2020 Multifamily Uniform Application

REVISED January 23, 2020

20082 Connect South Apartments
1a Applicant Certification
2020 Multifamily Uniform Application Certification

Development Name: Connect South Apartments

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand, as applicable, Title 10, Texas Administrative Code ("10 TAC"), Chapters 1, 8, 11, 12, and 13. Specifically, the undersigned understands the requirements under 10 TAC §11.101 of the Qualified Allocation Plan ("QAP"), Site and Development Requirements and Restrictions, as well as Internal Revenue Code Section 42. By signing this document, Applicant is affirming that all statements and representations made in this certification and application, including all supporting materials, are true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. Applicant is also affirming understanding of 10 TAC §11.11(f) of the QAP, relating to Public Information Requests, specifically that the filing of an Application with the Department is deemed as consent to release any and all information contained therein.

The undersigned further certifies that he/she has the authority to execute this certification.

By:

Applicant Entity Name

Signature of Authorized Representative

Richard Sciortino

Printed Name

Authorized Signer

Title

Date

Sworn to and subscribed before me on the 

by

Richard Sciortino

(Personalized Seal)

February 18, 2020

Notary Public Signature

Missouri

Notary Public, State of

St Louis

County of

3-30-23

My Commission Expires:

2-18-26

Date

CAROLYN L. STEELE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15634369
My Commission Expires Mar 30, 2023

2/9/2020
4% HTC Bond Filing

NOT APPLICABLE
Certification, Acknowledgement, and Consent of Development Owner
The Certification, Acknowledgement, and Consent of Development Owner is included behind this tab.

**The form should be executed, notarized, and included in the full application document.**

The form for the certification will be posted to the Department’s website at [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)

Please indicate whether any of the following required disclosure on the Certification, Acknowledgement, and Consent of Development Owner (to be used for data capture for application processing):

- **10 TAC §11.101(a)(2) - Undesirable Site Features.**
  - Development Site is within 300 feet of a junkyard.
  - Development Site is within 300 feet of a solid waste facility.
  - Development Site is within 300 feet of a sexually-oriented business.
  - Development Site has buildings or recreational areas within 100 feet of overhead high voltage transmission lines.
  - Development Site is within 500 feet of active railroad tracks.
  - Development Site is within 500 feet of heavy industry.
  - Development Site is within 10 miles of a nuclear plant.
  - Development Site has buildings within accident potential zones or runway clear zones of any airport.
  - Development Site contains or is adjacent to an easement that contains pipelines which carry highly volatile liquids.
  - Development Site is within 2 miles of refineries capable of refining more than 100,000 barrels of oil per day.

  Provide information behind this tab regarding mitigation for any item selected above.

- **10 TAC §11.101(a)(3) - Neighborhood Risk Factors (NRF). **[Insert NRF Report Packet behind this Tab.](#)

  - Development Site is located within a census tract that has a poverty rate above 40% for individuals, or 55% for Developments in regions 11 and 13. Include resolution from Governing Body in the NRFR Packet.
  - Development Site is located in a census tract (or for any adjacent census tract) in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com.
  - Development Site is located within 1,000 feet of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.
  - Development Site is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating.

- **10 TAC §11.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction**

- **10 TAC §11.202(1)(N) - Voluntary Compliance Agreement**

  (or any similar agreement resulting from negotiations regarding noncompliance)

- **10 TAC §11.901(15) - Unused Credit or Penalty Fee**

  Submit documentation regarding any disclosures behind this Tab.
Development Owner Certification, Acknowledgement and Consent

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov't Code, §42 of the Internal Revenue Code, and §11.1(d) of the Qualified Allocation Plan.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as “Applicant” or “Development Owner,” whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of Department funding.

Applicant hereby represents, warrants, acknowledges and certifies to the Department and to the State of Texas that:

The Development will adhere to the Texas Property Code relating to security devices and other applicable requirements for residential tenancies, and will adhere to local building codes or, if no local building codes are in place, then to the most recent version of the International Building Code.

This Application and all materials submitted to the Department constitute records of the Department subject to Tex. Gov't Code, Chapter 552. Any person signing the certification acknowledges that they have the authority to release all materials for publication on the Department’s website and release them in response to a request for public information, and make other use of the information as authorized by law. This includes all Third Party reports, which will be posted in their entirety on the Department’s website, as they constitute a part of the Application. The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in 10 TAC §§11.101 and 11.202 of the Qualified Allocation Plan. Any issues of non-compliance have been disclosed.

All representations, undertakings and commitments made by Applicant in the Application process expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Award Letter, Commitment or Contract by the Department. To the extent allowed under Tex. Gov't Code §2306.6720, if any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall be enforceable even
if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the residents of the Development, including enforcement by administrative penalties for failure to perform (consistent with Chapter 2, Subchapter C of the title relating to Administrative Penalties), in accordance with the Land Use Restriction Agreement.

When providing a Pre-Application, Application or other materials to a state representative, local governmental body, Neighborhood Organization, or anyone else to secure support or approval, an Applicant must disclose in accordance with the Department’s rules those aspects of the Development that may not have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

The Development Owner is and will remain in compliance with state and federal laws, including but not limited to, fair housing laws, including Chapter 301, Property Code, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), the Fair Housing Amendments Act of 1988 (42 U.S.C. §§3601 et seq.), the Civil Rights Act of 1964 (42 U.S.C. §§2000a et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. §§12101 et seq.), the Rehabilitation Act of 1973 (29 U.S.C. §§701 et seq.), Fair Housing Accessibility, the Texas Fair Housing Act; and the Development is designed consistent with the Fair Housing Act Design Manual produced by HUD, and the Texas Accessibility Standards. (§2306.257; §2306.6705(7))

The Development Owner has read and understands the Department’s fair housing educational materials posted on the Department’s website as of the beginning of the Application Acceptance Period.

All Applications proposing Rehabilitation (including Reconstruction unless otherwise provided for in 10 TAC Chapter 11) will be treated as substantial alteration, in accordance with 10 TAC Chapter 1, Subchapter B.

The Development Owner will establish a reserve account consistent with Tex. Gov’t Code §2306.186, and as further described in §11.302(d)(2)(I) of the Qualified Allocation Plan, relating to Replacement Reserve Account requirements.

The Development will operate in accordance with the applicable compliance monitoring requirements found in 10 TAC Chapter 10, Subchapters F and G.

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order
to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of
retainage.

The Applicant will attempt to ensure that at least 30% of the construction and management
businesses with which the Applicant contracts in connection with the Development are Minority
Owned Businesses as further described in Tex. Gov’t Code §2306.6734.

The Development Owner will specifically market to veterans through direct marketing or
contracts with veteran’s organizations. The Development Owner will be required to identify how
they will specifically market to veterans and report to the Department in the annual housing
report on the results of the marketing efforts to veterans. Exceptions to this requirement must
be approved by the Department.

Accessibility Requirements

The Development Owner understands that in accordance with Section 504 of the Rehabilitation
Act of 1973 and implemented at 24 CFR Part 8, if the Development includes the New Construction
or substantial rehabilitation of multifamily units (4 or more units), at least five percent (5%) of all
dwelling units will be designed and built to be accessible for persons with mobility impairments.
A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA
Standards with the exceptions listed in “Nondiscrimination on the Basis of Disability in Federally
Assisted Programs and Activities” (Federal Register 79 FR 29671) meets this requirement. In
addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible
for persons with hearing or vision impairments.

The Development Owner understands that regardless of building type, all Units accessed by the
ground floor or by elevator (“affected units”) must meet the requirements at 10 TAC

The Development Owner certifies that all accessible Units under 10 TAC Chapter 1, Subchapter B,
will be dispersed throughout the Development.

The Development Owner certifies that representations made in the Architect Certification are true
and correct, and understands that the Department evaluation of architectural drawings may not
include a complete assessment of accessibility. The Development Owner is responsible for any
modifications necessary to meet accessibility requirements identified at the final construction
inspection.
Unused Credit or Penalty Fee *(select one box as applicable)*

___ The Applicant returned a full credit allocation after the Carryover Allocation deadline required for that allocation and is subject to the Unused Credit or Penalty Fee pursuant to §11.901(16) of the Qualified Allocation Plan.

___ x ___ The Applicant certifies that no disclosure regarding §11.901(15) of the Qualified Allocation Plan is necessary.

Termination of Relationship in an Affordable Housing Transaction *(select one box as applicable)*

___ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that has terminated, voluntarily or involuntarily, within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(M) of the Qualified Allocation Plan related to such disclosure.

___ x ___ The Applicant certifies that no disclosure regarding §11.202(1)(M) of the Qualified Allocation Plan is necessary.

Voluntary Compliance Agreement with any Governmental Agency *(select one box as applicable)*

___ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that entered into a voluntary compliance agreement (or similar agreement) with any governmental agency that is the result of negotiation regarding noncompliance of any affordable housing Development with any requirements. The disclosure identified the person or persons and development involved, the identity of each other development, contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the agreement or proposed agreement, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(N) of the Qualified Allocation Plan related to such disclosure.

___ x ___ The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.
The Applicant certifies that, for any Development proposing New Construction or Reconstruction and located within the 100 year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the Development Site will be developed in full compliance with the National Flood Protection Act and all applicable federal and state statutory and regulatory requirements so that all finished ground floor elevations are at least one foot above the floodplain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent federal or local requirements. The Applicant certifies that, floodplain maps will be used and the Development Site will comply with regulations as they exist at the time of commencement of construction. Applicant further certifies that, for any Development proposing Rehabilitation (excluding Reconstruction) that is not a HUD or TRDO-USDA assisted property, the Development Site is not located in the 100 year floodplain unless the existing structures already meet the requirements for New Construction or Reconstruction, as certified to by a Third Party engineer, or unless the state or local government has undertaken and can substantiate sufficient mitigation efforts, and such documentation is submitted in the Application.

Undesirable Site Features (select one of the boxes as applicable)

× The Development is not located in an area with undesirable site features as further described in §11.101(a)(2) of the Qualified Allocation Plan.

_____ The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs (“VA”) and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §11.101(a)(2) of the Qualified Allocation Plan.

_____ The proposed Development is Historic Preservation pursuant to §11.9(e)(6) of the Qualified Allocation Plan, is located in an area with an undesirable site feature and an exemption was requested prior to the filing of an Application or is being requested with the Application.

_____ The proposed Development is New Construction, is located in an area with an undesirable site feature and a copy of the local ordinance that specifies the proximity of such feature to a multifamily development is included in the Application.

_____ The proposed Development is located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application (select all that apply):

_____ within 300 feet of junkyards
____ within 300 feet of a solid waste facility or sanitary landfill facility or illegal dumping sites

____ within 300 feet of a sexually-oriented business

____ buildings or designated recreational areas (including pools) are to be located within 100 feet of the nearest line or structural element of any overhead high voltage transmission line, support structures for high voltage transmission lines, or other similar structures

____ within 500 feet of active railroad tracks

____ within 500 feet of heavy industry

____ within 10 miles of a nuclear plant

____ buildings are located within the accident potential zones or the runway clear zones of any airport

____ one or more pipelines, situated underground or aboveground, which carry highly volatile liquids, or adjacent to a pipeline easement for a pipeline carrying highly volatile liquids

____ within 2 miles of refineries capable of refining more than 100,000 barrels of oil daily

____ may be in proximity to an environmental factor that may adversely affect the health and safety of the residents or render the Development Site inappropriate for housing use unless it is adequately mitigated (as presented in the application)

____ within the minimum separation from housing of a facility under the jurisdiction of a state or federal cognizant agency

**Neighborhood Risk Factors (select one of the main boxes as applicable)**

____ The Development Owner certifies that the Development is **not** located in an area with any of the neighborhood risk factors described in §11.101(a)(3) of the Qualified Allocation Plan and that no disclosure is necessary;

____ The Development Owner certifies that the Development is located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):

   ____ in a census tract with a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13);

   ____ in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development...
Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;

_____ is located within 1,000 feet of a blighted or abandoned area as further described in §11.101(a)(3)(B)(iii) of the Qualified Allocation Plan;

_____ is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating by the Texas Education Agency. Elderly Developments, Developments encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or date the pre-application is submitted (if applicable) and Supportive Housing SRO Developments or Supportive Housing Developments where all Units are Efficiency Units are exempt from the requirement to disclose the presence of this characteristic.

The Development will include all of the mandatory Development amenities required in §11.101(b)(4) of the Qualified Allocation Plan at no charge to all residents (market rate and low-income) and written notice of such amenities will be provided to the residents.

The Development will satisfy the minimum point threshold for common amenities as further described in §11.101(b)(5) of the Qualified Allocation Plan. These amenities must be for the benefit of all residents (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The residents must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §11.101(b)(6)(A) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough unit, development construction, and energy and water efficiency features to meet the minimum number of points as further described in §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.
If income averaging is elected, Unit Designations for all units identified as 20%, 30%, 40%, 50%, 60%, 70%, and 80% Units will be dispersed across all Unit Types to the maximum extent feasible in a manner that does not violate fair housing laws, as required by 10 TAC §10.605(c).

If the Applicant is applying for Multifamily Direct Loan funds and the Development consists of New Construction, the Applicant further certifies that the Development meets the Construction Site Standards in 24 CFR §983.57(e)(2) and (3), as applicable.

If the Development has an existing LURA with the Department, the Development Owner will comply with the existing restrictions.

The Development Owner will comply with any and all notices required by the Department.

None of the criteria in subparagraphs (A) – (N) of §11.202(1) of the Qualified Allocation Plan, related to ineligible Applicants, applies to those identified as having Control on the organizational chart for the Applicant, Developer and Guarantor.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, acknowledges and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification, and subject to criminal penalties as defined by Tex. Penal Code §§37.01 et seq., and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the providing of false information in connection with the procurement of allocations or awards, that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
By:

Signature

Richard Sciortino
Printed Name

Managing Member of the GP

Title

Date

THE STATE OF Missouri

COUNTY OF St Louis

Before me, a notary public, on this day personally appeared Richard Sciortino, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of February, 2020

(Seal)

Notary Public Signature

CAROLYN L. STEELE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15634369
My Commission Expires Mar 30, 2023
20082 Connect South Apartments
Neighborhood Risk Factor Packet

Connect South Apts, LP
2020 9% Full Application
Neighborhood Risk Factors Report Packet
(Submit prior to Pre-application or Application, or behind Tab 2 of the Application)

The purpose of the packet is to formalize the process in which Neighborhood Risk Factors (NRF) are disclosed and the NRF Report is submitted pursuant to 10 TAC §11.101(a)(3) of the Qualified Allocation Plan (QAP). The packet may be submitted at pre-application (if applicable per 10 TAC §11.8(b)(1)(I) relating to Pre-Application Requirements) or at Application. If TDHCA is the Bond Issuer and a determination of NRF is requested as part of the Inducement Resolution process, the packet may be submitted as described by 10 TAC §12.4(b) and (e) of the Multifamily Housing Revenue Bond Rule. Applicants who wish to submit a request for pre-determination prior to pre-application or Application are advised to review 10 TAC §11.1(k) for additional guidance. Termination due to an Applicant’s own non-disclosure is not appealable as such appeal is in direct conflict with certifications made in the Application and within the control of the Applicant.

Pursuant to 10 TAC §11.8(b), related to Pre-application Participation, the competitive HTC pre-application must identify NRFs related to crime and schools.

☐ Pre-application Disclosure: Pre-application # Development Name

☒ Application Disclosure: Application # Development Name Connect South Apartments

The Development Site includes the following Neighborhood Risk Factor(s) (Check all that apply):

☒ Development Site is located in a census tract has poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13). If poverty is the only Neighborhood Risk Factor, attach a copy of the resolution described in 10 TAC 11.101(a)(3)(D)(i) and no further information is necessary.

☐ Development Site is located in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons annually as reported on https://www.neighborhoodscout.com/.

☐ Development Site is located within 1,000 ft. (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.

☐ Development Site is located within the attendance zone of an elementary school, a middle school, or a high school that has:

1 Elderly Developments, Developments encumbered by a TDHCA LURA on the first day of the application or pre-application acceptance period (if applicable), and Supportive Housing SRO Developments or Supportive Housing Developments where all Units are Efficiency Units are not required to provide mitigation for this subparagraph.
☐ a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating; or

☐ a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating by the Texas Education Agency.

☐ a 2019 TEA Accountability Rating of F or D and does not have a TEA Accountability rating for 2018.

☐ does not have a TEA Accountability rating for 2019 and has a 2018 Improvement Required Rating.
**Neighborhood Risk Factors Report:**

Information is being submitted for the items listed below, or such other mitigation as the Applicant determines appropriate to support a staff determination that the proposed Development Site should be found eligible, as such information might be considered to pertain to the Neighborhood Risk Factor(s) disclosed, pursuant to 10 TAC §11.101(a)(3)(C) of the QAP. Such information is included behind this page.

- Determination regarding neighborhood boundaries;
- Assessment of general land use in the neighborhood;
- Assessment concerning any of the features of the Neighborhood Risk Factors present in the neighborhood, regardless of whether they are within the specified distances referenced in 10 TAC §11.101(a)(2);
- Assessment of the number of existing affordable rental units in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;
- Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development site is located;
- Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;
- A copy of the TEA Accountability Rating Report for each of the schools in the attendance zone containing the Development that achieved a D rating in 2019 and a 2018 Improvement Required rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating, along with a discussion of performance indicators and what progress has been made over the prior year. Submit the campus improvement plan in effect only if there is an update to the plan that shows progress made under the plan. If no update is available, provide information from a school official that speaks to progress made under the plan as indicated in 10 TAC §11.101(a)(3)(D)(iv);

The Department requests that this information also be submitted in instances where a school in the attendance zone containing the Development achieved a 2019 TEA Accountability Rating of F or D and does not have a TEA Accountability rating for 2018, and in instances where a school in the attendance zone containing the Development does not have a TEA Accountability rating for 2019 and has a 2018 Improvement Required Rating; and

- Additional information, if requested by the Department.

Provide any comments or additional information in the box below, if applicable.

Please see the attached documentation packet for the above information.
Mitigation of the Neighborhood Risk Factor(s):

[X] I have provided information regarding mitigation of the above-mentioned Neighborhood Risk Factors, as applicable, behind this page, along with a summary narrative describing how the information presented meets the requirements of 10 TAC §11.101(a)(3)(D) of the QAP, or;

Provide any comments or additional information in the box below, if applicable.

Please see the attached documentation packet for the above information.

Department Contacts:

9% HTC Applications: Sharon.Gamble@TDHCA.state.tx.us (9% Program Administrator)

4% HTC and Tax-Exempt Bond Applications: Teresa.Morales@TDHCA.state.tx.us (Director of Multifamily Bonds)

Direct Loan Only Applications: Andrew.Sinnott@TDHCA.state.tx.us (Multifamily Loan Programs Manager)

How to Submit the NRF Report Packet:

If the NRF Packet was not submitted to the contact person indicated above prior to Pre-application or Application submission, the Packet must be included behind Tab 2 when the full Application is uploaded to the Serv-U Account that has been set-up for the pre-application or Application. Notify the appropriate contact person of the upload (refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed).
Table of Contents

**Neighborhood Risk Factor Packet**
- page 2

**Neighborhood Risk Factor Letter**
- page 7

**Neighborhood Risk Factor Documentation**

- **Gulfton Complete Community Neighborhood Boundaries**
  - page 12

- **Gulfton Complete Community General Land Use**
  - page 13

- **Neighborhood Risk Factors**
  - Poverty Rate
    - page 14
  - New Development in the Area
    - page 18

- **Household Income**
  - page 21

- **Existing Affordable Rental Units in the PMA**
  - page 23

- **Market Rate Multifamily in the Gulfton Complete Community**
  - page 25
February 28, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: TDHCA#20082 Connect South Apartments Neighborhood Risk Factor Report

Dear Ms. Holloway,

I am writing to provide the Department with additional information regarding the Neighborhood Risk Factor disclosure for TDHCA #20082 Connect South Apartments, in accordance with 11.101(a)(3)(B)(iii). This letter, along with the Neighborhood Risk Factor Report, should provide a clearer impression of the City of Houston’s revitalization efforts to increase access to economic opportunity and to ensure that the Gulfton Complete Community is a welcoming community that is a more than suitable location for affordable housing. I hope you will let me know if there is any additional information that you would like to see.

Introduction to the Neighborhood

Connect South Apartments is located approximately at 6440 Hillcroft Avenue in southwest Houston, in the Gulfton neighborhood. The neighborhood was formally established as one of the City of Houston’s five inaugural Complete Communities in 2017 and will therefore be referred to as the “Gulfton Complete Community” in the remainder of this Neighborhood Risk Factor Report.

