as well. ☺

2012 Due\$ are due

The 2012 dues are due. They are \$15 and are for the calendar year 2012. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter and some of the special activities.

Dues must be current to be eligible for financial assistance for treatment of oak wilt

To join the Northwood Neighborhood Association, just complete the form on the back of this newsletter and mail a check to the treasurer at the address listed on the form. ☺

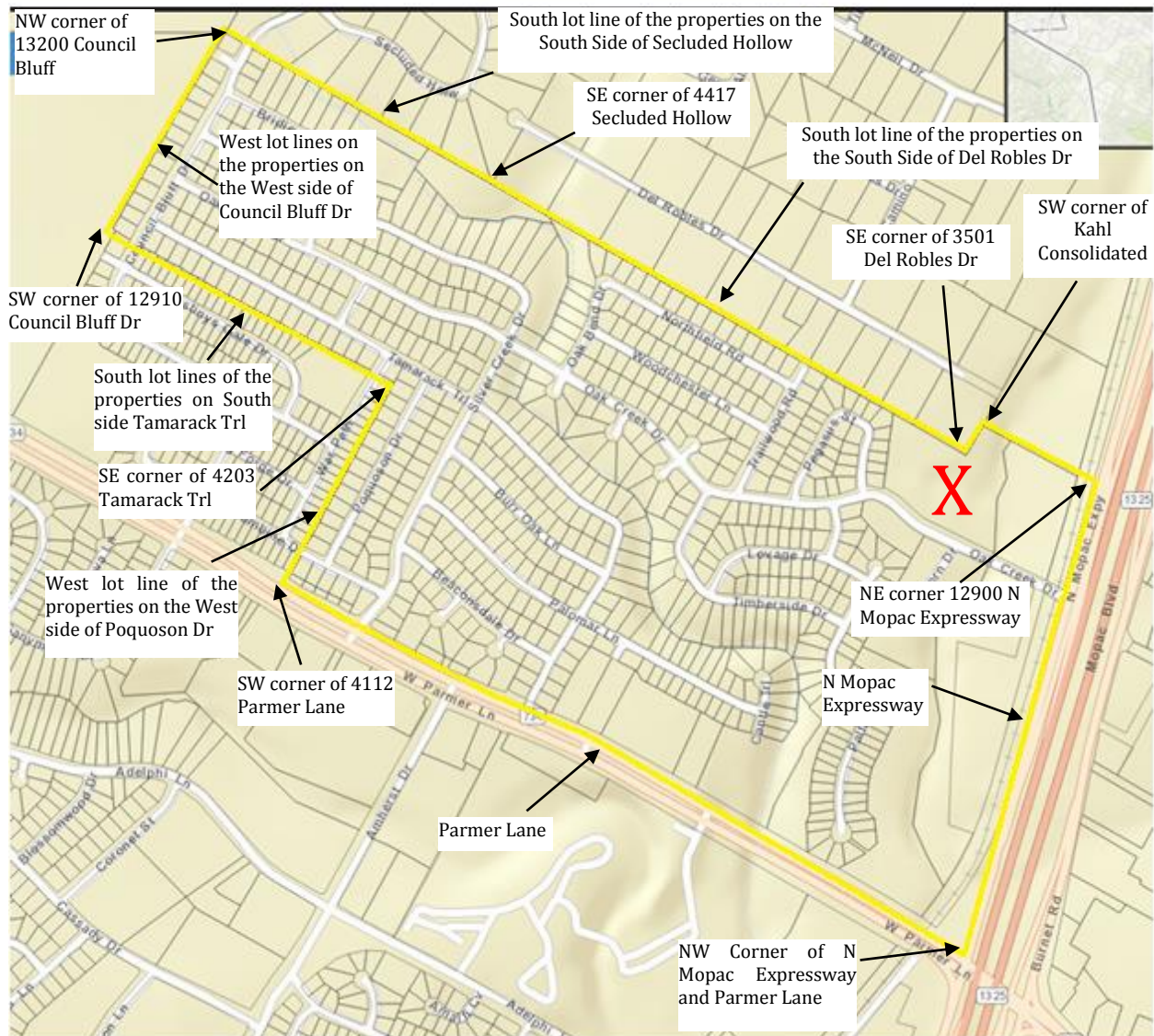
Continuing Business

Police neighborhood contact

Our neighborhood police contact is Officer Michael Whetston. Contact him at 974-5553 or Michael.Whetston@austintexas.gov. To just report an incident, you may call 311. ☺

Required Attachments 3

Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.



The "X" indicates the development site.
 The solid yellow line indicates the neighborhood organization's boundary.