The Southwest Freeway serves as the western and northern boundaries of the Gulfton Complete Community and the eastern and southern boundaries roughly follow the edges of Census Tracts 4211.01, 4215.00, 4216.00, and 4213.00. These boundaries group together the Gulfton Super Neighborhood and a small component of the Sharpstown area based on their similarities in neighborhood character, which can be summarized as a cluster of culturally diverse and densely developed communities that were once on the outskirts of town and are now an integral component of Houston’s urban fabric. Please see page 12 of the documentation packet for a map of the neighborhood boundaries.

Gulfton Complete Community Action Plan

As a part of the City of Houston’s process of formalizing their Complete Communities initiative, the City published the Gulfton Complete Communities Action Plan in the summer of 2018. This action plan concretely lays out the goals, priorities, and timeline for revitalizing the Gulfton Complete Community area and improving access to economic opportunity, along with benchmarks to measure the City’s progress towards reaching their goals. The Action Plan is being realized through the collaborative efforts of community partners including, Baker-Ripley, the Gulfton Super Neighborhood Council, Legacy Community Health, and CONNECT Community, the latter of which is the non-profit partner in the development team of Connect South Apartments.
The Gulfton Complete Community is the target of millions of dollars of investment to support the Action Plan’s goals, investment which comes from a variety of sources including bond funds, tax increment reinvestment financing from the Southwest Houston TIRZ, small business loans, grants, and private contributions among other sources. More details on this Action Plan are included in the Concerted Revitalization Plan packet that is being submitted with the full application for #20082 Connect South Apartments.

Neighborhood Land Use

Land use in the Gulfton Complete Community is characterized by a variety high density uses. Over 90% of residential land use in the neighborhood consists of multifamily developments, with the exception of two small pockets of single-family subdivisions. Area infrastructure is well-suited to supporting this higher density residential use since most of the multifamily housing stock in the neighborhood has been in place since the early 1980s. Streets and sidewalks are routinely improved to accommodate the neighborhood population and Houston Metro maintains several bus routes to encourage multimodal transit in order to combat potential congestion. Connect South Apartments compliments existing land use patterns in the neighborhood, and it would be a vital source of new and affordable housing in an area where three-quarters of the housing stock was built prior to 1980 and in a City that is pushing to rebuild in the wake of Hurricane Harvey.

Commercial uses anchor the major corridors in the neighborhood, such as Southwest Freeway, Bellaire Boulevard, and Hillcroft Avenue. There are also small clusters of industrial use south of Bellaire Boulevard and east of Chimney Rock Road. Please see page 13 of the documentation packet for a land use map.

Neighborhood Risk Factors

Connect South Apartments meets TDHCA criteria for all Neighborhood Risk Factors with the exception of the poverty rate.

- **Poverty** – Poverty rate in the census tract is barely above TDHCA’s threshold at 41.8%. Please see the “Poverty Level” section for more information on the targeted efforts to improve the socioeconomic status of residents in the census tract.

- **Low Crime** – the census tract that contains Connect South Apartments, and both of the census tracts within 500 feet of the development site, have a crime rate below TDHCA’s threshold for triggering a Neighborhood Risk Factor report. The crime rate in the development site’s census tract is 12.66 crimes per 1,000 persons. Please see pages 17 through 22 of the documentation packet for copies of the NeighborhoodScout crime reports for each of the aforementioned census tracts.

- **Good Schools** – Students living at Connect South Apartments have the opportunity to attend three exemplary schools in the Houston Independent School District (HISD). Information on TEA Accountability Ratings for 2019 was included in the Full Application.
  - Sutton Elementary School – this campus serves students from Pre-Kindergarten through 5th grade. The campus received a “B” rating from the Texas Education Agency in 2019 and received a total of four Distinction Designations, including one for each of the following categories: mathematics, comparative academic growth, postsecondary readiness, and comparative closing the gaps.
  - Long Academy – Long Academy serves students in grades 6 through 8 and received a “B” rating from the Texas Education Agency in 2019. In addition to receiving this satisfactory rating, the campus received a Distinction Designation for Postsecondary Readiness.
Wisdom High School – this campus serves students in 9th through 12th grade and received a rating from the Texas Education Agency in 2019 that meets TDHCA’s educational standards. The campus also received Distinction Designations in ELA/Reading, mathematics, and social studies.

Well-Maintained Housing Stock and Neighborhood Character – While almost three-quarters of the housing stock in the census tract was built prior to 1980, the neighborhood has been the focus of millions of dollars of revitalization investment through the City of Houston’s Complete Communities initiative. Please see pages 18 through 20 of the documentation packet for examples of the neighborhood’s revitalization and character.

Poverty Level

While the poverty rate in the census tract containing Connect South Apartments is just over TDHCA’s threshold, it is worth noting that poverty has been in a steady decline over the past five years. Since 2012, poverty has fallen every year by an average of 1.26 percentage points. In conjunction with our knowledge of the City’s recent concerted revitalization efforts, this annual rate of decrease extrapolated over time means that it can reasonably be estimated that poverty in the census tract containing Connect South Apartments will fall below TDHCA’s threshold before the Development is placed in service in 2022.

<table>
<thead>
<tr>
<th>Poverty Rate in Census Tract 4213*</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>48.1%</td>
<td>46.5%</td>
<td>46.5%</td>
<td>46.1%</td>
<td>43.8%</td>
<td>41.8%</td>
</tr>
</tbody>
</table>

*US Census Bureau American Community Survey 5-Year Estimates

The City of Houston has demonstrated its agreement with this assertion through the adoption of a resolution of support that explicitly authorizes the approval of Connect South Apartments with the knowledge that the work towards improving socioeconomic outcomes is not yet finished in the Gulfton Complete Community. The City and its nonprofit partners have established a clear framework of strategies along with measurable benchmarks towards progress through the Gulfton Complete Community Action Plan.

It is key to note that the Action Plan was drafted with the understanding that the goal of reducing poverty actually requires a multi-pronged approach and a combination of strategies and benchmarks in order for progress to be made. For example, instead of just identifying a general desire for there to be a decrease in poverty, the City has laid out a set of specific goals that combined will lead to a reduction in poverty and improved outcomes, such as reducing the unemployment rate to ensure that residents have a more stable source of income, increasing tenure of health insurance to insure that people are healthy enough to participate fully in the economy, and decreasing the amount of renters spending more than 30% of their income on housing so that they have more opportunities to build wealth. All of these initiatives combined with the fact that the City is supportive of Connect South Apartments and the fact that poverty is already trending towards a more satisfactory level leads the Development Team to the conviction that poverty will be at an acceptable level by the time the Development is placed in service.

Incomes and Market

In addition to declining poverty rates, incomes in the census tract have been steadily rising over the past three years, and residents in the census tract have experienced a 16% increase in median household income since 2014. The Gulfton Complete Community Action Plan has a goal of boosting the median household income in the area up to $46,000, which would be a 44% increase from income data that was available at the time of the plan’s publication. Currently, just over one-fifth of the households in the census tract have
incomes greater than the median household income for Harris County, and just under one-sixth of the households in the census tract have incomes greater than the median household income for the Houston-The Woodlands-Sugar Land Metro Area (MSA). Please see pages 21 through 22 of the documentation packet for US Census Bureau data on income.

<table>
<thead>
<tr>
<th>Median Household Income in Census Tract 4213*</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$24,543</td>
<td>$25,226</td>
<td>$26,767</td>
<td>$28,559</td>
</tr>
</tbody>
</table>

*US Census Bureau American Community Survey 5-Year Estimates

The City is optimistic about meeting this benchmark by engaging with their many community partners to deploy the following targeted strategies:

- Expanding job training through partnerships with area service providers like Texas Workforce Solutions and Baker-Ripley,
- Developing a more robust Tax Increment Reinvestment Zone that would cover the entire Complete Community (the Southwest Houston TIRZ only covers a small portion of the Complete Community with coverage including Connect South Apartments), and
- Supporting local businesses by increasing access to loans, grants, and capacity building

Ensuring that residents aren’t cost-burdened by housing expenses is a key factor in supporting wealth building and economic mobility for low- to moderate-income households. Just over 60% of renters in the census tract containing Connect South Apartments are considered to be cost-burdened, which is defined by the US Department of Housing and Urban Development (HUD) as paying more than 30% of household income towards rent. This level of cost-burden points to a severe need for more affordable housing options like Connect South Apartments to keep current residents from being priced out of their community and to provide residents with more opportunities to build wealth by saving money on rent. It is worth noting that there are currently 746 general population units in four existing LIHTC Developments in the Primary Market Area (PMA), however there are almost 32,000 households in this primary market area. This would indicate that the area is significantly underserved as there are relatively few opportunities for existing households to live in an affordable housing option. Please see pages 23 through 24 for a map of the Primary Market Area (PMA) and a listing of the existing affordable housing developments in the area.

While there are many existing market rate rental options, rental units are in high demand and become occupied quickly, which makes it difficult to find an available unit at any given time. Based on data from Realtor.com that can be found on page 25 of the documentation packet, there are about one hundred vacancies in the neighborhood, which gives the area an occupancy rate of 99.39%. In addition to lack of availability of rental units, the cost of rent at these vacant units is far above rent limits established by HUD for the City of Houston. For example, a two-bedroom unit at Connect South Apartments would cost a maximum of $1,030 depending on income, and market rate two-bedroom units can cost nearly twice as much per month. Three-bedroom market rate units have a similar rate of increase compared to HUD-enforced rent limits.

**Summary**

We know that residents at Connect South Apartments will live in a thriving community where they will have access to economic mobility, opportunity, and a high quality of life. This conviction is clearly shared by the City of Houston, which expressed their agreement through the millions of dollars that they have committed to revitalization in the Gulfton Complete Community and through a resolution that was formally adopted on February 18, 2020. As poverty in the census tract is only just above the threshold and because the City and its community partners are already leveraging their partnerships, funding mechanisms, and
resources towards cementing a measurably higher quality of life for the area’s residents, we are confident that poverty will fall below TDHCA’s threshold before Connect South Apartments is placed in service. Families in the Gulfton Complete Community live in a safe community with access to great schools, jobs, services, and amenities. Connect South Apartments will be a welcome addition to this community. The development will contribute to the City of Houston’s recovery from Hurricane Harvey and will be a source of much needed high-quality affordable housing that will help its residents thrive, in accordance with the mission of TDHCA.

Thank you for reviewing this report and for your consideration. Please let me know should you have any questions or concerns at isabelle@structuretexas.com or at (832) 692-2896.

Sincerely,

Isabelle Atkinson, Consultant to the Project
isabelle@structuretexas.com
832-692-2896
A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES, EACH OF WHICH IS LOCATED IN THE CITY OF HOUSTON, TEXAS AND WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE 40% FOR INDIVIDUALS; ALLOWING CONSTRUCTION OF SUCH PROPERTIES; SUPPORTING THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council finds and, as provided in 10 Texas Administrative Code § 11.101(a)(3), acknowledges that the proposed New Construction or Reconstruction of each Applicant’s Project is located in a census tract that has a poverty rate above 40% for individuals; and

WHEREAS, the City Council, as the governing body of the City, acknowledges the high poverty rate and supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project to move forward and authorizing an allocation of Housing Tax Credits to each such project; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) acknowledges that each such project is located in a census tract that has a poverty rate above 40% for individuals; (iii) authorizes the construction of each such project to move forward; and (iv) authorizes the allocation of Housing Tax Credits to each such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is ________________________

City Secretary

(Prepared by Legal Dept. ____________________________) Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)
<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Project Name</th>
<th>Project Address</th>
<th>TDHCA Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect South Apts, LP</td>
<td>Connect South Apartments</td>
<td>6440 Hillcroft Avenue</td>
<td>20082</td>
</tr>
<tr>
<td>Jackson Hinds Gardens, Inc.</td>
<td>Jackson Hinds Gardens</td>
<td>607 Thornton Road</td>
<td>20189</td>
</tr>
</tbody>
</table>
Improvements in the Gulfton Complete Community

1 - Baker-Ripley Gulfton Sharpstown Campus

2 - Southwest Multi-Service Center
Improvements in the Gulfton Complete Community

3 - Burnett Bayland Park

4 - Houston Fire Station 51
Improvements in the Gulfton Complete Community

5 - Milagro Plaza Apartments

6 - Jane Long Academy
Median household income in the past 12 months (in 2017 inflation-adjusted dollars)

Harris County, Texas

<table>
<thead>
<tr>
<th>Estimate</th>
<th>Margin of Error</th>
</tr>
</thead>
<tbody>
<tr>
<td>57,791</td>
<td>+/-503</td>
</tr>
</tbody>
</table>

Houston-The Woodlands-Sugar Land, TX Metro Area

<table>
<thead>
<tr>
<th>Estimate</th>
<th>Margin of Error</th>
</tr>
</thead>
<tbody>
<tr>
<td>62,922</td>
<td>+/-363</td>
</tr>
</tbody>
</table>

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An ‘***’ entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An ‘-’ entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An ‘-’ following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An ‘+’ following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An ‘****’ entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An ‘*****’ entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An ‘N’ entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An ‘(X)’ means that the estimate is not applicable or not available.
### Supporting documentation

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau’s Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

### Data Table

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Estimate</th>
<th>Margin of Error</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total:</td>
<td>2,417</td>
<td>+/-139</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>264</td>
<td>+/-136</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>291</td>
<td>+/-132</td>
</tr>
<tr>
<td>$15,000 to $19,999</td>
<td>245</td>
<td>+/-124</td>
</tr>
<tr>
<td>$20,000 to $24,999</td>
<td>188</td>
<td>+/-118</td>
</tr>
<tr>
<td>$25,000 to $29,999</td>
<td>311</td>
<td>+/-136</td>
</tr>
<tr>
<td>$30,000 to $34,999</td>
<td>159</td>
<td>+/-95</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>169</td>
<td>+/-109</td>
</tr>
<tr>
<td>$40,000 to $44,999</td>
<td>195</td>
<td>+/-107</td>
</tr>
<tr>
<td>$45,000 to $49,999</td>
<td>86</td>
<td>+/-81</td>
</tr>
<tr>
<td>$50,000 to $59,999</td>
<td>154</td>
<td>+/-102</td>
</tr>
<tr>
<td>$60,000 to $74,999</td>
<td>159</td>
<td>+/-100</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>141</td>
<td>+/-94</td>
</tr>
<tr>
<td>$100,000 to $124,999</td>
<td>31</td>
<td>+/-50</td>
</tr>
<tr>
<td>$125,000 to $149,999</td>
<td>0</td>
<td>+/-19</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>0</td>
<td>+/-19</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>24</td>
<td>+/-39</td>
</tr>
</tbody>
</table>

**21% of households in the census tract, or 509 households, have incomes greater than the median household income for the County.**

**15% of households in the census tract, or 355 households, have incomes greater than the median household income for the MSA.**

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
## Existing LIHTC Developments in the PMA

<table>
<thead>
<tr>
<th>TDHCA No.</th>
<th>Development Name</th>
<th>Year</th>
<th>Population</th>
<th>LIHTC Units</th>
<th>Distance from Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>19070</td>
<td>South Rice Apartments</td>
<td>2019</td>
<td>General</td>
<td>86</td>
<td>1.57</td>
</tr>
<tr>
<td>93084</td>
<td>Fountain Oaks Apts (La Place Apartments)</td>
<td>1993</td>
<td>General</td>
<td>265</td>
<td>1.22</td>
</tr>
<tr>
<td>91037</td>
<td>Enchanted Foundations Apartments</td>
<td>1991</td>
<td>General</td>
<td>93</td>
<td>0.71</td>
</tr>
<tr>
<td>95001</td>
<td>Ashford St. Cloud Apts (St Cloud Apts)</td>
<td>1995</td>
<td>General</td>
<td>302</td>
<td>0.04</td>
</tr>
</tbody>
</table>

**TOTAL DEVELOPMENTS:** 4  **TOTAL UNITS:** 746
<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Rents</th>
<th>Unit Types</th>
<th>Number of Vacancies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lantern Village</td>
<td>$745 - $1,750</td>
<td>1-4 Bedrooms</td>
<td>7</td>
</tr>
<tr>
<td>The Atrium at 5606</td>
<td>$671 - $1,105</td>
<td>1-3 Bedrooms</td>
<td>5</td>
</tr>
<tr>
<td>6601 Sands Point Drive</td>
<td>$1,395</td>
<td>2 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>6960 Bellaire Blvd</td>
<td>$660</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>Sterling Point and Milagro</td>
<td>$639 - $989</td>
<td>1-2 Bedrooms</td>
<td>17</td>
</tr>
<tr>
<td>Ashford Crescent Oaks</td>
<td>$699 - $1,319</td>
<td>1-3 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>6701 Sands Point Drive</td>
<td>$1,000</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>5815 Gulfton Street</td>
<td>$750</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>La Estancia Apartments</td>
<td>$649 - $985</td>
<td>1-2 Bedrooms</td>
<td>6</td>
</tr>
<tr>
<td>Las Velas at Hillcroft</td>
<td>$649 - $1,160</td>
<td>0-3 Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>6010 Moonmist Drive</td>
<td>$1,580</td>
<td>3 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>5401 Chimney Rock</td>
<td>$670 - $1,040</td>
<td>1-2 Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>5919 High Star Drive</td>
<td>$1,575</td>
<td>3 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>Ashford St Cloud</td>
<td>$810 - $1,303</td>
<td>1-4 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>6305 Tarna</td>
<td>$1,395</td>
<td>3 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>Pavillion Place</td>
<td>$680 - $1,020</td>
<td>1-2 Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>Remington Park Apartments</td>
<td>$1,000 - $1,972</td>
<td>1-2 Bedrooms</td>
<td>8</td>
</tr>
<tr>
<td>The Alora</td>
<td>$785 - $1,139</td>
<td>1-2 Bedrooms</td>
<td>2</td>
</tr>
<tr>
<td>Mapletree Gardens Apartments</td>
<td>$655 - $1,090</td>
<td>1-2 Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>Bellaire Woods</td>
<td>$800 - $1,275</td>
<td>1-3 Bedrooms</td>
<td>2</td>
</tr>
<tr>
<td>Atrium Regency Apartments</td>
<td>$875 - $1,650</td>
<td>1-2 Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>Ashford Buena Vista</td>
<td>$599 - $1,169</td>
<td>1-3 Bedrooms</td>
<td>5</td>
</tr>
<tr>
<td>Le Chateau Apartments</td>
<td>$729 - $1,429</td>
<td>1-3 Bedrooms</td>
<td>2</td>
</tr>
<tr>
<td>Fountains at Chimney Rock</td>
<td>$720 - $1,160</td>
<td>1-4 Bedrooms</td>
<td>13</td>
</tr>
<tr>
<td>Park At Bellaire Retirement Commun</td>
<td>$805 - $1,350</td>
<td>1-3 Bedrooms</td>
<td>9</td>
</tr>
<tr>
<td>6234 Elm Heights Lane</td>
<td>$3,000</td>
<td>3 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>5313 Palmetto Street</td>
<td>$1,695</td>
<td>2 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>5401 Chimney Rock</td>
<td>$770</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>6666 Chimney Rock</td>
<td>$820</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
</tbody>
</table>

| AVERAGE RENT: | $1,126.98 | TOTAL: | 107 | OCCUPANCY: | 99.39% |
Market Rate Units in the Gulfton Complete Community Neighborhood

- **Lantern Village**
  - 1-4 bed 1-3 bath 706+ sqft
  - Pets
  - 5815 Gulfton St, Houston, TX 77081

- **The Atrium**
  - 1-3 bed 1-2 bath 720+ sqft
  - 5606 5606 Bissonnet St, Houston, TX 77074

- **The Atrium at 5606**
  - 2 bed 2 bath 976 sqft 3.71 acres lot
  - 6601 Sands Point Dr Apt 24, Houston, TX 77074

- **Ashford Crescent Oaks**
  - 1 bed 1.5 bath 762 sqft 6.31 acres lot
  - 6701 Sands Point Dr Apt 111, Houston, TX 77074

- **Las Velas at Hillcroft**
  - 0-3 bed 1-2 bath 480+ sqft
  - 7111 Hillcroft St, Houston, TX 77074

- **Ashford St Cloud**
  - 1-4 bed 1-3 bath 777+ sqft
  - 6305 Tarn Ln, Houston, TX 77074

- **Pavilion Place**
  - 3 bed 1.5 bath 1,382 sqft
  - 5402 Renwick Dr, Houston, TX 77081

- **La Estancia Apartments**
  - 1-2 bed 1-2 bath 615+ sqft
  - 6200 Gulfton St, Houston, TX 77081

- **Ashford St Cloud**
  - 1 bed 1 bath 697 sqft
  - 6960 Bellaire Blvd, Houston, TX 77074

- **6718 De Moss Dr, Houston, TX 77081**
  - 1 bed 1 bath 711 sqft

- **5815 Gulfton St, Houston, TX 77081**
  - 1 bed 1 bath 697 sqft

- **5401 Chimney Rock**
  - 1 bed 1 bath 711 sqft

Brokered by Carlos Garcia Realty

Provided by Apartments.com

Photos coming soon

- **San Saba Villas**
  - 3 bed 2 bath 1,364 sqft 8,640 sqft lot
  - 5919 High Star Dr, Houston, TX 77081

- **5401 Chimney Rock Rd, Houston, TX 77081**
  - 1-2 bed 1-2 bath 615+ sqft
  - OK Pets

- **6305 Tarn Ln, Houston, TX 77074**
  - 3 bed 1.5 bath 1,382 sqft

- **5402 Renwick Dr, Houston, TX 77081**
  - 1-2 bed 1-2 bath 615+ sqft
  - OK Pets

- **5815 Gulfton St, Houston, TX 77081**
  - 1 bed 1 bath 697 sqft

- **6960 Bellaire Blvd, Houston, TX 77074**
  - 1 bed 1 bath 711 sqft
  - OK Pets

- **Pavilion Place 5402 Renwick Dr, Houston, TX 77081**
  - 1-2 bed 1-2 bath 615+ sqft
  - OK Pets
Disclosure

At pre-application the Applicant disclosed the presence of a light industrial facility within 500 feet of the development site. Staff determined that the use does not qualify as an undesirable site feature.
February 26, 2020

Ms. Isabelle Atkinson
Structure Development
1301 Chicon Street, Ste. 101
Austin, Texas 78702

RE: PRE-APPLICATION DISCLOSURE FOR 20082 CONNECT SOUTH APARTMENTS, HOUSTON, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that Fugro Environmental’s storage lot for its equipment and trucks, a possible industrial use, is located approximately 485 feet to the northwest of the proposed site. Per 10 TAC §11.101(a)(2), undesirable site features include:

(F) Development Sites located within 500 feet of heavy industry (i.e. facilities that require extensive use of land and machinery, produce high levels of external noise such as manufacturing plants, or maintains fuel storage facilities (excluding gas stations);

According to the Applicant, there are no fuel storage tanks or heavy machinery within 500 feet of the Development Site boundary.

Staff review indicates that Fugro Environmental provides geo-consulting, surveying and environmental services to its clients at the clients’ property. As a limited Staff pre-determination under 10 TAC §11.101(a)(3)(A), based on the information provided so far, it does not appear that any activities that would be considered “industrial” occur at the site. Accordingly, Staff finds that the proximity of the Development Site to Fugro does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)(F). Please note that this site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA, and has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

Marni Holloway
Multifamily Finance Director
3 Applicant Eligibility Certification
The Applicant Eligibility Certification(s) is included behind this tab.

10 TAC §11.202 of the Qualified Allocation Plan identifies situations in which an Application or Applicant may be ineligible for Department funding. Applicants must provide disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action taken and accepted by the Department or mitigating factors to be considered. Documentation should be attached behind this tab.

The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

Disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action is included behind this tab.

The form must be executed by all individuals required to be listed on the organizational chart and also meeting the definition of Control under 10 TAC §11.1(d)(30) of the Qualified Allocation Plan.

**The form must be executed, notarized, and included in the full application document.**

The submission may include one copy of the certification along with copies of the signature pages. A signed, dated, and notarized signature page for each individual described above must be included. *No hard copy with original signatures is required, only a scanned copy within the final PDF file.*
Applicant Eligibility Certification

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov’t Code, §42 of the Internal Revenue Code, and § 11.1(d) of the Qualified Allocation Plan.

The undersigned, in each and all of the following capacities in which it may serve or exist or be contemplated to bring a new entity into existence—Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as “Applicant,” whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of multifamily funding.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

It has obtained all necessary consents and approvals, and conducted all necessary diligence to enable it to make these certifications and to perform any all agreements and to give all consents provided for or made herein.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Contract for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. To the extent allowed under Tex. Gov’t Code §2306.6720 if any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and/or the tenants of the Development, including but not limited to enforcement by assessment of administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement, the entry of orders by the Department’s Governing Board requiring strict performance, or the obtaining of injunctive relief.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been or are barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been convicted of a state or federal felony crime involving fraud, bribery, theft,
misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within 15 years preceding the Application submission.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party, at the time of Application, are not subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is subject to a federal tax lien; and/or is the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not breached a contract with a public agency and failed to cure that breach within the timeframe provided or allowed by contract. If such breach is permitted to be cured under the contract, notice of the breach has been given and a reasonable opportunity to cure.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not represented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been found by the Board to be ineligible based on a previous participation review performed in accordance with 10 TAC Chapter 1 Subchapter C.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is not delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise in default with any provisions of such loans.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party has cured any past due fees owed to the Department within the time frame provided by notice from the Department and at least 10 days prior to the Board meeting at which the decision for an award is to be made.

Neither Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including Tex. Gov't Code §2306.6733, or a provision of Tex. Gov't Code Chapter 572, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have no previous Contracts or Commitments that have been partially or fully de-obligated during the 12 months prior to the submission of the Application due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 11.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party will not allow previous Contracts or Commitments to be partially or fully de-obligated between the date of Application submission through the date of final allocation or award, due to a failure to meet contractual obligations.

Neither Applicant, Affiliate, nor any member of the Development Team has provided false or misleading documentation or made other intentional or negligent material misrepresentations or omissions in or in connection with an Application (and certifications contained therein), Commitment, Direct Loan Contract, or Determination Notice for a Development.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been the owner or Affiliate of the owner of a Department assisted rental development for which the federal affordability requirements were prematurely terminated and the affordability requirements have not re-affirmed or Department funds repaid.

Neither Applicant, Affiliate nor any member of the Development Team has participated in the dissemination of misinformation about affordable housing and the persons it serves or about a competing Applicant that would likely have the effect of fomenting opposition to an Application where such opposition is not based on substantive and legitimate concerns that do not implicate potential violations of fair housing laws.

The Applicant will not violate §2306.1113 of the Tex. Gov’t Code relating to Ex Parte Communication and further explained in §11.202(2)(A) of the Qualified Allocation Plan.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Tex. Gov’t Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in
less than fifteen (15) years any private activity bond financing of the Development described by
the Application, unless the exceptions in §2306.6703(a)(2) of the Tex. Gov’t Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership
structure who was or is involved as a Principal in any other affordable housing transaction, that
has terminated voluntarily or involuntarily within the past ten years or is negotiating to terminate
their relationship with any other affordable housing development have been fully disclosed
pursuant to §11.202(1)(M) of the Qualified Allocation Plan. Applicant understands that failure to
disclose is grounds for termination.

All housing developments with which Applicant, Affiliate, Development Owner, Developer,
Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair
housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the
Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of
1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et
seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the
Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or
determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will
not be held responsible or liable for any representations made to the undersigned or its investors;
therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto
and agrees to indemnify and hold harmless the Department and any of its officers, employees,
and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and
of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions
and actions concerning this Application or the use of information therein.

Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is not
subject to any pending criminal proceedings and if any such proceeding or any other charges
which would invalidate the certifications are finally adjudicated or otherwise disposed of prior to
Carryover, Determination Notice, or Closing, the Applicant will immediately notify the
Department. Such notification must be presented to the Board for consideration at the next
available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of
Applicant, and in all other related capacities described above, as applicable, expressly represents,
warrants, and certifies that all information contained in this certification and in the Application,
including any and all supplements, additions, clarifications, or other materials or information
submitted to the Department in connection therewith as required or deemed necessary by the
materials governing the multifamily funding programs are true and correct, and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. The Applicant agrees that the Department may, at its discretion, request additional information and/or documentation in its evaluation of this Application and is authorized but not obligated under this document to conduct its own investigation regarding any information required requested and or provided in relation to the Application or the Development. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
By: ____________________________

Signature of Authorized Representative

Richard Sciortino

Printed Name

Authorized Signer

Title

2-18-20

Date

THE STATE OF MISSOURI

§

COUNTY OF ST. LOUIS

§

Before me, a notary public, on this day personally appeared Richard Sciortino, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of February, 2020

(Seal)

Carolyn Steele

Notary Public Signature

CAROLYN L. STEELE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15634369
My Commission Expires Mar 30, 2023
By: [Signature of Authorized Representative]

**ANNE WHITLOCK**

Printed Name

**EXEC. DIRECTOR**

Title

**FEB. 11, 2020**

Date

THE STATE OF **Texas**

COUNTY OF **Harris**

Before me, a notary public, on this day personally appeared **Anne Whitlock**, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of **Feb.** 2020

[Seal]

**PEGGY HENDERSON**

NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXPI. 02/09/24
NOTARY ID 220078-4

[Signature]

Notary Public Signature
By: [Signature]

Signature of Authorized Representative

Mushahid Khan

Printed Name

Bonna Munson

Title

2/6/20

Date

THE STATE OF Texas

$\$

COUNTY OF Harris

$\$

Before me, a notary public, on this day personally appeared Mushahid Khan, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/09/24
INCLUD. BD 2533/72-4

Peggy Henderson

Notary Public Signature
By: Laura Capper  
Signature of Authorized Representative  
Laura Capper  
Printed Name  
Director, Connect Community  
Title  
2/16/2020  
Date  

THE STATE OF Texas  

COUNTY OF Harris  

Before me, a notary public, on this day personally appeared Laura Capper, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Feb., 2020

(Seal)  

PEGGY HENDERSON  
NOTARY PUBLIC STATE OF TEXAS  
MV COMM. EXP. 02/09/24  
NOTARY ID 220372-4  

Peggy Henderson  
Notary Public Signature
By: __________________________

Signature of Authorized Representative

Eric Coleman

Printed Name

Head of Schools

Title

2-6-20

Date

THE STATE OF Texas

§

COUNTY OF Harris

§

Before me, a notary public, on this day personally appeared Eric Coleman, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/09/24
NOTARY ID 220372-4

Notary Public Signature
By: [Signature of Authorized Representative]

Printed Name: [B. Coles Hines-Pierce]

Title: [Board Member of Company (signed in my professional capacity)]

Date: 2/7/2020

THE STATE OF Texas §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared [B. Coles Hines-Pierce], known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/03/24
NOTARIZED ID 22637/2-4

Notary Public Signature
By: [Signature of Authorized Representative]

Printed Name: Stephen Ives

Title: [Title]

Date: 3/6/20

THE STATE OF TX §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Stephen Ives, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
COMM. EXP. 02/03/24
NOTARY ID 220372-4

Notary Public Signature

Page 6 of 6 January 2, 2020
By:  

Signature of Authorized Representative

Ann K. Johnson

Printed Name

Board Member

Title

Feb 6, 2020

Date

THE STATE OF Texas

COUNTY OF Harris

§

§

Before me, a notary public, on this day personally appeared Ann K. Johnson known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS

Notary Public Signature

January 2, 2020
By: __________________________

Signature of Authorized Representative

Emina Kobiljar

Printed Name

Board Member

Title

February

Date

THE STATE OF Texas

§

COUNTY OF Harris

§

Before me, a notary public, on this day personally appeared
Emina Kobiljar, known to me to be the person whose name is subscribed
to the foregoing document and, being by me first duly sworn, declared and certified that the
statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of February 2020

(SEAL)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/08/24
NOTARY ID 230472-A

Notary Public Signature
By:

Signature of Authorized Representative

Evan Matzen
Printed Name

Board Member
Title

2/6/2020
Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared Evan Matzen, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of February, 2020

(Seal)

Notary Public Signature
By: ____________________________

Signature of Authorized Representative

Tom Pace III
Printed Name

Secretary
Title

Feb. 10, 2020
Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared Tom Pace III, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/28/24
NOTARY ID 200372-4

Peggy Henderson
Notary Public Signature
By: ____________________________

Signature of Authorized Representative

Armando Orduna

Printed Name

Booza Member

Title

Feb. 6, 2020

Date

THE STATE OF Texas $§

COUNTY OF Harris $§

Before me, a notary public, on this day personally appeared Armando Orduna, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Feb., 2020

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
M. COMM. Exp. 12/08/24
NOTARY ID 220072-4

Notary Public Signature
By: ____________________________

Signature of Authorized Representative

Jeanette Valdivieso

Printed Name

Board member

Title

2.6.20

Date

THE STATE OF Texas §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Jeanette Valdivieso, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Feb., 2020

(Signature)

(Seal)

PEGGY HENDERSON
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/09/24
NO. JUAR 1J200712-9

(Seal)

Notary Public Signature
By: [Signature]

Signature of Authorized Representative

Todd J. Watkins

Printed Name

Board Member

Title

6 February 2020

Date

THE STATE OF Texas

$§$

COUNTY OF Harris

$§$

Before me, a notary public, on this day personally appeared Todd J. Watkins, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of February 2020

(Seal)

PEGGY HENDERSON

NOTARY PUBLIC STATE OF TEXAS

MY COMM. EXP. 02/09/24

NOTARY ID 220372-4

Notary Public Signature
Multifamily Direct Loan Certification

NOT APPLICABLE
Multifamily Direct Loan Certification (10 TAC Chapter 13)

☐ Multifamily Direct Loan Certification is included behind this tab.

☒ Multifamily Direct Loan Certification is not applicable to this Application.

**If applicable, the form should be executed, notarized, and included in the full application document.**

The form for the certification will be posted to the Department’s website at

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

1. Applicant Contact Information
   - **Name**: Scott Puffer
   - **Phone**: (513) 603-0074
   - **Email**: scottp@brinshore.com
   - **Mailing Address**: 666 Dundee Road Suite 1102 Northbrook, IL 60062
   - **Office**: (513) 603-0074
   - **Mobile**: (817) 329-8051

2. Second Contact
   - **Name**: Ruben Esqueda
   - **Phone**: (817) 329-8051
   - **Email**: rubene@brinshore.com
   - **Mailing Address**: 1301 Chicon Street Suite 101 Austin, TX 78702

3. Consultant Contact (if applicable)
   - **Name**: Sarah Andre
   - **Phone**: (512) 698-3369
   - **Email**: sarah@structuretexas.com
   - **Mailing Address**: 1301 Chicon Street Suite 101 Austin, TX 78702

2/27/2020
Competitive Housing Tax Credit Selection Self-Score
This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application.

### Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>6</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>9</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
<td>2</td>
</tr>
</tbody>
</table>

**High Quality Housing Total**: 17

### Criteria to Serve and Support Texans Most In Need

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Residents</td>
<td>§11.9(c)(1)</td>
<td>15</td>
</tr>
<tr>
<td>Rent Levels of Residents</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>11</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>4</td>
</tr>
<tr>
<td>Residents with Special Housing Needs</td>
<td>§11.9(c)(6)</td>
<td>3</td>
</tr>
<tr>
<td>Proximity to Job Areas</td>
<td>§11.9(c)(7)</td>
<td>6</td>
</tr>
<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
<td></td>
</tr>
</tbody>
</table>

**Serve and Support Texans Most in Need Total**: 50

### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td></td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>1</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td></td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td></td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td></td>
</tr>
</tbody>
</table>

**Community Support and Engagement Total**: 11

### Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>26</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>3</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>4</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
<td>0</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
</tbody>
</table>

**Efficient Use of Limited Resources and Applicant Accountability Total**: 53

### Point Deductions

<table>
<thead>
<tr>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
</table>

**Total Application Self Score**: 131
Multifamily Direct Loan Self-Score

NOT APPLICABLE
Site Info Form Part I
1. **Development Address (All Programs)**

   - **Address**: 6440 Hillcroft Avenue
   - **City**: Houston
   - **County**: Harris
   - **Region**: 6
   - **Zip**: 77074
   - **Rural/Urban Designation**: Urban
   - **Zone**: Entire Designation

2. **Census Tract Information (All Programs)**

   - **11-digit Census Tract Number**: 48201421300
   - **QCT?**: Yes
   - **Median Household Income**: $28,559
   - **Quartile**: 4q
   - **Poverty Rate**: 41.8%

   The poverty rate for the Census Tract is above 40% (33% for Regions 11 or 13), and the Neighborhood Risk Factors Report and required resolution has been submitted behind Tab 2.

3. **Resolutions (Competitive HTC and Tax-Exempt Bonds, if applicable) [10 TAC §11.3]**

   Check the boxes of true statements below. Resolutions must be provided to demonstrate eligibility for any unchecked item.

   - **Twice the State Average Per Capita**. The proposed Development is NOT located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private Activity Bonds. (QAP §11.3(c))
   - **One Mile Three Year Rule**. The proposed Development is NOT a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated, OR the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).
   - **Limitations on Developments in Certain Census Tracts**. The proposed Development is NOT a New Construction or Adaptive Reuse development that will be located in a census tract that has more than 20% HTC units per total households. (§11.3(e))

4. **Two Mile Same Year Rule (Competitive HTC Only) [10 TAC §11.3(b)]**

   - The Development Site is not located in a county with a population that exceeds one million.
   - **X** The site is located in a municipality with a population of two million or more where a federal disaster has been declared, and the municipality is authorized to administer disaster recovery funds as a subgrant recipient.
   - The site is located in a county with a population that exceeds one million and is not located within 2 linear miles of the proposed Development Site of any eligible Pre-application in the same county.
   - The site is located in a county with a population that exceeds one million and is located within 2 linear miles of the site of the following eligible Pre-application(s) within the same county:
     - 20075 New Hope Housing Savoy, 20102 Sharpstown Commons, 20101 Sharpstown Commons, 20141 Richmond Senior Village

5. **Proximity of Development Sites (Competitive HTC Only) [10 TAC §11.3(g)]**

   - **X** The Development Site is not located in a county with a population less than one million.
   - The site is located in a county with a population less than one million and is not contiguous to or within 1,000 feet of the site for any other eligible Pre-application(s) serving the same Target Population.
   - The site is located in a county with a population less than one million and is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

6. **One Award per Census Tract Limitation (Competitive HTC Only) [10 TAC §11.3(h)]**

   - The Application is USDA or At-Risk, or is in a Rural Subregion.
   - The Application is not USDA or At-Risk, and the Development Site is located in a census tract in an Urban subregion and the following eligible Pre-application(s) are located in the same census tract:

7. **Zoning [10 TAC §11.204(11)] and Flood Zone Designation [10 TAC §11.101(a)(1)] (All Programs)**

   - Development Site is appropriately zoned? **Yes**
   - Zoning Designation: **No zoning in Houston**
   - Flood Zone Designation: **X** Entire Development Site is outside the 100 year floodplain. **Yes**

Self Score Total: **131**

2/20/2020
Farmland Designation (To be completed if requesting MFDL funds under 2020-2 NOFA or Soft Repayment set-aside of 2020-1 NOFA):

8. **Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.2(12)]; [24 CFR 92.202 or 93.150]**

Confirm the following supporting documents are provided behind this tab.

- Statement explaining how the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.


Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>TEA Rating</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sutton Elementary</td>
<td>EE</td>
<td>through</td>
<td>5</td>
<td>MS</td>
</tr>
<tr>
<td>Long Academy</td>
<td>6</td>
<td>through</td>
<td>12</td>
<td>MS</td>
</tr>
<tr>
<td>Wisdom High</td>
<td>9</td>
<td>through</td>
<td>12</td>
<td>MS</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Account for each year for each school.

- The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA rating of D (or Harvey exception applies) and a 2018 IR rating; or a 2019 TEA rating of F (or Harvey exception applies) and a 2018 Met Standard rating, and the Neighborhood Risk Factors Report ("NRFR") and required documentation has been submitted behind Tab 2. [§11.101(a)(3)(D)(iv)]

- The Application meets the following exception(s). **Applicant is required to enter school rating information above, but no disclosure is required.**
  - Elderly Development
  - Development encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or date the pre-application is submitted (if applicable)
  - Supportive Housing SRO Development or Supportive Housing Development where all Units are Efficiency Units
  - The Development is ineligible under 10 TAC §11.101(b)(1)(C) related to Ineligibility of Developments within Certain School Attendance Zones and the Application includes a waiver request pursuant to 10 TAC §11.207. (complete below)

10. **Waiver of Rules [10 TAC §11.207]**

- Applicant requests waiver of rules.
- Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - Documentation establishing how the need for the waiver was not within the control of the Applicant and plans for mitigation or alternative solutions has been submitted (as applicable); and
  - Documentation establishing how, by granting the waiver, it better serves the policies and purposes articulated in referenced sections of Tex. Gov't Code than not granting the waiver.
Disclosure

At pre-application the Applicant disclosed the presence of a light industrial facility within 500 feet of the development site. Staff did not find that the use qualified as an undesirable neighborhood characteristic.
Site Info Part I – Supporting Documents
Supporting Documentation for the Site Information Form Part I

Maps:

- Street Map with Site Drawn and Identified
- Census Tract Map with Development Site Identified

Resolutions:

- n/a Twice the State Average of Units Per Capita Resolution
- n/a One Mile Three Year Resolution or evidence of other exception
- n/a Housing Tax Credit Units per Total Household Resolution
- n/a For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- n/a For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than the Resolutions Delivery Date described in §11.2(b) of the QAP.

Zoning and Floodplain

- x Evidence of Zoning and/or Evidence of Re-Zoning Process
- x Evidence of Flood Zone Designation (FIRM or local government documentation)

Farmland Designation

- Information is included in the ESA.
- Information is included behind this tab.

Go to https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx and

- Go to “Quick Navigation”, select address and enter street address, city, and state. If the Development Site does not have a fixed address, enter the street, city and state.
- Just below where it says “Area of Interest Interactive Map” and to the left of where it says “Legend” is a row of buttons. Two at the end are labeled ”AOI” for area of interest. Click the rectangle or triangle button based on the relative shape of the Development Site.
- Outline the Development Site, getting as much within the rectangle or triangle as possible.
- Select the tab for “Soil Data Explorer”, select “Land Classifications”, then select “Farmland Classification”.
- Select “View Rating”. You may need to scroll down to see it.
- In the upper right corner, select "Printable Version". Name it if you wish, scale to "Fit to page", printed sheet size "A landscape (11" x 8.5")”. Make sure the box labeled "show UTM Coordinate Ticks" is checked. Select "View".
- Save the file as a PDF and include it in the Application.

Site and Neighborhood Standards (New Construction Direct Loan Only)

- Statement regarding promoting housing choice explains HOW the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low income persons.

2/23/2020
DP-1 Profile of General Demographic Characteristics (2010) for census tract and city (and county if applicable)

**Educational Quality (all Applications)**

- School Attendance Zone Map with Development labeled;
- 2019 TEA accountability information for each school;
- Neighborhood Risk Factors Report, if applicable, is behind Tab 2;

NOTE that consideration for Developments within zones considered ineligible by 10 TAC §11.101(b)(1)(C) would only be achieved through the waiver process as outlined in 10 TAC §11.207, and that waiver must be submitted prior to submission of the pre-application (if one is submitted) or the full application. A Neighborhood Risk Factors Report is not acceptable for ineligibility.

**Waiver of Rules**

- The waiver request must establish how the need for the waiver was not within the control of the Applicant. Anyone seeking a waiver should include any and all materials they will rely upon to argue that waiver of ineligibility satisfies the waiver standard.

- The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov’t Code, §§2306.001, 2306.002, 2306.359, and 2306.6701, (which are general in nature and apply to the role of the Department and its programs, including the Housing Tax Credit program) than not granting the waiver.

2/23/2020
Location Map
Connect South Apartments
6440 Hillcroft Avenue
Houston, Texas
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019.
Connect South Apartments
6440 Hillcroft Street
Houston, Texas
OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the area described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV

- Tax Increment Reinvestment Zone (TIRZ) # 1, St. George Place- Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the codes site is https://library.municode.com/tx/houston/codes/code_of_ordinances

This letter does not address any separately filed restrictions that may be applicable to a property.

For the most up to date City of Houston boundary, visit https://cohegis.houstontx.gov/cohgisweb/houstonctp/

Margaret Wallace Brown, Director
Elementary School Map
Connect South Apartments
6440 Hillcroft Avenue
Houston, Texas
Middle School Map

Connect South Apartments
6440 Hillcroft Avenue
Houston, Texas
High School Map
Connect South Apartments
6440 Hillcroft Avenue
Houston, Texas
### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>85</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>77</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td><strong>College, Career and Military Readiness</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>49</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>79</td>
<td>86</td>
<td>B</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.1%)</td>
<td>49</td>
<td>85</td>
<td>B</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>88</td>
<td>83</td>
<td>B</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Earned
- Science: Not Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Earned
## Texas Education Agency
### 2018 Accountability Ratings Overall Summary
#### SUTTON EL (101912248) - HOUSTON ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>83</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAAR Performance</td>
<td>49</td>
<td>77</td>
<td>Met Standard</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td>85</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>77</td>
<td>83</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.1%)</td>
<td>49</td>
<td>85</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>81</td>
<td>78</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Earned
- Science: Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Not Earned
# Texas Education Agency

## 2019 Accountability Ratings Overall Summary

**LONG ACADEMY (101912059) - HOUSTON ISD**

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>87</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>35</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>61</td>
<td>68</td>
<td>D</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 98.2%)</td>
<td>68</td>
<td>92</td>
<td>A</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>56</td>
<td>76</td>
<td>C</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is identified for additional targeted support.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Not Earned
Texas Education Agency
2018 Accountability Ratings Overall Summary
LONG ACADEMY (101912059) - HOUSTON ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>86</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>Student Achievement</td>
<td>76</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>32</td>
<td>57</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>98</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>91</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td>91</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>61</td>
<td>68</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 85.6%)</td>
<td>65</td>
<td>91</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>40</td>
<td>73</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

**Distinction Designations**

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Not Earned
## Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>76</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>68</td>
<td>53</td>
<td>D</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>58</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>87.7</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>70</td>
<td>C</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 99.0%)</td>
<td>43</td>
<td>78</td>
<td>C</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>33</td>
<td>71</td>
<td>C</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is identified for comprehensive support and improvement.

### Distinction Designations

- ELA/Reading: Earned
- Mathematics: Earned
- Science: Not Earned
- Social Studies: Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
### 2018 Accountability Ratings Overall Summary

**WISDOM H S (101912009) - HOUSTON ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>68</td>
<td></td>
<td>Met Standard</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>23</td>
<td>50</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>36</td>
<td>68</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>86.8</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>64</td>
<td>72</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 95.9%)</td>
<td>30</td>
<td>62</td>
<td>Met Standard</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>10</td>
<td>59</td>
<td>Improvement Required</td>
</tr>
</tbody>
</table>

### Distinction Designations

- ELA/Reading: Earned
- Mathematics: Earned
- Science: Earned
- Social Studies: Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City is a municipality with a population of two million or more where a federal disaster has been declared by the Full Application Delivery Date as identified in §11.2(a) of the Qualified Allocation Plan, and the City is authorized to administer disaster recovery funds as a subgrant recipient, for the disaster identified in the federal disaster declaration; and

WHEREAS, as provided for in 10 Texas Administrative Code §11.3(b) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Development Site is located less than two linear miles from the proposed Development Site of another Application within said City that is proposed for award in the same calendar year; and
WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of each Applicant's Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is __________________________.

City Secretary

(Prepared by Legal Dept. Assistant City Attorney

(Prepared by Tom McCasland, Director, Housing and Community Development Department)
<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Project Name</th>
<th>Project Address</th>
<th>TDHCA Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westview Terrace Apartments, LP</td>
<td>Westview Terrace</td>
<td>Approximately 1222 Witte Road</td>
<td>20099</td>
</tr>
<tr>
<td>Greens on Westview LP</td>
<td>Greens on Westview</td>
<td>1212 W Sam Houston Pkwy N</td>
<td>20269</td>
</tr>
<tr>
<td>Heritage Senior Residences, L.P.</td>
<td>Heritage Senior Residences</td>
<td>NEC Center St. and Moy St.</td>
<td>20204</td>
</tr>
<tr>
<td>Houston Ella 1718 W 26, LP</td>
<td>The Ella</td>
<td>1718 W. 26th Street</td>
<td>20138</td>
</tr>
<tr>
<td>CSH Dian Street Villas, Ltd.</td>
<td>Dian Street Villas</td>
<td>1433 Dian Street</td>
<td>20116</td>
</tr>
<tr>
<td>Magnificat Permanent Affordable Housing, LLC</td>
<td>Magnificat Permanent Affordable Housing</td>
<td>3300 Caroline St.</td>
<td>20114</td>
</tr>
<tr>
<td>Trinity East Village Family, LLC</td>
<td>Trinity East Village Family Housing</td>
<td>2707 St. Charles St.</td>
<td>20080</td>
</tr>
<tr>
<td>DWR Regency 20, LP</td>
<td>Regency Lofts</td>
<td>3232 Dixie Dr.</td>
<td>20097</td>
</tr>
<tr>
<td>Hebron Village Ltd.</td>
<td>Hebron Village Supportive Housing</td>
<td>7350 Calhoun Rd</td>
<td>20053</td>
</tr>
<tr>
<td>NH Canal Lofts</td>
<td>Canal Lofts</td>
<td>5601 Canal Street</td>
<td>20011</td>
</tr>
<tr>
<td>Lockwood South Apts, LP</td>
<td>Lockwood South Apartments</td>
<td>Approx. 560' west of Lockwood Drive &amp; Buffalo Bayou at Drennan Street</td>
<td>20077</td>
</tr>
<tr>
<td>NHH Savoy, Ltd.</td>
<td>New Hope Housing Savoy</td>
<td>approximately 6301 Savoy Drive</td>
<td>20075</td>
</tr>
<tr>
<td>Richmond Senior Village, Ltd.</td>
<td>Richmond Senior Village</td>
<td>5615 Richmond Avenue</td>
<td>20141</td>
</tr>
<tr>
<td>Greenridge Terrace, LP</td>
<td>Greenridge Terrace</td>
<td>Approximately 6000 block of Beverly Hill Street</td>
<td>20101</td>
</tr>
<tr>
<td>Connect South Apts, LP</td>
<td>Connect South Apartments</td>
<td>6440 Hillcroft Avenue</td>
<td>20082</td>
</tr>
<tr>
<td>AYE</td>
<td>NO</td>
<td>MAYOR TURNER</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>----</td>
<td>--------------</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>COUNCIL MEMBERS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>****</td>
<td></td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>PECK</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>DAVIS</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>KAMIN</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>EVANS-SHABAZZ</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>MARTIN</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>THOMAS</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>TRAVIS</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>CISNEROS</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>GALLEGOS</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>POLLARD</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>MARTHA CASTEX-TATUM</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>KNOX</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>ROBINSON</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>KUBOSHI</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>PLUMMER</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td></td>
<td>ALCORN</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ADOPTED</td>
<td></td>
</tr>
</tbody>
</table>
February 26, 2020

Ms. Isabelle Atkinson
Structure Development
1301 Chicon Street, Ste. 101
Austin, Texas 78702

RE: PRE-APPLICATION DISCLOSURE FOR 20082 CONNECT SOUTH APARTMENTS, HOUSTON, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that Fugro Environmental’s storage lot for its equipment and trucks, a possible industrial use, is located approximately 485 feet to the northwest of the proposed site. Per 10 TAC §11.101(a)(2), undesirable site features include:

(F) Development Sites located within 500 feet of heavy industry (i.e. facilities that require extensive use of land and machinery, produce high levels of external noise such as manufacturing plants, or maintains fuel storage facilities (excluding gas stations);

According to the Applicant, there are no fuel storage tanks or heavy machinery within 500 feet of the Development Site boundary.

Staff review indicates that Fugro Environmental provides geo-consulting, surveying and environmental services to its clients at the clients’ property. As a limited Staff pre-determination under 10 TAC §11.101(a)(3)(A), based on the information provided so far, it does not appear that any activities that would be considered “industrial” occur at the site. Accordingly, Staff finds that the proximity of the Development Site to Fugro does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)(F). Please note that this site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA, and has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

Marni Holloway
Multifamily Finance Director
Site Info Form Part II
### Site Information Form Part II

**Self Score Total:** 131

**Yes** Part 1 entries are related to Concerted Revitalization Plan and Opportunity Index points are not requested.

If yes, skip down to select amenities under Urban or Rural, as applicable.

1. **Opportunity Index (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(4) and 10 TAC §13.6(1)]**

   Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.

   **AND**
   - The census tract has a median household income rate in the two highest quartiles within the region (2 points).
   - The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as (but not limited to) highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

   **Contiguous Census Tract #:**

   **Contiguous Tract Quartile:**

   ![Contiguous Tract Quartile](image)

   ![Development is Urban and Development Site is within the required radius of eligible amenities and/or services, pursuant to §11.9(c)(4)(B)(i) of the QAP. A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.](image)

   **full service grocery store (1 point)(1 mile)**

   **pharmacy (1 point)(1 mile)**

   **licensed center serving children (1 point)(2 miles)**

   **indoor recreation facility available to public (1 point)**

   **outdoor recreation facility available to public (1 point)**

   **delivered meals service (1 point)**

   **A or B-rated public school (1 point)**

   ![Development is Rural or USDA and Development Site is within the required distance of eligible amenities and/or services pursuant to §11.9(c)(4)(B)(ii) of the QAP. A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.](image)

2. **Underserved Area (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(5) and 10 TAC §13.6(3)]**

   Applications may qualify for up to five (5) points for proposed Developments located in ONE of the following areas:

   - Wholly or partially within a Colonia (2 points);
     (Note: Not eligible if application qualifies for Opportunity Index points)

   - Entirely within the boundaries of an Economically Distressed Area (1 point);

---

**Application is seeking points for Opportunity Index.**

If necessary, provide a brief summary of how the Development Site is justifying the points selected:

![Application justification](image)

**Total Points Claimed:** 0

2/23/2020
(Note: Not eligible if application qualifies for Opportunity Index points)

**Yes** Entirely within a census tract that does not have another Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (4 points);

For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 20 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (3 points);

For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (2 points);

Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);

Contiguous Census Tract #

Entirely within a census tract where, according to American Community Survey 5-year Estimates, the population share of persons below the 200% federal poverty level decreased by 10% or more and where the total number of persons at or above the 200% poverty level increased by 15% or more from 2010 to 2017. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (3 points);

An At-risk or USDA Development placed in service 25 or more years ago, that is still occupied, and that has not yet received federal funding, or LIHTC equity, for the purposes of Rehabilitation for the Development. (3 points)

**Application is seeking points for Underserved Area.**

**Total Points Claimed:**

<table>
<thead>
<tr>
<th>3.</th>
<th>Proximity to Job Areas [Competitive HTC Applications Only] [10 TAC §11.9(c)(7)]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong></td>
<td>Application is not in the At-Risk Set-Aside; AND</td>
</tr>
</tbody>
</table>

**A. Proximity to the Urban Core**

Population of Place is 190,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building. (6 points) **OR**

Population of Place is 750,000 or more and Development is located w/in 4 miles of the main municipal government administration building. (6 points)

**OR**

**B. Proximity to Jobs (select one)**

**X** The Development is located within 1 mile of 16,500 jobs. (6 points)

The Development is located within 1 mile of 13,500 jobs. (5 points)

The Development is located within 1 mile of 10,500 jobs. (4 points)

The Development is located within 1 mile of 7,500 jobs. (3 points)

The Development is located within 1 mile of 4,500 jobs. (2 points)

The Development is located within 1 mile of 2,000 jobs. (1 point)

**Application is seeking points for Proximity to Job Areas**

**Total Points Claimed:**

<table>
<thead>
<tr>
<th>4.</th>
<th>Concerted Revitalization Plan (Competitive HTC Applications Only) [10 TAC §11.9(d)(7)]</th>
</tr>
</thead>
</table>

**Region:** 6  **Urban**

**Yes** Application is claiming points for a Concerted Revitalization Plan ("CRP"). (up to 7 points)

**X** No points were claimed for Opportunity Index.

**X** Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.

**X** The CRP Packet has been completed and is included behind Tab 10.

**Application is seeking points for Concerted Revitalization.**

**Total Points Claimed:**

<table>
<thead>
<tr>
<th>5.</th>
<th>Declared Disaster Area (Competitive HTC Applications ONLY) [10 TAC §11.9(d)(3)]</th>
</tr>
</thead>
</table>

2/23/2020
<table>
<thead>
<tr>
<th>Application is seeking points for Declared Disaster Area.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]</td>
<td>10</td>
</tr>
</tbody>
</table>

- Application meets all of the following requirements: (5 points)
  - Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 1, 2019.
  - Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2020.
  - Application includes acknowledgement from all lenders and the syndicator of the required closing date.
  - Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2020.
  - Application includes evidence that appropriate zoning will be in place at award.
  - Application includes a DETAILED narrative description of each piece of evidence provided that is not specifically requested and how that evidence proves that the Applicant will have appropriate zoning at award and will close all financing and fully execute the construction contract on or before the last business day of November, 2020.
  - Applicant understands that failure to close all financing and/or fully execute the construction contract on or before the last business day in November, 2019 will result in penalty under 10 TAC §11.9(f), as determined solely by the Board.

<table>
<thead>
<tr>
<th>Application is seeking points for Readiness to Proceed.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>
Site Info Part II – Supporting Documents
# Supporting Documentation for the Site Information Form Part II

<table>
<thead>
<tr>
<th><strong>n/a Opportunity Index (Competitive HTC and Direct Loan Only)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>x Map with Development Site boundaries indicated, relative to census tract boundaries</td>
</tr>
<tr>
<td>x Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts</td>
</tr>
<tr>
<td>x Map(s) of Community Assets with Development, radius, and each asset labeled</td>
</tr>
<tr>
<td>x Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements</td>
</tr>
<tr>
<td>x For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules. NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization's service activity in the community.</td>
</tr>
<tr>
<td>x Print-out from DFPS website confirming daycare licensed to serve relevant age groups (<a href="http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp">http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp</a>)</td>
</tr>
<tr>
<td>x Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2019, including the computation used to determine the crime rate (<a href="https://www.neighborhoodscout.com">https://www.neighborhoodscout.com</a>)</td>
</tr>
<tr>
<td>x Print-out from THECB website confirming accreditation of university or community (<a href="http://www.thhighereddata.org/Interactive/Institutions.cfm">http://www.thhighereddata.org/Interactive/Institutions.cfm</a>)</td>
</tr>
<tr>
<td>x Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>x Evidence of Underserved Area (Competitive HTC and Direct Loan Only)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>n/a For Colonia:</strong></td>
</tr>
<tr>
<td>x Evidence from Attorney General of Colonia boundaries; and (<a href="https://www.texasattorneygeneral.gov/cpd/colonias">https://www.texasattorneygeneral.gov/cpd/colonias</a>)</td>
</tr>
<tr>
<td>x Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and</td>
</tr>
<tr>
<td>x Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.</td>
</tr>
<tr>
<td><strong>n/a For Economically Distressed Areas:</strong> (<a href="http://www.twdb.texas.gov/financial/programs/EDAP/index.asp">http://www.twdb.texas.gov/financial/programs/EDAP/index.asp</a>)</td>
</tr>
<tr>
<td>x Documentation indicating the boundaries of the EDA and evidence of a Texas Water Development Board award within the last five years; and</td>
</tr>
<tr>
<td>x Map showing development site boundaries, relative to EDA boundaries.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>x For other items:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Development must be awarded January 1, 2005 or earlier for 15-year threshold, January 1, 2000 or earlier for the 20-year threshold, and January 1, 1990 or earlier for 30-year threshold, as listed in the &quot;Board Approval&quot; column of the Property Inventory Report posted on the Department’s website at (<a href="http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm">http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm</a>)</td>
</tr>
<tr>
<td>x Map with Development Site boundaries indicated, relative to census tract boundaries</td>
</tr>
<tr>
<td>x Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable</td>
</tr>
<tr>
<td>x Map with all contiguous census tracts, if applicable</td>
</tr>
<tr>
<td>x Evidence Development was placed in service 25 or more years ago</td>
</tr>
<tr>
<td>x Evidence Development is still occupied. Submit any rent roll separate from the Application)</td>
</tr>
<tr>
<td>x Evidence or statement that Development has not received federal funding or LIHTC equity for Rehab</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>x Proximity to Job Areas (Competitive HTC Only)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proximity to Urban Core</strong></td>
</tr>
<tr>
<td>x Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.</td>
</tr>
</tbody>
</table>
OR

Proximity to Jobs

- US Census’ OnTheMap report, the 2017 data set, indicating date data was retrieved is as of October 1 but before Pre-Application Final Delivery Date. (See the 2020 Application Manual for directions)

- Concerted Revitalization Plan (Competitive HTC Only)

  - CRP Packet, including backup documentation for amenities is inserted behind this tab.

- Declared Disaster Area: (Competitive HTC Only)

  - The county in which the Development Site is located is listed on the 2020 List of Declared Disaster Areas (no further documentation is required).
  - The List of Declared Disaster Areas is posted on the Department’s website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

  - Applicant believes the county in which the Development Site is located was omitted from the list and should be listed. Application includes evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov’t Code §418.014 at any time within the two-year period preceding the date of Application submission.

- Readiness to Proceed (Competitive HTC Only)

  - Evidence Development Site is located is in a county declared by FEMA to be a disaster area eligible for individual assistance at some point since December 1, 2016 (only required if county is not included on the list and Applicant believes it should be).

  - Certification regarding closing deadline
  - Acknowledgement(s) of closing deadline from lenders and syndicator
  - Certification regarding construction contract signing deadline
  - Evidence that appropriate zoning will be in place at award (July 23, 2020).

  Each piece of evidence provided that is not listed above must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements.
Census Tract Map
Connect South Apartments
6440 Hillcroft Street
Houston, Texas
Community Assets

Connect South

6440 Hillcroft St
Houston, Texas

Grocery: Fiesta Mart
Pharmacy: Hillcroft Pharmacy
Childcare: New Horizon Head Start
Indoor Rec: Burnett Bayland Community Center
Outdoor Rec: Bayland Park
Meals Service: Interfaith Ministries' Meals on Wheels Greater Houston and Galveston Co
Rated School: Sutton Elementary
GROCERY STORE NEAR YOU
FIESTA MART - STORE 07

Store Number: 07

ADDRESS
6200 Bellaire,
Houston, TX 77081
(713) 270-5889

GROCERY STORE HOURS
Mon-Sun: 7am-10pm

DEPARTMENTS
Service Center
Produce
Seafood
Meat
International
Deli
Fiesta Mart Bakery
Hispanic Foods
Floral and General Merchandise
Apparel

See weekly ad

Make this my store

STORE 07
6200 Bellaire,
Houston, TX 77081
(713) 270-5889

See weekly ad
Get directions
Hillcroft Physicians Pharmacy is an independent retail pharmacy committed to meeting your medication needs in the safest and most cost-effective way possible whether they are prescribed by one of our great providers or an outside physician. Our desire is to not only know your medications, but to know you as well. Our point-of-care on-site dispensing services are designed with our patient’s health and wellness in mind.

Our excellent and passionate Pharmacy Team includes Sean Yarbrough PharmD, Pharmacist in Charge. They are committed to serving our patients and community.

ON-SITE PHARMACY HEALTH & WELLNESS BENEFITS:
- Compliance & adherence improves chronic diseases
- Save time & money
- Convenient hours & caring staff
- Cost – Prescriptions equivalent or lower than major drug stores
- Co-pay & we file insurance
- Refill prescriptions quickly & easily

Contact Us
Phone: 713-988-9996
Fax: 713-988-9446
Email: hillcroftpharmacy@comcast.net

Hours of Operation:
Monday-Friday: 9am-5:30pm
Saturday: 9am-2pm

Contact Us 713-988-3921
info@hillcroftphysicians.net

6400 Hillcroft St. Suite 100, Houston TX 77081

Copyright © Hillcroft Physicians
All rights reserved
Child Care Search Result Details

Operation Details
You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

<table>
<thead>
<tr>
<th>Operation Number:</th>
<th>551629</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operation Type:</td>
<td>Licensed Center</td>
</tr>
<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
</tr>
<tr>
<td>Operation/Caregiver Name:</td>
<td>New Horizon Head Start</td>
</tr>
</tbody>
</table>
| Location Address:         | 6565 ROOKIN ST  
HOUSTON, TX 77074 |
| Mailing Address:          | 6565 ROOKIN ST  
HOUSTON, TX 77074 |
| Phone Number:             | 713-779-4856 |
| County:                   | HARRIS    |
| Website Address:          |          |
| Email Address:            |          |
| Administrator/Director Name: | Monique Shobo |
| Type of Issuance:         | Full Permit |
| Issuance Date:            | 4/19/2001 |
| Permit Renewal Due By Date: | 4/19/2021 |
| Conditions on Permit:     | Yes       |
| Accepts Child-Care Subsidies: | Yes    |
| Hours of Operation:       | 07:00 AM-04:30 PM |
| Days of Operation:        | Monday - Friday |
| Total Capacity:           | 239      |
| Licensed to Serve Ages:   | Infant, Toddler, Pre-Kindergarten, School |
| Total Capacity:           | 239      |
| Number Of Admin Penalties:| 0        |
| Corrective Action:        | No       |
| Adverse Action:           | No       |
| Temporarily Closed:       | No       |

Five Year Inspection Summary
- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes are inspected at least once every two years, Listed Family Homes are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.
In the last five years, Licensing conducted the following:

- 9 - Inspections
- 1 - Assessments
- 2 - Self Reported Incidents
- 2 - Reports

Click on the inspection type to see additional details related to each inspection.

There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the Five year history.

Five Year Compliance Summary

- During the last five years, 2376 standards were evaluated for compliance at this operation.

- Of the standards evaluated 10 deficiencies were cited.

Click on the number of deficiencies to see additional details.

Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

- The weights of the standard deficiencies cited in the past five years are as follows:

  - 4 were weighted as High
  - 3 were weighted as Medium - High
  - 3 were weighted as Medium
  - 0 were weighted as Medium - Low
  - 0 were weighted as Low

Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office.

Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/ Caregiver.
Indoor Recreation

HOUSTON PARKS AND RECREATION DEPARTMENT

BURNETT–BAYLAND COMMUNITY CENTER

Contact Info
- Address: 2200 Chimney Rock
  Houston, TX 77081
- Phone: 713.686.4516
- Email: BurnettBayland@houstonx.gov

Fall/Winter/Spring Office Hours
- M. to Th.: 1:00 p.m. – 6:00 p.m.
- F.: 12:00 p.m. – 8:00 p.m.
- Sat.: 10:00 a.m. – 2:00 p.m.
- Sun.: Closed

Summer Office Hours
- M. to F.: 8:00 a.m. – 8:00 p.m.
- Sat.: 10:00 a.m. – 2:00 p.m.
- Sun.: Closed

To request park repairs please call 311 or 713.837.0311 or submit your request online by clicking this link.

STREET TREES

If you witness the removal of trees from street easements, please call 832-395-7100 immediately so we can check for permits and avoid unnecessary street tree loss. This phone line is answered 24 hours a day.

For all other non-emergency street tree service requests please call 3-1-1 (713-837-0311).

CONTACT US

- Main Phone Line: 832-395-7000
- Email: askparks@houstontx.gov
- Address: Houston Parks and Recreation Dept.
  2999 South Wayside
  Houston, TX 77023
- Hours: 8:00 am – 5:00 pm, M-F

ACTIVITIES GUIDE & CLASS CATALOG

Recreation Catalog Available Now

H.P.A.R.D.'s Fall Activities Guide is available online now! Check out the listings for recreation, fitness, and educational opportunities you and your family can take part in!

REQUESTS FOR PUBLIC RECORDS

Texas Public Information Act Requests
Houston Parks and Recreation Department

2999 S. Wayside Drive
Houston, TX 77023

Email: hpardrecords@houstontx.gov

ABOUT US

- OVERVIEW
- CONTACT US
- HPARD HOME PAGE

EVENT FLIERS

For more information on Burnett Bayland Community Center programs click on the links below to view or print program fliers.
AFTER SCHOOL MEAL PROGRAM
YOUTH - AGES 1 TO 18
GET A FREE MEAL AND SNACK
SEPT. 3, 2019 - MAY 22, 2020
NO REGISTRATION REQUIRED
OVER 75 SITES ACROSS HOUSTON

REGISTER FOR PARK’S
AFTER SCHOOL ENRICHMENT PROGRAM!
ENJOY SPORTS, CRAFTS, FIELD TRIPS
AND MUCH MORE!
After School Enrichment Program (AEP)

Enjoy arts and crafts, games, entertainment, special events, sports, field trips, nature explorations, and a variety of FREE activities at community centers across the city. This program is open to youth ages 6-13. Register at a community center near you.

- **Ages:** 6 - 13
- **Registration:** Aug 1 - Ongoing During Community Center Hours
- **Fee:** FREE
- **Program Dates:** Jan 2 - May 8, 2020
- **Time:** 3:00 pm - 6:00 pm
- **Locations:** All community centers
- **Information:** (832) 395-7131

Instructional Sports Play

As part of HPARD’s After School Enrichment Program (AEP), youth ages 6-13 will learn the fundamentals of a variety of sports this fall through Instructional Sports Play. This program is FREE to youth enrolled in HPARD’s After School Enrichment Program. Sports programming includes instruction and scrimmage play in a variety of sports including Basketball, Soccer, Volleyball, and Flag Football (equipment provided). Contact your After School Enrichment Program site for the Instructional Sports Play schedule this fall.

- **Ages:** 6 - 13
- **Registration:** Aug 1 - Ongoing
- **Program Dates:** Jan 2 - May 18, 2020
- **Fee:** FREE
- **Information:** Contact Community Center

--

**SITES**

<table>
<thead>
<tr>
<th>Site</th>
<th>Days</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Candlelight</td>
<td>M, W, &amp; F</td>
<td>10:00 am - 12:00 pm</td>
</tr>
<tr>
<td>Cherryhurst</td>
<td>M, W, &amp; F</td>
<td>10:00 am - 2:00 pm</td>
</tr>
<tr>
<td>Kendall</td>
<td>T - Th</td>
<td>10:00 am - 12:00 pm</td>
</tr>
</tbody>
</table>

After School Meal Program (ASMP)

Get a FREE nutritious meal and snack at more than 75 A.S.M.P. Provider Sites in the Houston/Harris County area. This program is open to youth ages 1 to 18. It provides a FREE nutritious meal and snack during the week. Meals are served Monday through Friday from 3:00 pm to 6:00 pm at participating A.S.M.P. sites. Join the increasing number of families and children participating in the After School Meal program.

- **Ages:** 1 - 18
- **Registration:** Not Required
- **Program Dates:** Sept 4, 2019 - May 24, 2020
- **Time:** 3:00 pm - 6:00 pm
- **Fee:** FREE
- **Information:** 713-676-6832 / 211

Tiny Tots Program

Parents are invited to participate in this program for youth ages four and under. This parent/child program includes fitness activities, arts and crafts and social games. Parents and/or guardians must accompany the child at all times.

- **Ages:** 4 and under
- **Registration:** Ongoing
- **Program Dates:** Ongoing
- **Time:** Varies
- **Fee:** FREE
- **Information:** Contact Community Center

--

**SITES**

<table>
<thead>
<tr>
<th>Site</th>
<th>Days</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cherryhurst</td>
<td>M, W, &amp; F</td>
<td>10:00 am - 2:00 pm</td>
</tr>
<tr>
<td>Milroy</td>
<td>M &amp; Th</td>
<td>10:00 am - 12:00 pm</td>
</tr>
<tr>
<td>Proctor Plaza</td>
<td>W &amp; F</td>
<td>10:00 am - 1:00 pm</td>
</tr>
<tr>
<td>River Oaks</td>
<td>Th</td>
<td>11:00 am - 12:00 pm</td>
</tr>
<tr>
<td>Woodland</td>
<td>T &amp; W</td>
<td>10:30 am - 11:30 pm</td>
</tr>
<tr>
<td>Woodland</td>
<td>F</td>
<td>11:00 am - 12:00 pm</td>
</tr>
</tbody>
</table>
## Adult Basketball Freeplay

Sign up today to play one of the most popular and widely viewed sports in the world: Basketball! There are a variety of basketball courts and games available for you to choose from. Check with individual community centers for more information.

### Northeast

<table>
<thead>
<tr>
<th>Community Center</th>
<th>Activity</th>
<th>Day</th>
<th>Time</th>
<th>Location</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Judson Robinson, Sr. (KM495L)</td>
<td>Freeplay BB</td>
<td>M</td>
<td>6:00 pm - 8:45 pm</td>
<td>1422 Lidwicke, 77029</td>
<td>(832) 396-7392</td>
</tr>
<tr>
<td>Judson Robinson, Sr. (KM495L)</td>
<td>Senior Freeplay BB</td>
<td>Th</td>
<td>6:00 pm - 8:45 pm</td>
<td>1422 Lidwicke, 77029</td>
<td>(832) 396-7392</td>
</tr>
<tr>
<td>Judson Robinson, Sr. (KM495L)</td>
<td>Teen/Youth Freeplay BB</td>
<td>F</td>
<td>6:00 pm - 7:45 pm</td>
<td>1422 Lidwicke, 77029</td>
<td>(832) 396-7392</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay BB</td>
<td>M - Th</td>
<td>1:00 pm - 3:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay BB</td>
<td>F</td>
<td>10:00 am - 2:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay Volleyball</td>
<td>T</td>
<td>6:00 pm - 8:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay Volleyball</td>
<td>Th</td>
<td>7:00 pm - 9:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay Volleyball</td>
<td>F</td>
<td>6:00 pm - 8:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Melrose (KM 413T)</td>
<td>Freeplay Volleyball</td>
<td>M &amp; W</td>
<td>7:00 pm - 9:00 pm</td>
<td>1001 Canino, 77076</td>
<td>(281) 447-0514</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>10:00 am - 2:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Ladies Freeplay BB</td>
<td>W</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Leisure BB</td>
<td>F</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Freeplay Volleyball</td>
<td>Th</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Men BB</td>
<td>T</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Lincoln (KM 412Q)</td>
<td>Freeplay BB</td>
<td>M, W, &amp; F</td>
<td>12:00 pm - 3:00 pm</td>
<td>979 Gresham, 77088</td>
<td>(281) 445-1617</td>
</tr>
<tr>
<td>Lincoln (KM 412Q)</td>
<td>Freeplay BB</td>
<td>M &amp; W</td>
<td>5:00 pm - 9:00 pm</td>
<td>979 Gresham, 77088</td>
<td>(281) 445-1617</td>
</tr>
<tr>
<td>Love (KM 452Z)</td>
<td>Freeplay BB</td>
<td>T</td>
<td>8:00 pm - 9:00 pm</td>
<td>1000 West 12th, 77008</td>
<td>(713) 867-0497</td>
</tr>
<tr>
<td>Love (KM 452Z)</td>
<td>Senior Freeplay BB</td>
<td>Th</td>
<td>6:30 pm - 9:00 pm</td>
<td>1000 West 12th, 77008</td>
<td>(713) 867-0497</td>
</tr>
</tbody>
</table>

### Northwest

<table>
<thead>
<tr>
<th>Community Center</th>
<th>Activity</th>
<th>Day</th>
<th>Time</th>
<th>Location</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Candlelight (KM 452E)</td>
<td>Freeplay BB</td>
<td>M</td>
<td>6:00 pm - 9:00 pm</td>
<td>6402 Market, 77020</td>
<td>(832) 395-7645</td>
</tr>
<tr>
<td>Candlelight (KM 452E)</td>
<td>Freeplay BB</td>
<td>F</td>
<td>3:00 pm - 4:00 pm</td>
<td>6402 Market, 77020</td>
<td>(832) 395-7645</td>
</tr>
<tr>
<td>Candlelight (KM 452E)</td>
<td>Badminton</td>
<td>T &amp; Th</td>
<td>1:00 pm - 5:00 pm</td>
<td>6818 Shady Villa, 77055</td>
<td>(832) 395-7611</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>Full Court BB</td>
<td>M - F</td>
<td>1:00 pm - 3:30 pm</td>
<td>3725 Fulton, 77009</td>
<td>(832) 395-7645</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>Full Court BB</td>
<td>M &amp; W</td>
<td>6:00 pm - 8:00 pm</td>
<td>3725 Fulton, 77009</td>
<td>(832) 395-7645</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>Volleyball</td>
<td>T &amp; Th</td>
<td>6:00 pm - 8:00 pm</td>
<td>9720 Spaulding, 77016</td>
<td>(713) 636-8221</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>Senior Men BB</td>
<td>T</td>
<td>6:00 pm - 8:00 pm</td>
<td>9720 Spaulding, 77016</td>
<td>(713) 636-8221</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>3 on 3 BB</td>
<td>S</td>
<td>3:00 pm - 5:00 pm</td>
<td>9720 Spaulding, 77016</td>
<td>(713) 636-8221</td>
</tr>
<tr>
<td>Fonde (KM 493K)</td>
<td>Badminton</td>
<td>F</td>
<td>6:00 pm - 8:00 pm</td>
<td>9720 Spaulding, 77016</td>
<td>(713) 636-8221</td>
</tr>
<tr>
<td>Freed (KM 451Y)</td>
<td>Freeplay BB</td>
<td>T &amp; Th</td>
<td>1:00 pm - 5:00 pm</td>
<td>818 Shady Villa, 77055</td>
<td>(832) 395-7611</td>
</tr>
<tr>
<td>Freed (KM 451Y)</td>
<td>Freeplay BB</td>
<td>M &amp; W</td>
<td>3:00 pm - 5:00 pm</td>
<td>818 Shady Villa, 77055</td>
<td>(832) 395-7611</td>
</tr>
<tr>
<td>Freed (KM 451Y)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>12:00 pm - 2:00 pm</td>
<td>818 Shady Villa, 77055</td>
<td>(832) 395-7611</td>
</tr>
<tr>
<td>Freed (KM 451Y)</td>
<td>Freeplay BB</td>
<td>W</td>
<td>6:30 pm - 9:00 pm</td>
<td>818 Shady Villa, 77055</td>
<td>(832) 395-7611</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Freeplay BB</td>
<td>M &amp; F</td>
<td>10:00 am - 2:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Ladies Freeplay BB</td>
<td>W</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Leisure BB</td>
<td>F</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Freeplay Volleyball</td>
<td>Th</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Judson Robinson, Jr (KM 533B)</td>
<td>Men BB</td>
<td>T</td>
<td>6:00 pm - 9:00 pm</td>
<td>2020 Hermann Dr., 77004</td>
<td>(832) 395-7626</td>
</tr>
<tr>
<td>Lincoln (KM 412Q)</td>
<td>Freeplay BB</td>
<td>M, W, &amp; F</td>
<td>12:00 pm - 3:00 pm</td>
<td>979 Gresham, 77088</td>
<td>(281) 445-1617</td>
</tr>
<tr>
<td>Lincoln (KM 412Q)</td>
<td>Freeplay BB</td>
<td>M &amp; W</td>
<td>5:00 pm - 9:00 pm</td>
<td>979 Gresham, 77088</td>
<td>(281) 445-1617</td>
</tr>
<tr>
<td>Location</td>
<td>Activity</td>
<td>Age</td>
<td>Time</td>
<td>Location</td>
<td>Zip Code</td>
</tr>
<tr>
<td>---------------</td>
<td>---------------------</td>
<td>-----</td>
<td>-----------------</td>
<td>------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Love (KM 452Z)</td>
<td>Freeplay BB</td>
<td>F</td>
<td>7:00 pm - 8:00 pm</td>
<td>1000 West 12th, 77008</td>
<td>(713) 867-0497</td>
</tr>
<tr>
<td>Love (KM 452Z)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>1000 West 12th, 77008</td>
<td>(713) 867-0497</td>
</tr>
<tr>
<td>Love (KM 452Z)</td>
<td>Teen Freeplay BB</td>
<td>M &amp; W</td>
<td>6:30 pm - 9:00 pm</td>
<td>1031 Stude, 77007</td>
<td>(713) 867-0496</td>
</tr>
<tr>
<td>Stude (KM 493E)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>1:00 pm - 3:00 pm</td>
<td>1031 Stude, 77007</td>
<td>(713) 867-0496</td>
</tr>
<tr>
<td>Stude (KM 493E)</td>
<td>Freeplay BB</td>
<td>T</td>
<td>7:15 pm - 8:45 pm</td>
<td>1031 Stude, 77007</td>
<td>(713) 867-0496</td>
</tr>
<tr>
<td>Stude (KM 493E)</td>
<td>Women's Freeplay BB</td>
<td>Th</td>
<td>7:30 pm - 9:00 pm</td>
<td>1031 Stude, 77007</td>
<td>(713) 867-0496</td>
</tr>
<tr>
<td>Stude (KM 493E)</td>
<td>Freeplay Coed Volleyball</td>
<td></td>
<td>6:15 pm - 7:45 pm</td>
<td>212 Parkview, 77009</td>
<td>(713) 867-0401</td>
</tr>
<tr>
<td>Stude (KM 493E)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>212 Parkview, 77009</td>
<td>(713) 867-0401</td>
</tr>
<tr>
<td>Woodland (KM 493C)</td>
<td>Teen BB</td>
<td>M - Th</td>
<td>4:00 pm - 6:00 pm</td>
<td>9311 Ave P, 77012</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Woodland (KM 493C)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>12:00 pm - 2:00 pm</td>
<td>9311 Ave P, 77012</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Mason (KM 535A)</td>
<td>Freeplay BB Teens</td>
<td>M</td>
<td>7:00 pm - 9:00 pm</td>
<td>541 South 75th St, 77023</td>
<td>(713) 928-7055</td>
</tr>
<tr>
<td>Mason (KM 535A)</td>
<td>Freeplay BB Adults</td>
<td>W</td>
<td>7:00 pm - 9:00 pm</td>
<td>541 South 75th St, 77023</td>
<td>(713) 928-7055</td>
</tr>
<tr>
<td>Mason (KM 535A)</td>
<td>Freeplay BB</td>
<td>F</td>
<td>6:00 pm - 8:00 pm</td>
<td>541 South 75th St, 77023</td>
<td>(713) 928-7055</td>
</tr>
<tr>
<td>Mason (KM 535A)</td>
<td>Freeplay BB Teens</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>541 South 75th St, 77023</td>
<td>(713) 928-7055</td>
</tr>
<tr>
<td>Sagemont (KM 576Y)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>1:00 pm - 3:00 pm</td>
<td>11507 Hughes Rd, 77089</td>
<td>(281) 922-2343</td>
</tr>
<tr>
<td>Sagemont (KM 576Y)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>11507 Hughes Rd, 77089</td>
<td>(281) 922-2343</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Freeplay BB Teens</td>
<td>M</td>
<td>6:00 pm - 7:00 pm</td>
<td>11903 Bellaire Blvd., 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Freeplay BB Adults</td>
<td>W</td>
<td>6:00 pm - 8:00 pm</td>
<td>11903 Bellaire Blvd., 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Adult Open Gym</td>
<td>T &amp; Th</td>
<td>1:00 pm - 3:00 pm</td>
<td>11903 Bellaire Blvd., 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>1:00 pm - 3:00 pm</td>
<td>9311 Ave P, 77012</td>
<td>(713) 928-4803</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>11:30 am - 1:30 pm</td>
<td>9311 Ave P, 77012</td>
<td>(713) 928-4803</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Teen Freeplay BB</td>
<td>T &amp; Th</td>
<td>6:00 pm - 8:30 pm</td>
<td>9311 Ave P, 77012</td>
<td>(713) 928-4803</td>
</tr>
<tr>
<td>Emancipation (KM 493Y)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>11:00 am - 2:30 pm</td>
<td>3018 Emancipation Ave.</td>
<td>(832) 395-7400</td>
</tr>
<tr>
<td>Emancipation (KM 493Y)</td>
<td>Freeplay BB</td>
<td>M &amp; W</td>
<td>7:00 pm - 8:30 pm</td>
<td>3018 Emancipation Ave.</td>
<td>(832) 395-7400</td>
</tr>
<tr>
<td>Emancipation (KM 493Y)</td>
<td>Volleyball</td>
<td>Th</td>
<td>7:00 pm - 8:30 pm</td>
<td>3018 Emancipation Ave.</td>
<td>(832) 395-7400</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>M</td>
<td>1:00 pm - 3:00 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Adult Freeplay BB</td>
<td>M, T, &amp; Th</td>
<td>1:00 pm - 3:00 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>S</td>
<td>11:00 am - 2:00 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Teen Freeplay BB</td>
<td>F</td>
<td>6:00 pm - 8:30 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>Th</td>
<td>6:00 pm - 8:30 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Adult Freeplay BB</td>
<td>F</td>
<td>12:00 pm - 3:00 pm</td>
<td>11101 South Gessner, 77071</td>
<td>(713) 773-7015</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>S</td>
<td>10:00 am - 12:00 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Teen Freeplay BB</td>
<td>S</td>
<td>12:00 pm - 1:00 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>M</td>
<td>6:00 pm - 8:30 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>S</td>
<td>11:00 am - 2:00 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Teen Freeplay BB</td>
<td>F</td>
<td>6:00 pm - 8:30 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>Th</td>
<td>6:00 pm - 8:30 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Teen Freeplay BB</td>
<td>S</td>
<td>10:00 am - 12:00 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>T</td>
<td>6:45 pm - 8:45 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Teen Freeplay BB</td>
<td>F</td>
<td>6:45 pm - 7:45 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Marian (KM 530X)</td>
<td>Freeplay BB Teens</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>3502 Bellfort, 77051</td>
<td>(832) 395-7586</td>
</tr>
<tr>
<td>Townwood (KM 572P)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>1:00 pm - 3:00 pm</td>
<td>3403 Simsbrook, 77045</td>
<td>(832) 395-7565</td>
</tr>
<tr>
<td>Townwood (KM 572P)</td>
<td>Freeplay BB</td>
<td>M - F</td>
<td>6:00 pm - 9:00 pm</td>
<td>3403 Simsbrook, 77045</td>
<td>(832) 395-7565</td>
</tr>
<tr>
<td>Townwood (KM 572P)</td>
<td>Freeplay BB</td>
<td>S</td>
<td>10:00 am - 2:00 pm</td>
<td>3403 Simsbrook, 77045</td>
<td>(832) 395-7565</td>
</tr>
</tbody>
</table>
## HOUSTON PARKS & RECREATION DEPARTMENT

**832-395-7000**

### AEROBICS CLASSES / ADULT FITNESS CLASSES

<table>
<thead>
<tr>
<th>Location</th>
<th>Activity</th>
<th>Days</th>
<th>Time</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alief (KM 529E)</td>
<td>Senior Aerobics</td>
<td>M, W</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Adult Circuit Training</td>
<td>T &amp; Th</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Senior Fitness</td>
<td>M, W, F</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief (KM 529E)</td>
<td>Alief Hip-Hop Dance</td>
<td>T</td>
<td>6:00 pm-8:00 pm</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T &amp; Th</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Badminton</td>
<td>W</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Instructional Indoor Soccer</td>
<td>M</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Fun Fit Kids Dance</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Fun Fit Kids Dance</td>
<td>S</td>
<td>11:00 am-1:00 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Alief Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Badminton</td>
<td>W</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Senior Aerobics</td>
<td>M, W</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Senior Circuit Training</td>
<td>T &amp; Th</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Senior Fitness</td>
<td>M, W, F</td>
<td>10:00 am-11:00 am</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Alief Hip-Hop Dance</td>
<td>T</td>
<td>6:00 pm-8:00 pm</td>
<td>11903 Bellaire, 77072</td>
<td>(281) 564-8130</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Badminton</td>
<td>W</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
<tr>
<td>Burnett Bayland (KM 531B)</td>
<td>Tai Kwon Do</td>
<td>T</td>
<td>6:00 pm-8:30 pm</td>
<td>6200 Chimney Rock, 77081</td>
<td>(713) 668-4516</td>
</tr>
</tbody>
</table>

* Concessionaire Class - Call Community Center For Cost Information.
**HPARD COMMUNITY CENTERS PHONE NUMBERS**

**NORTHEAST**

Clark (KM 453B)
9718 Clark, 77076
(713) 742-1497

Clinton (KM 495U)
200 Mississippi, 77029
(713) 673-0955

Finnigan (KM 494H)
4900 Providence, 77020
(713) 678-7385

Hobart Taylor (KM 455Q)
8100 Kenton, 77028
(832) 395-7621

Judson Robinson, Sr (KM 495L)
1422 Ledwicke, 77029
(713) 674-2401

Kingwood (KM 297X)*
4102 Rustic Woods Drive, 77345
(281) 348-2570

Lakewood (KM 455G)
8811 Feland, 77028
(713) 636-8217

Melrose (KM 413T)
1001 Canino, 77076
(281) 447-0514

Moody (KM 453Y)
3725 Fulton, 77009
(832) 395-7645

Selena Q. Perez (KM 494H)
6402 Market, 77020
(832) 395-7640

Shady Lane (KM 414W)
10220 Shady Lane, 77034
(713) 742-6035

Swiney (KM 494J)
2812 Cline, 77020
(713) 238-2197

Tidwell (KM 454D)
9720 Spaulding, 77016
(713) 636-8221

Tuffly (KM 454X)
3200 Russell, 77026
(713) 674-2355

**NORTHWEST**

Candlelight (KM 452E)
1520 Candlelight, 77018
(713) 682-3587

Fonde (KM 493K)
110 Sabine, 77007
(713) 226-4466

Freed (KM 451Y)
6818 Shady Villa, 77055
(832) 395-7611

Highland (KM 451D)
3316 DeSoto, 77091
(713) 956-9137

Independence Heights (KM 453N)
603 East 35th, 77022
(713) 867-0373

Judson Robinson, Jr. (KM 533B)
2020 Hermann Drive, 77004
(832) 395-7626

Kendall (KM 488C)
CLOSED

Love (KM 452Z)
1000 West 12th, 77008
(713) 867-0497

Milroy (KM 452Z)*
1205 Yale, 77008
(713) 867-0397

Montie Beach (KM 453X)
915 Northwood, 77009
(713) 864-6820

Proctor Plaza (KM 453X)
803 West Temple, 77009
(713) 862-6907

R L and Cora Johnson (KM 450A)
9920 Porto Rico, 77009
(713) 895-6141

Stude (KM 493E)
1031 Stude, 77007
(713) 867-0496

Woodland (KM 493C)
212 Parkview, 77009
(713) 867-0401

**SOUTHEAST**

Bessie Swindle (KM 573L)
11800 Scott, 77047
(713) 847-5168

Beverly Hills (KM 576S)
10201 Kingspoint, 77017
(713) 948-9065

Charlton (KM 535P)
907 76th St., 77012
(713) 923-5163

Eastwood (KM 494T)
5020 Harrisburg, 77011
(713) 928-4801

Edgewood (KM 534X)
5803 Bellfort, 77033
(713) 734-8343

Garden Villas (KM 535W)
6720 S Haywood, 77061
(713) 847-5168

Hartman (KM 535C)
9311 E. Ave P , 77012
(713) 928-4803

Ingrando (KM 535F)
7302 Keller, 77012
(713) 643-4764

MacGregor (KM 534E)*
5225 Calhoun, 77021
(713) 928-4803

Mason (KM 535A)
541 South 75th, 77023
(713) 746-8474

Meadowcreek (KM 535A)
5333 Berry Creek, 77009
(713) 946-9020

Sagemont (KM 576Y)
11507 Hughes, 77089
(281) 922-2343

Settegast (KM 494N)
3000 Garrow, 77003
(713) 238-2200

**SOUTHWEST**

Alief (KM 529E)
11903 Bellaire, 77072
(832) 395-7616

Almeda (KM 572Y)
14201 Almeda School Rd., 77047
(713) 434-1909

Burnett Bayland (KM 531B)*
6200 Chimney Rock, 77081
(713) 668-4516

Cherryhurst (KM 492R)
1700 Missouri, 77006
(713) 284-1992

Emancipation (KM 493Y)
3018 Emancipation Ave, 77004
(832) 395-7600

Godwin (KM 531U)
5101 Rutherglen, 77096
(713) 726-7114

Hackberry (KM 528M)*
7777 S. Dairy Ashford, 77072
(832) 395-7616

Lansdale (KM 530K)
8201 Roos, 77036
(713) 272-3668

Linkwood (KM 532P)
3669 Norris, 77025
(713) 314-3107

Marian (KM 530X)
11101 South Gessner, 77071
(713) 773-7015

Platou (KM 571B)
11655 Chimney Rock, 77053
(713) 726-7107

River Oaks (KM 492T)
3600 Locke Lane, 77027
(713) 622-5998

Sharpstown (KM 530F)
6600 Harbor Town, 77036
(832) 395-7605

Sunnyside (KM 533X)
3502 Bellfort, 77051
(832) 395-7565

Townwood (KM 572P)
3403 Simsbrook, 77045
(832) 395-7565

Windsor Village (KM 571P)
14441 Croquet, 77085
(713) 726-7113

*Indicates site does NOT offer After School Enrichment Program
Outdoor Recreation

Bayland Park

Park Details:

📍 6400 Bissonnet Street, Houston, Texas 77074
⏰ 7:00 am - 10:00 pm

Acres: 865

Park Features:

Google Map
Click here for directions

Park Layout
Click here for PDF
Interfaith Ministries Meals on Wheels for Greater Houston and Galveston County program provides home-delivered meals to over 4,400 homebound seniors and disabled adults in five counties – Harris, Galveston, Montgomery, Liberty and Chambers. The program also delivers weekend meals and a week’s worth of breakfast to over 1,100 of our most frail and isolated clients. This nutritional support helps people stay independent and in their own homes. Sign up by contacting us at 713-533-4978.

Meals on Wheels for Greater Houston and Galveston County is able to serve clients with the help of partners like Harris County Area Agency on Aging, Texas Health and Human Services Commission and Managed Care Organizations serving Southeast Texas. In conjunction with the Harris County Community Services Department, IM reaches out to the remote areas of Harris County, serving elders across the county. IM also partners with organizations in Liberty, Chambers and Montgomery Counties to deliver meals.

Additionally, our Animals program delivers pet food to over 1,300 cats and dogs of Meals on Wheels clients so they not feel compelled to share their limited food and resources with their furry friends. IM collects donated pet food that volunteers deliver each month to clients. Learn more about Animals.

Lead Sponsors

Thank you to our Lead Corporate Sponsor:
School rated A or B by TEA in 2019

Texas Education Agency
2019 Accountability Ratings Overall Summary
SUTTON EL (101912248) - HOUSTON ISD

## Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>85</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>77</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>49</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>86</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.1%)</td>
<td>49</td>
<td>86</td>
<td>B</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>88</td>
<td>83</td>
<td>B</td>
</tr>
</tbody>
</table>

## Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

## Distinction Designations

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Earned</td>
</tr>
</tbody>
</table>
Underserved Area Map

48201421300 has no HTC Developments

Connect South Apartments
6440 Hillcroft Avenue
Houston, Texas
Connect South Census Tract Site Demo Search

Census Tract 48201421300 has no HTC developments
Counts and Density of Primary Jobs in Work Selection Area in 2017

All Workers

Map Legend

Job Density [Jobs/Sq. Mile]
- 5 - 490
- 491 - 1,946
- 1,947 - 4,372
- 4,373 - 7,769
- 7,770 - 12,137

Job Count [Jobs/Census Block]
- 1 - 5
- 6 - 65
- 66 - 326
- 327 - 1,029
- 1,030 - 2,512

Selection Areas
- Analysis Selection

Created by the U.S. Census Bureau's OnTheMap https://onthemap.ces.census.gov on 01/07/2020
Primary Jobs for All Workers by Total in 2017
Employed in Selection Area

<table>
<thead>
<tr>
<th>Total Primary Jobs</th>
<th>2017 Count</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16,962</td>
<td>100.0</td>
</tr>
</tbody>
</table>

United States Census Bureau
<table>
<thead>
<tr>
<th></th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Count</td>
</tr>
<tr>
<td>Total Primary Jobs</td>
<td>16,962</td>
</tr>
</tbody>
</table>

*United States Census Bureau*
**Additional Information**

**Analysis Settings**

<table>
<thead>
<tr>
<th>Analysis Type</th>
<th>Area Profile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection area as</td>
<td>Work</td>
</tr>
<tr>
<td>Year(s)</td>
<td>2017</td>
</tr>
<tr>
<td>Job Type</td>
<td>Primary Jobs</td>
</tr>
<tr>
<td>Labor Market Segment</td>
<td>All Workers</td>
</tr>
<tr>
<td>Selection Area</td>
<td>Selection Area Freehand Drawing buffered 1.00 miles</td>
</tr>
<tr>
<td>Selected Census Blocks</td>
<td>489</td>
</tr>
<tr>
<td>Analysis Generation Date</td>
<td>01/07/2020 17:36 - OnTheMap 6.6</td>
</tr>
<tr>
<td>Code Revision</td>
<td>d7f8a300c9f4e458f61bc73d3099ca2cb8f8f6a</td>
</tr>
<tr>
<td>LODES Data Version</td>
<td>20170818</td>
</tr>
</tbody>
</table>

**Data Sources**


**Notes**

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.
The CensusOnTheMap coordinates shown above extend 5 decimal places. The Applicant entered the following 6 digit coordinates in the online tool: -95.494150 29.710956
20082 Connect South Apartments
Concerted Revitalization Plan Packet

Connect South Apts, LP
2020 9% Full Application

February 28, 2020
### 2020 FEMA Declared Disaster Areas

**Counties Eligible under §11.9(d)(8) of the 2020 QAP**

**Readiness to Proceed in Disaster Impacted Counties**

As of January 22, 2020

<table>
<thead>
<tr>
<th>Aransas</th>
<th>Fayette</th>
<th>Jefferson</th>
<th>Orange</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin</td>
<td>Fort Bend</td>
<td>Jim Wells</td>
<td>Polk</td>
</tr>
<tr>
<td>Bastrop</td>
<td>Galveston</td>
<td>Karnes</td>
<td>Refugio</td>
</tr>
<tr>
<td>Bee</td>
<td>Goliad</td>
<td>Kleberg</td>
<td>Sabine</td>
</tr>
<tr>
<td>Brazoria</td>
<td>Gonzales</td>
<td>Lavaca</td>
<td>San Jacinto</td>
</tr>
<tr>
<td>Caldwell</td>
<td>Grimes</td>
<td>Lee</td>
<td>San Patricio</td>
</tr>
<tr>
<td>Calhoun</td>
<td>Hardin</td>
<td>Liberty</td>
<td>Tyler</td>
</tr>
<tr>
<td>Cameron</td>
<td><strong>Harris</strong></td>
<td>Matagorda</td>
<td>Victoria</td>
</tr>
<tr>
<td>Chambers</td>
<td>Hidalgo</td>
<td>Montgomery</td>
<td>Walker</td>
</tr>
<tr>
<td>Colorado</td>
<td>Jackson</td>
<td>Newton</td>
<td>Waller</td>
</tr>
<tr>
<td>DeWitt</td>
<td>Jasper</td>
<td>Nueces</td>
<td>Willacy</td>
</tr>
</tbody>
</table>
February 23, 2020

Ms. Marni Holloway  
TDHCA  
221 E. 11th Street  
Austin, TX 78701

Re: Connect South Apts, LP – Readiness to Proceed and Project Execution Plan

On behalf of Connect South Apts, LP (the “Applicant”), I am writing to demonstrate the Applicant’s readiness to proceed and capacity to close all financing for Connect South Apartments (the “Development”) on or before the last business day of November 2020.

Readiness to proceed is demonstrated by the initial due diligence performed to-date by the Lender & Syndicator, in addition to the Applicant’s familiarity with the necessary processes that must be undergone to obtain building permits, close on construction financing and start construction on projects located in the City of Houston. This familiarity is evidenced by the Applicant assembling a deal team including the Architect, Engineer, Management Team, Lender and Syndicator.

The Applicant’s capacity to close has been acknowledged by the deal team including the financial, design, and construction partners. The Applicant has engaged Amegy Bank (Lender) and The Richman Group Affordable Housing Corporation (Syndicator) and they are able to start initial due diligence, accelerate final due diligence and implement an efficient timely closing process. Please see the following page for an exhibit of the development schedule and project execution plan.

Sincerely,

Richard Sciortino
Readiness to Proceed Certifications

The Applicant, Connect South Apts, LP is seeking five (5) Readiness to Proceed points for its 2020 Tax Credit Application, Application #20082, per the guidelines laid out in the 2020 QAP. The undersigned, acting as the authorized signer for Connect South Apts, LP, hereby certifies the following:

1. The application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within two years preceding December 1, 2018. Specifically, the project is located in Harris County, which is included on the TDHCA list of FEMA-declared eligible counties.
2. The lender and syndicator letters for this application each include an acknowledgement of the required closing date.
3. Connect South Apts, LP, will close all financing on or before the last business day of November 2020.
4. Connect South Apts, LP, will fully execute the construction contract on or before the last business day of November 2020.
5. The site is in the City of Houston, a jurisdiction that does not have zoning. Thus, zoning is in place prior to the closing deadline.
6. Connect South Apts, LP, understands that failure to close all financing and/or fully execute the construction contract on or before the last business day of November 2020 will result in a penalty under 10 TAC §11.9(f), as determined solely by the Board of Directors of TDHCA.

A detailed narrative describing the project timeline and path to timely closing is attached.

By: Richard Sciortino
Authorized Representative
Readiness to Proceed Narrative

If awarded, the Applicant is prepared to close on all financing on or before the last business day of November 2020. Submission for building permits is to occur in July 2020 and once plans have been approved the Applicant will fully execute the construction contract.

**Zoning:** The development is in the City of Houston and there is no zoning in Houston. Thus, zoning will be in place by the last business day of November.

**Financing Partner Readiness:** The lender, Amegy Bank, and equity provider, The Richman Group Affordable Housing Corporation, have received extensive information regarding the development and proforma. Both lender and equity provider have experience partnering with the Applicant entities on previous tax credit developments and will be able to move quickly to closing. As demonstrated by acknowledgements provided, the financial partners are prepared to close on the loan/partnership by the last business day of November 2020.

**Design & Approvals:** The architectural and engineering sets of plans for the development are underway, which will allow the Applicant to close by the last business day in November 2020. Terra Engineering, the civil engineer for the Development, has identified that the process for securing a building permit approval will take 12 to 16 weeks. Based on our critical path schedule, which has the Developer submitting for building permits in July of 2020.

**Acquisition:** The Applicant and the property Seller are prepared to close on the land as soon as possible following approval from the financial partners and local development entities, but no later than the last day of business in November 2020.

**Construction:** Based on our schedule, the Developer will be submitting for site plan approval and building permits in July of 2020, the project will on track to begin construction in December 2020. The Developer has already selected a contractor, Cadence McShane Construction Company who is currently seeking local bids for work that we are utilizing for our Development Cost Schedule.
Readiness to Proceed Timeline

<table>
<thead>
<tr>
<th>Month</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2020</td>
<td>Submit final site plan to City for initial review</td>
</tr>
<tr>
<td>April 2020</td>
<td>Receive comments from initial review and revise plans accordingly, (2nd submission occurs)</td>
</tr>
<tr>
<td>May 2020</td>
<td>Site plan acceptance by City</td>
</tr>
<tr>
<td>July 2020</td>
<td>Lender and Equity Due Diligence Complete</td>
</tr>
<tr>
<td>July 2020</td>
<td>Permit submission to the City for initial review; receive comments from initial review and revise accordingly</td>
</tr>
<tr>
<td>July 2020</td>
<td>Tax Credit Award</td>
</tr>
<tr>
<td>July 2020</td>
<td>Lender and Equity Due Diligence Complete</td>
</tr>
<tr>
<td>August 2020</td>
<td>Second permit submission to the City</td>
</tr>
<tr>
<td>August 2020</td>
<td>Sign MOU with Management Company</td>
</tr>
<tr>
<td>September 2020</td>
<td>Permit Plan acceptance and Permit Ready letter issued by the City</td>
</tr>
<tr>
<td>September 2020</td>
<td>Organization documents finalized with Equity Partner Loan documents finalized with Lender</td>
</tr>
<tr>
<td>September 2020</td>
<td>Transaction coordination with Debt, Equity and Title Team (i.e., finalization of closing draw, document execution)</td>
</tr>
<tr>
<td>October 2020</td>
<td>Contract Negotiations Complete and Signed</td>
</tr>
<tr>
<td>October 2020</td>
<td>Final Closing</td>
</tr>
<tr>
<td>November 2020</td>
<td>Permit Fees Paid and Permits Released</td>
</tr>
<tr>
<td>November 2020</td>
<td>Construction to Begin</td>
</tr>
<tr>
<td>November 2021</td>
<td>First building placed in service</td>
</tr>
<tr>
<td>April 2022</td>
<td>Construction Complete</td>
</tr>
</tbody>
</table>
Site Info Form Part III
1. **Site Acreage**

   Please identify site acreage as listed in each of the following exhibits/documents.

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>not specified</td>
<td>1.504</td>
<td>na</td>
<td>1.504</td>
</tr>
</tbody>
</table>

   Feasibility Report Survey: **1.504**
   Feasibility Report Engineer's Plan: **1.504**

   (*) Should equal acreage indicated in site control documents less acreage intended to be dedicated, sold or used for public purpose and not to be encumbered by LURA (net acreage). The net acreage will be used for calculating density for all purposes.

   **Please provide an explanation of any discrepancies in site acreage below:**

   Describe any reductions except as a result of dedication of land for roadways, easements or other changes that may occur during development. Explain ALL factors that may affect the probability of the engineer’s or architect’s site plan actually being the final size of the development site.

2. **Site Control (10 TAC §11.204(10))**

   The current owner of the Development Site is (If scattered site & more than one owner refer to Tab 13):

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alliance for Multicultural Community Services</td>
<td>Daniel Stoecker</td>
<td>6440 Hillcroft Street Suite 411</td>
<td>Houston</td>
<td>TX</td>
<td>77081</td>
<td>9/13/2006</td>
</tr>
</tbody>
</table>

   Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member, as described in §11.302(e)(1)(B) (Identity of Interest)?

   **If “Yes,” please explain:**

   If "Yes", the Application must include the documentation required by 10 TAC §11.302(e)(1)(B)(ii), as applicable.

   Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?  **No**

   Identify all of the sellers of the proposed property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

<table>
<thead>
<tr>
<th>Name: Alliance for Multicultural Community Services</th>
<th>Relationship: None</th>
</tr>
</thead>
</table>

   Site Control is in the form of:

   - [x] Contract for sale.
   - [ ] If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
   - [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - [ ] Contract for lease.

   **Expiration of Contract or Option:** 4/6/2020  **Anticipated Closing Date:** 11/30/2020

   - [x] Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
   - [ ] The Property has the following encumbrance(s):
1. **Site Acreage**

Please identify site acreage as listed in each of the following exhibits/documents.

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>not specified</td>
<td>1.504</td>
<td>na</td>
<td>1.504</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Feasibility Report Survey</th>
<th>Feasibility Report Engineer's Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.504</td>
<td>1.504</td>
</tr>
</tbody>
</table>

(*) Should equal acreage indicated in site control documents less acreage intended to be dedicated, sold or used for public purpose and not to be encumbered by LURA (net acreage). The net acreage will be used for calculating density for all purposes.

Please provide an explanation of any discrepancies in site acreage below:

Describe any reductions except as a result of dedication of land for roadways, easements or other changes that may occur during development. Explain ALL factors that may affect the probability of the engineer’s or architect’s site plan actually being the final size of the development site.

2. **Site Control [10 TAC §11.204(10)]**

The current owner of the Development Site is (If scattered site & more than one owner refer to Tab 13):

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alliance for Multicultural Community Services</td>
<td>Daniel Stoecker</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>6440 Hillcroft Street Suite 411</td>
<td>Houston</td>
<td>TX</td>
<td>77081</td>
<td>9/13/2006</td>
</tr>
</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member, as described in §11.302(e)(1)(B) (Identity of Interest)?

If “Yes,” please explain: __________________________

If "Yes", the Application must include the documentation required by 10 TAC §11.302(e)(1)(B)(ii), as applicable.

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure? No

Identify all of the sellers of the proposed property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Relationship:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alliance for Multicultural Community Services</td>
<td>None</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- [X] Contract for sale.
- [ ] If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
- [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
- [ ] Contract for lease.

Expiration of Contract or Option: 4/6/2020  
Anticipated Closing Date: 11/30/2020

- [X] Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
- [ ] The Property has the following encumbrance(s):
If the property will be subject to any kind of ownership other than fee simple ownership by the Applicant upon closing on financing, please explain in the box below:

3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**
   
   If ingress and egress to a public right of way are not part of the Property described in the site control documentation, the Applicant must provide:
   
   - Evidence of an easement, leasehold, or similar documented access; and
   - Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

4. **Re-platting or Vacating Requirement [10 TAC §11.204(10)(E)]**
   
   Control of the entire proposed Development Site requires that a plat or right of way be vacated, and evidence that the vacation/re-platting process has started is included.

5. **30% increase in Eligible Basis “Boost” (9% and 4% HTC Only) [10 TAC §11.4(c)]**
   
   Development qualifies for the boost for:
   
   - Qualified Census tract that has less than 20% HTC Units per household
   - New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†
     
     †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.

   - Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments
   - Development is located in a Small Area Difficult Development Area (SADDA)
   - Rural Development (Competitive HTC only)
   - Development is entirely Supportive Housing (Competitive HTC Only)
   - Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
   - Development elects to restrict 10% of units at 30% AMI. These units may not be used to meet any scoring criteria, or used to meet any Multifamily Direct Loan program requirement. (Competitive HTC only)
   - Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
   - Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

   If a revised form is submitted, date of submission:  

5/1/2020
Site Info Part III – Supporting Documents
Support Documentation from Site Information Part III Should be Included Behind this Tab.

<table>
<thead>
<tr>
<th>Site Control Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Evidence of Site Control as described in 10 TAC §11.204(10)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ingress/Egress and Easements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Re-platting or Vacating Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title Commitment or Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Documentation required by 10 TAC §11.204(12) is included.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Increase in Eligible Basis (30% Boost)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

List of Opportunity Zones can be found at: [https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx](https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx)
COMMERCIAL CONTRACT - IMPROVED PROPERTY

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Alliance for Multicultural Community Services

Address: 6440 Hillcroft St, Houston, TX 77081
Phone: E-mail: Other:
Fax: Other:

Buyer: My Connect Community dba Connect Community and/or Assigns

Address: 6700 Bellaire Blvd, Houston, TX 77074-4906
Phone: E-mail: anne@myconnectcommunity.org
Fax: Other: Anne Whitlock

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at

6440 Hillcroft St Houston, TX 77081

and that is legally described on the attached Exhibit.

To Be Determined at a later time by survey and/or title commitment legal description

B. Seller will sell and convey the Property together with:

1. all buildings, improvements, and fixtures;
2. all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, stripes, gors, and rights-of-way;
3. Seller's interest in all leases, rents, and security deposits for all or part of the Property;
4. Seller's interest in all licenses and permits related to the Property;
5. Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
6. Seller's interest in any trade names, if transferable, used in connection with the Property; and
7. all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except:

Any personal property not included in the sale must be removed by Seller prior to closing.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)
(If the Property is a condominium, attach Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1948).)

3. SALES PRICE: At or before closing, Buyer will pay the following sales price for the Property:

A. Cash portion payable by Buyer at closing $1,000,000.00
B. Sum of all financing described in Paragraph 4 $2,000,000.00
C. Sales price (sum of A and B) $3,000,000.00

(TXR-180) 4-1-18

Initialled for identification by Seller and Buyer
4. **FINANCING:** Buyer will finance the portion of the sales price under Paragraph 3B as follows:

- A. **Third Party Financing:** One or more third party loans in the total amount of $___________. This contract:
  - (1) is not contingent upon Buyer obtaining third party financing.
  - (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).

- B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be $___________.

- C. **Seller Financing:** The delivery of a promissory note and deed of trust from Buyer to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of $2,000,000.00.

5. **EARNING MONEY:**

   A. Not later than 9 days after the effective date, Buyer must deposit $10,000.00 as earnest money with Stewart Title Company (title company) at 1980 Post Oak Blvd Ste 610 (address) Carol Wright Richardson (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

   B. Buyer will deposit an additional amount of $___________ with the title company to be made part of the earnest money on or before:
   - (i) _______ days after Buyer's right to terminate under Paragraph 7B expires; or
   - (ii) ____________

   Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

   C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. **TITLE POLICY, SURVEY, AND UCC SEARCH:**

   A. **Title Policy:**

   (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:

   a. those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
   b. the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

   (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:

   - (a) will not be amended or deleted from the title policy.
   - (b) will be amended to read "shortages in areas" at the expense of Buyer and Seller.

   (3) Within 10 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

   **(TXR-1801) 4-1-18**

   Initiated for Identification by Seller and Buyer
B. **Survey:** Within **14** days after the effective date:

☐ (1) Buyer will obtain a survey of the Property at Buyer’s expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors’ standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer __________ (insert amount) of the cost of the survey at closing, if closing occurs.

☐ (2) Seller, at Seller’s expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors’ standards for a Category 1A survey under the appropriate condition.

☒ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller’s most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, Seller will, at the updating party’s expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party __________ (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. **UCC Search:**

☐ (1) Within _______ days after the effective date, Seller, at Seller’s expense, will furnish Buyer a Uniform Commercial Code (UCC) search prepared by a reporting service and dated after the effective date. The search must identify documents that are on file with the Texas Secretary of State and the county where the Property is located that relate to all personal property on the Property and show, as debtor, Seller and all other owners of the personal property in the last 5 years.

☒ (2) Buyer does not require Seller to furnish a UCC search.

D. **Buyer’s Objections to the Commitment, Survey, and UCC Search:**

(1) Within __________ days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, any required survey, and any required UCC search, Buyer may object to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title to the real or personal property described in Paragraph 2 other than those permitted by this contract; or (b) the items show that any part of the Property lies in a special flood hazard area (an “A” or “V” zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object to any new matter revealed in such revision or new document. Buyer’s objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) the deadline specified in Paragraph 6B.

(2) Buyer may, but is not obligated to, cure Buyer’s timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(TXR-1801) 4-1-18

Initiated for Identification by Seller and Buyer.

Page 3 of 14
(3) Buyer's failure to timely object or terminate under this Paragraph 6D is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: **As is Where is**

B. Feasibility Period: Buyer may terminate this contract for any reason within **90 days after the effective date** (feasibility period) by providing Seller written notice of termination.

   (1) Independent Consideration. (Check only one box and insert amounts.)

   ☒ (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $1,000.00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

   ☐ (b) Not later than 3 days after the effective date, Buyer must pay Seller $ as independent consideration for Buyer's right to terminate by tendering such amount to Seller or Seller's agent. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

(2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single period of an additional **days** by depositing additional earnest money in the amount of $ with the title company. If no dollar amount is stated in this Paragraph or if Buyer fails to timely deposit the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

   (1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

   (2) Seller, at Seller's expense, will turn on all utilities necessary for Buyer to make inspections, studies, or assessments.

   (3) Buyer must:

      (a) employ only trained and qualified inspectors and assessors;
      (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
      (c) abide by any reasonable entry rules or requirements of Seller;
      (d) not interfere with existing operations or occupants of the Property; and
      (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(4) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from
D. Property Information:

(1) Delivery of Property Information: Within 14 days after the effective date, Seller will deliver to Buyer:

☐ (a) a current rent roll of all leases affecting the Property certified by Seller as true and correct;
☐ (b) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
☐ (c) a current inventory of all personal property to be conveyed under this contract and copies of any leases for such personal property;
☐ (d) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
☒ (e) copies of all current service, utility, maintenance, and management agreements relating to the ownership and operation of the Property;
☐ (f) copies of current utility capacity letters from the Property’s water and sewer service provider;
☐ (g) copies of all current warranties and guaranties relating to all or part of the Property;
☐ (h) copies of fire, hazard, liability, and other insurance policies that currently relate to the Property;
☐ (i) copies of all leasing or commission agreements that currently relate to the tenants of all or part of the Property;
☐ (j) a copy of the “as-built” plans and specifications and plat of the Property;
                                                                           
☐ (k) copies of all invoices for utilities and repairs incurred by Seller for the Property in the 24 months immediately preceding the effective date;
☐ (l) a copy of Seller’s income and expense statement for the Property from ______________________ to ______________________;
☒ (m) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
☐ (n) real and personal property tax statements for the Property for the previous 2 calendar years;
☐ (o) Tenant reconciliation statements including, operating expenses, insurance and taxes for the Property from ______________________ to ______________________; and
☐ (p) ___________________________________________________________

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date:

☒ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
☒ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and
☒ (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer’s written approval.
3. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:
   (1) any failure by Seller to comply with Seller's obligations under the leases;
   (2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
   (3) any non-occupancy of the leased premises by a tenant;
   (4) any advance sums paid by a tenant under any lease;
   (5) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
   (6) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within______ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than______ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1038 Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

   Principal Broker: ____________________________  Cooperating Broker: ____________________________

   Agent: ____________________________  Agent: ____________________________

   Address: ____________________________  Address: ____________________________

   Phone & Fax: ____________________________  Phone & Fax: ____________________________

   E-mail: ____________________________  E-mail: ____________________________

   License No.: ____________________________  License No.: ____________________________

   Principal Broker: (Check only one box)

   □ represents Seller only.

   □ represents Buyer only.

   □ is an intermediary between Seller and Buyer.

   Cooperating Broker represents Buyer.

B. Fees: (Check only (1) or (2) below.)

   (Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

   □ (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.

   □ (2) At the closing of this sale, Seller will pay: ____________________________  and Buyer: ____________________________
The cash fee will be paid in County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

G. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:
   (1) X 30 days after the expiration of the feasibility period.
       (specific date).
   (2) 7 days after objections made under Paragraph 6D have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

C. At closing, Seller will execute and deliver to Buyer, at Seller's expense, a X general [ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
   (1) with no liens, assessments, or Uniform Commercial Code or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
   (2) without any assumed loans in default; and
   (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
   (1) tax statements showing no delinquent taxes on the Property;
   (2) a bill of sale with warranties to title conveying title, free and clear of all liens, to any personal property defined as part of the Property in Paragraph 2 or sold under this contract;
   (3) an assignment of all leases to or on the Property;
   (4) to the extent that the following items are assignable, an assignment to Buyer of the following items as they relate to the Property or its operations:
       (a) licenses and permits;
       (b) service, utility, maintenance, management, and other contracts; and
       (c) warranties and guaranties;
   (5) a rent roll current on the day of the closing certified by Seller as true and correct;
   (6) evidence that the person executing this contract is legally capable and authorized to bind Seller;
   (7) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service together with appropriate tax forms; and
   (8) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and the issuance of the title policy, all of which must be completed and executed by Seller as necessary.

E. At closing, Buyer will:
   (1) pay the sales price in good funds acceptable to the title company;
Commercial Contract - Improved Property concerning 6440 Hillcroft St Houston TX 77081

(2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
(3) sign and send to each tenant in the Property a written statement that:
   (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
   (b) specifies the exact dollar amount of the security deposit;
(4) sign an assumption of all leases then in effect; and
(5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

See Special Provisions Addendum

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:
   (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
   (2) release of Seller's loan liability, if applicable;
   (3) tax statements or certificates;
   (4) preparation of the deed and any bill of sale;
   (5) one-half of any escrow fee;
   (6) costs to record any documents to cure title objections that Seller must cure; and
   (7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:
   (1) all loan expenses and fees;
   (2) preparation fees of any deed of trust;
   (3) recording fees for the deed and any deed of trust;
   (4) premiums for flood and hazard insurance as may be required by Buyer's lender;
   (5) one-half of any escrow fee; and
   (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:
   (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
(2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.

(3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. Rollback Taxes: If Seller’s use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of Seller. If this sale or Buyer’s use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller’s sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer’s failure except for any damages resulting from Buyer’s inspections, studies or assessments in accordance with Paragraph 7C(4) which Seller may pursue, or

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:

(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer’s sole remedy; or

(2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:

(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer’s sole remedy; or

(2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CASUALTY LOSS AND CONDEMNATION:

A. If any part of the Property is damaged or destroyed by fire or other casualty after the effective date, Seller must restore the Property to its previous condition as soon as reasonably possible and not later than the closing date. If, without fault, Seller is unable to do so, Buyer may:

(1) terminate this contract and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer;

(2) extend the time for performance up to 15 days and closing will be extended as necessary; or

(3) accept at closing: (i) the Property in its damaged condition; (ii) an assignment of any insurance proceeds Seller is entitled to receive along with the insurer’s consent to the assignment; and (iii) a credit to the sales price in the amount of any unearned deductible under the policy for the loss.

(TXR-1801) 4-1-18

Initiated for Identification by Seller and Buyer

Page 0 of 14
B. If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:
(1) terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer; or
(2) appear and defend the condemnation proceedings and any award will, at Buyer's election, belong to: (a) Seller and the sales price will be reduced by the same amount; or (b) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:
A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.
B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.
C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursal of the earnest money.
E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.
F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
G. Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: (Check only one box.)
A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).
B. Except as otherwise provided in this contract, Seller is not aware of:
(1) any subsurface: structures, pits, waste, springs, or improvements;
(2) any pending or threatened litigation, condemnation, or assessment affecting the Property;

Initiated for Identification by Seller and Buyer.

(TXR-1801) 4-1-18

Page 10 of 14

Produced with apf/Forens by apf/cog 18070 Flannor Mile Road, Filer, Michigan 49235 www.apf.com

Alliance Connect
(3) any environmental hazards or conditions that materially affect the Property;
(4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
(5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
(6) any wetlands, as defined by federal or state law or regulation, on the Property;
(7) any threatened or endangered species or their habitat on the Property;
(8) any present or past infestation of wood-destroying insects in the Property's improvements;
(9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
(10) any material physical defects in the improvements on the Property; or
(11) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(11) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties' addresses as stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: (Check all that apply.)

☐ (1) Property Description Exhibit identified in Paragraph 2;
☐ (2) Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1946);
☐ (3) Commercial Contract Financing Addendum (TXR-1931);
☐ (4) Commercial Property Condition Statement (TXR-1408);
☐ (5) Commercial Contract Addendum for Special Provisions (TXR-1940);
☐ (6) Addendum for Seller's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (TXR-1908);
☐ (7) Notice to Purchaser of Real Property in a Water District (MUD);
☐ (8) Addendum for Coastal Area Property (TXR-1915);
☐ (9) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
☐ (10) Information About Brokerage Services, (TXR-2501); and
☐ (11) Information About Mineral Clauses in Contract Forms (TXR-2509); and
☐ (12)
E. Buyer may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all of Buyer’s obligations under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or legal holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or legal holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receipt of this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

A. Buyer should have an abstract covering the Property examined by an attorney of Buyer’s selection, or Buyer should be furnished with or obtain a title policy.

B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver to Buyer the proper statutory notice relating to the taxes being levied, bonded indebtedness, or standby fees of the district before final execution of this contract.

C. Notice Required by §13.257, Water Code: “The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area of the city or county which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property.” The real property is described in Paragraph 2 of this contract.

D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §§33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included as part of this contract (the Addendum for Coastal Area Property (TXR-1915) may be used).

E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used).

F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality’s ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.

G. If apartments or other residential units are on the Property and the units were built before 1978, federal law requires a lead-based paint and hazard disclosure statement to be made part of this contract (the Addendum for Seller’s Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (TXR-1906) may be used).
H. Section 1958.164, Occupations Code requires Seller to provide Buyer a copy of any mold remediation certificate issued for the Property during the 5 years preceding the date the Seller sells the Property.

I. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.

J. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

K. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable:

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on November 23, 2020, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. CONSULT your attorney BEFORE signing.

Seller: Alliance for Multicultural Community Services

By: ____________________________
By (signature): ___________________
Printed Name: Daniel L. Starchen
Title: CEO

Buyer (dba Connect Community)

By: ____________________________
By (signature): ___________________
Printed Name: (sign)
Title: (sign)

By: ____________________________
By (signature): ___________________
Printed Name: (sign)
Title: (sign)

(TXR-1801) 4-1-18

Page 13 of 14

Produced with zipForm® by zipLogix® 18070 Fifteen Mile Road, Fraser, Michigan 49426 www.zipLogix.com

Alliance Connect
AGREEMENT BETWEEN BROKERS

Principal Broker agrees to pay: _____________________________ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

- $ ________
- ________% of the sales price, or
- ________% of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: _____________________________
Cooperating Broker: _____________________________
By: _____________________________
By: _____________________________

ATTORNEYS

Seller's attorney: _____________________________
Buyer's attorney: _____________________________
Address: _____________________________
Address: _____________________________
Phone & Fax: _____________________________
Phone & Fax: _____________________________
E-mail: _____________________________
E-mail: _____________________________

Seller's attorney requests copies of documents, notices, and other information:
- the title company sends to Seller.
- Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:
- the title company sends to Buyer.
- Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:
- A. the contract on this day December 6, 2019 (effective date);
- B. earnest money in the amount of $ 10,000.00 in the form of Wire Transfer on December 6, 2019.

Title company: Stewart Title Commercial Svc.
Address: 1360 Post Oak Blvd, 10th Fl.
Houston, TX 77056
By: _____________________________
E-mail: ____________________________________
Assigned file number (GF#): 9000332187
COMMERCIAL CONTRACT SPECIAL PROVISIONS ADDENDUM

ADDENDUM TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT:

6440 Hillcroft St, Houston, TX 77081-3192

The following special provisions apply and will control in the event of a conflict with the other provisions of the contract:

1) The Seller will remain as a tenant of the property and execute a lease agreement with the Buyer prior to title transfer.

2) The Seller and Buyer will execute a Texas Association of Realtors (TAR) commercial lease agreement whereby the seller will be allowed to occupy the property for $0 rent while the note is still outstanding.

3) The Buyer shall give the Seller six (6) months notice to vacate the subject property.

4) The Seller shall hold harmless the Buyer from any liability while the Seller occupies and maintains the subject property.

5) The seller and buyer acknowledge that the buyer intends to redevelop the property and secure financing during the period of the lease. The buyer and seller acknowledge that the timing of the redevelopment is undetermined at this time but intended to occur as soon as 12 months from this agreement date.

6) When the redevelopment financing and approvals have been received, the buyer will:
   a) payoff the note
   b) terminate the lease (subject to the six months notice)

Seller: Alliance for Multicultural Community Services

By: ____________________________________________
By (signature): _________________________________
Printed Name: Darren L. Stecker
Title: CEO

Buyer: My Community dba Connect Community

By: ____________________________________________
By (signature): _________________________________
Printed Name: Tom Pho
Title: Secretary

(TXR-1940) 4-1-18
COMMERCIAL CONTRACT FINANCING ADDENDUM

ADDENDUM TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT

6440 Hillcroft St Houston TX 77081

The portion of the Sales Price not payable in cash will be paid as follows: (Check all that apply.)

☐ A. THIRD PARTY FINANCING:

(1) The contract is contingent upon Buyer obtaining a third party loan(s) secured by the Property in the amount of $______________ for not less than ______ years with the initial interest rate not to exceed ______% per annum and payments calculated on an amortization period of no less than ________ years.

(2) Buyer will apply for the third party loan(s) described in Paragraph A(1) promptly after the effective date. If Buyer cannot obtain the loan(s), Buyer may give Seller written notice within ________ days after the effective date and the contract will terminate and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Buyer does not give such notice within the time required, this contract will no longer be subject to the contingency described in this Paragraph A.

(3) Each note to be executed under this addendum is to be secured by vendor's and deed of trust liens.

☐ B. ASSUMPTION:

(1) Buyer will assume the unpaid principal balance of the existing promissory note secured by the Property payable to _____________________ dated _____________________ which balance at closing will be $______________.

(2) Buyer's initial payment will be the first payment due after closing. Buyer's assumption of the existing note includes all obligations imposed by the deed of trust securing the note, recorded in ________ (recording reference) in the real property records of the county where the Property is located.

(3) If the unpaid principal balance of the assumed loan as of the date of closing varies from the loan balance stated in Paragraph B(1), the cash payable at closing will be adjusted by the net amount of any variance; provided, if the total principal balance of the assumed loan varies in an amount greater than $______________ at closing, either party may terminate this contract and the earnest money will be refunded to Buyer unless either party elects to eliminate the excess in the variance by an appropriate adjustment at closing.

(4) Buyer may terminate the contract and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer if the note holder on assumption requires:

(a) Buyer to pay an assumption fee in excess of $______________ and Seller declines to pay such excess;

(b) an increase in the interest rate to more than ________%; or

(c) any other modification of the loan documents.

(5) Unless Seller is released of liability on any assumed note, Seller requires a vendor's lien and deed of trust to secure assumption, which will be automatically released on execution and delivery of a release by the note holder.

(TXR-1931) 1-26-10

Initiated for Identification by Seller: ____________, and Buyer: ________

Page 1 of 4

Waterman Sheets, 1377 W. Loop South Houston TX 77087
Real Estate

Produced with xPlatForm by xPlat, Inc. 18070 Fisher Road, Frisco, Michigan 48201  www.xpl-guest.com
(6) If assumption approval is required by the note holder, Buyer will apply for assumption approval within _______ days after the effective date of the contract and will make every reasonable effort to obtain assumption approval. If Buyer cannot obtain assumption approval, Buyer may give Seller written notice within _______ days after the effective date and the contract will terminate and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Buyer does not give such notice within the time required and Buyer does not close because Buyer is not able to assume the existing note, Buyer will be in default.

X C. SELLER FINANCING:

(1) At closing, Buyer will execute and deliver a promissory note (the note) from Buyer to Seller in the amount of $2,000,000.00, bearing ______% Interest per annum. Matured, unpaid amounts will bear interest at the maximum rate of interest allowed by law.

(2) The note will be payable as follows:

☐ (a) In one payment, due _______ after the date of the note, with interest payable: ______ monthly ______ semi-annual ______ annual.

☐ (b) In installments of $_________ ______ including interest ______ plus interest beginning ______ after the date of the note and continuing at ______ monthly ______ semi-annual ______ annual intervals thereafter for ______ when the entire balance of the note will be due and payable.

☐ (c) Interest only in ______ monthly ______ installments for the first ______ years and thereafter in installments of $_________ ______ including interest ______ plus interest beginning ______ after the date of the note and continuing at ______ monthly ______ semi-annual ______ annual intervals thereafter for ______ when the entire balance of the note will be due and payable.

(3) The note will be secured by vendor's and deed of trust liens and an assignment of leases payable at the place designated by Seller.

(4) The note will provide that if Buyer fails to timely pay an installment within 10 days after the installment is due, Buyer will pay a late fee equal to 5% of the installment not paid.

(5) The note: X will ☐ will not provide for liability (personal or corporate) against the maker in the event of default.

(6) The note may be prepaid in whole or in part at any time without penalty. Any prepayments are to be applied to the payment of the installments of principal last maturing and interest will immediately cease on the prepaid principal.

(7) The lien securing payment of the note will be inferior to any lien securing any superior note described in this addendum. If an owner's policy of title insurance is furnished, Buyer, at Buyer's expense, will furnish Seller with a mortgagee title policy in the amount of the note at closing.

(8) If all or any part of the Property is sold or conveyed without Seller's prior written consent, Seller, at Seller's option, may declare the outstanding principal balance of the note, plus accrued interest, immediately due and payable. Any of the following is not a sale or conveyance of the Property:

(a) the creation of a subordinate lien;
(b) a sale under a subordinate lien;
(c) a deed under threat or order of condemnation;
(d) a conveyance solely between the parties; or
(e) the passage of title by reason of death of a maker or operation of law.

(TXR-1931) 1-26-10
Initiated for Identification by Seller: ☒ and Buyer: ☒
(9) Deposits for Taxes and Insurance: Together with the principal and interest installments, Buyer will not deposit with Seller a pro rata part of the estimated annual ad valorem taxes on the Property and a pro rata part of the estimated annual insurance premiums for the improvements on the Property.

(a) If Buyer deposits taxes and insurance deposits with Seller, Buyer agrees that the taxes and insurance deposits are only estimates and may be insufficient to pay total taxes and insurance premiums. Buyer agrees to pay any deficiency within 30 days after Seller notifies Buyer of any deficiency. Buyer’s failure to pay the deficiency is a default under the deed of trust.

(b) If any superior lien holder on the Property collects payments for taxes and insurance, any requirement to deposit taxes and insurance deposits with Seller under this addendum is inoperative so long as payments are being made to the superior lien holder.

(10) Any event that constitutes a default under any superior lien constitutes a default under the deed of trust securing the note.

(11) The note will include a provision for reasonable attorney’s fees for any collection action.

(12) Unless the parties agree otherwise, the form of the note and loan documents will be as found in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

D. CREDIT APPROVAL ON ASSUMPTION OR SELLER FINANCING:

(1) To establish Buyer’s creditworthiness for assumption approval or seller financing, Buyer will deliver to Seller the following information (Buyer’s documentation) within _______ days after the effective date of the contract:

   (a) verification of employment, including salary;
   (b) verification of funds on deposit in financial institutions;
   (c) current financial statement;
   (d) credit report;
   (e) tax returns for the following years
   (f) ________________

(2) If Buyer does not timely deliver Buyer’s documentation or Seller determines, in Seller’s sole discretion, that Buyer’s creditworthiness is not acceptable, Seller may terminate the contract by giving written notice to Buyer not later than _______ days after the date Buyer must deliver Buyer’s documentation under Paragraph D(1) and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Seller does not timely terminate the contract under this paragraph, Seller will be deemed to have accepted Buyer’s credit.

E. SPECIAL PROVISIONS:

1) The term of the loan shall be two (2) years with the balloon payment at the end of the 24th month. Final payment for the principal and accrued interest due shall be paid within 15 days of the end of the 24 month term. The interest will accrue monthly and carry a two (2%) percent rate of interest.

2) The Seller (Alliance) financed note shall not be subject to any prepayment penalties during the twenty four (24) month term.

3) The Seller will be responsible for all maintenance, insurance, all property related taxes and all operating expenses during their occupancy of the subject property.

4) The Seller shall have the right to call the note as provided for in the attorney prepared Note Continued... See Addendum Special Provisions 1.
Alliance for Multicultural Community

Seller: Services

By: [Signature]
Printed Name: Daniel L. Strohecker
Title: CEO

Buyer: My Community dba Connect Community

By: [Signature]
Printed Name: Tom Peace
Title: Secretary

By: [Signature]
Printed Name: 
Title: 

By: [Signature]
Printed Name: 
Title: 

By: [Signature]
Printed Name: 
Title: 

Commercial Contract Financing Addendum concerning 6440 Hillcroft St Houston TX 77074

Page 4 of 4
2. **Tab 12, Legal Description** – I did not see a legal description in the purchase contract and the survey’s legal description doesn’t match the description in the title commitment. The acreages are slightly different but the descriptions are totally different. It’s probably the same land but the descriptions don’t coincide. Please clarify.

The following table summarizes the common elements clarifying that the site control, survey, title commitment, and site plan are all describing the same 1.504 acres of land.

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Owner</th>
<th>Acres</th>
<th>Subdivision</th>
<th>Recordation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Control</td>
<td>Alliance for Multicultural Community Services</td>
<td>To be further identified by survey and/or title commitment legal description</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Survey</td>
<td>Alliance for Multicultural Community Services</td>
<td>1.504</td>
<td>Williamson Twist Survey, Sharpstown Industrial Park Blk 15 Sec 6</td>
<td>Volume 67 page 55</td>
</tr>
<tr>
<td>Title Commitment</td>
<td>Alliance for Multicultural Community Services</td>
<td>1.506</td>
<td>Williamson Twist Survey, Sharpstown Industrial Park Blk 15 Sec 6</td>
<td>Volume 67 page 55</td>
</tr>
<tr>
<td>Site Plan</td>
<td>na</td>
<td>1.504</td>
<td>Williamson Twist Survey, Sharpstown Industrial Park Blk 15 Sec 6</td>
<td>Volume 67 page 55</td>
</tr>
</tbody>
</table>

Additionally, the discrepancy between 1.506 acres and 1.504 acres is based on the acreage from the Sharpstown Industrial Park subdivision plat (1.506) and the acreage later determined by survey (1.504). Let me also clarify that the Tract Two described in the title commitment is an easement providing a secondary access to Hillcroft Avenue, highlighted in green on the attached survey. See attached highlighted excerpts.
ADDENDUM

PROPERTY: 6440 Hillcroft St, Houston, TX 77081-3192

1) Special Provisions

and Deed of Trust that shall provide all the standard remedies available to the seller and will be executed at closing. Should this occur, the Buyer will be responsible for any liquidated damages, attorney fees, and other costs associated with breach of contract.

Date: 10/20/2019
Signature: [Signature]

Date: 10/25/19
Signature: [Signature]
RECEIPT FOR DEPOSIT

Subject Property: 6440 Hillcroft St., Houston, TX 77081
Escrow No.: 19000332187
Seller: Alliance for Multicultural Community Services
Buyer: My Connect Community dba Connect Community and/or Assigns

Stewart Title Guaranty Company is in receipt of a deposit to the above referenced escrow. Following is more information about the deposit.

Deposit Amount: $10,000.00
Form of Deposit: Wire Transfer
Date of Deposit: December 16, 2019

If you have any questions, please feel free to contact me by phone or email.

Very truly yours,

Stewart Title Guaranty
Commercial Services

Carol Wright
Escrow Officer

Direct Phone: (713) 625-8554
Email: CarWrigh@stewart.com
RECEIPT OF CONTRACT

Property: 6440 Hillcroft St., Houston, Harris County, Texas 77081
Seller: Alliance for Multicultural Community Services
Purchaser: My Connect Community dba Connect Community and/or Assigns
File #: 19000332187

Escrow Agent acknowledges receipt of the Commercial Contract – Improved Property for the above referenced transaction.

DATE: 12/06/2019

At Stewart Title Commercial Services Post Oak we understand the importance of professional representation during the real estate transaction. We sincerely appreciate your business and thank you for this transaction. We look forward to serving your Title Insurance needs. If you have questions, please do not hesitate to contact your Escrow Officer or Escrow Assistant.

Escrow Officer: Carol Wright-Richardson
Email: carwrigh@stewart.com
Closing Coordinator: Monnalise Singleton
Email: Monnalise.singleton@stewart.com

STEWART TITLE GUARANTY COMPANY,
ESCROW AGENT

By: Monnalise Singleton, Closing Coordinator
Assistant to Carol Wright-Richardson
Vice President-Commercial Svs Unit Supervisor
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

Stewart Title Guaranty Company - Commercial Services
1360 Post Oak Blvd., 10th Floor
MC #10-1
Houston, TX 77056

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions. For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.
IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:
1. filing a complaint against an insurance
   company or agent,
2. whether an insurance company or agent
   is licensed,
3. complaints received against an insurance
   company or agent,
4. policyholder rights, and
5. a list of consumer publications and
   services available through the
   Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:
1. como someter una queja en contra de
   una compania de seguros o agente de
   seguros,
2. si una compania de seguros o agente de
   seguros tiene licencia,
3. quejas recibidas en contra de una
   compania de seguros o agente de
   seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios
   para consumidores disponibles a traves
   del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

FORM:  Commitment for Title Insurance
Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may also decide not to insure against specific rights of parties in possession. The Company may then decide not to insure against specific conditions or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "rights of parties in possession" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
1. The policy or policies to be issued are:
   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
       (Not applicable for improved one-to-four family residential real estate)
       Policy Amount: $3,000,000.00
       PROPOSED INSURED: CONNECT SOUTH APTS, LP
   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
       --ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
       Policy Amount: $
       PROPOSED INSURED:
   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
       Policy Amount: $2,000,000.00
       PROPOSED INSURED: Alliance for Multicultural Community Services
       Proposed Borrower: CONNECT SOUTH APTS, LP
   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
       Policy Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
       Binder Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   (f) OTHER -
       Policy Amount: $
       PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Tract One-Fee Simple; Tract Two-Easement Estate

3. Record title to the land on the Effective Date appears to be vested in:
   Alliance for Multicultural Community Services, a Texas non-profit corporation, as successor in interest to
   Multicultural Community Development Corporation (MCDC), a Texas non-profit corporation

4. Legal description of the land:
   **TRACT ONE:**
   All of MCDC BUSINESS CENTER, a Condominium in Harris County, Texas, containing 1.506 acres of land, as
   created by Condominium Declaration dated December 21, 2004, recorded under Film Code No. 190180 of the
   Condominium Records of Harris County, Texas (County Clerk's File No. Y154882) of the Official Public Records of
   Harris County, Texas, and being more fully described by metes and bounds as follows:

   Being 1.506 acres of land situated in the William Twist Survey, Harris County, Texas, and being part of Block 15 of
   Sharpstown Industrial Park, Section 6, according to the map or plat thereof recorded in Volume 67, Page 55 of the
   Map Records of Harris County, Texas, and being out of that certain called 1.696 acre tract described as Tract One
   and that certain called 2.655 acre tract described as Tract Two in Special Warranty Deed dated October 14, 1992
   from Eastern Savings Bank to Family Mortgage Service Corporation No. 9, recorded under Clerk's File No.
   N909492 of the Official Public Records of Real Property of Harris County, Texas; said 1.506 acres being more
particularly described as follows:

Commencing at a 3/4 inch bent pinched iron pipe found on the Westerly right-of-way line of Hillcroft Avenue, 140 feet wide, and the East line of said Block 15, for the Northerly corner of that certain called 2.655 acre tract described as Tract Two in the above mentioned Special Warranty Deed and the Easterly corner of that certain called 1.060 acre tract described in General Warranty Deed dated December 28, 1994, from Paul Michael Mann et ux, to Swisswell, L.L.C., recorded under County Clerk's File No. R212497 of said Official Records;

Thence, Southeasterly, along said Westerly right-of-way line and the Easterly line of said Tract Two and said Block 15 with a curve to the right having a radius of 1440.00 feet, a central angle of 19 deg. 26 min. 59 sec., a chord which bears S 31 deg. 26 min. 19 sec. E, a distance of 486.48 feet, for an arc length of 488.83 feet to a 5/8 inch iron rod set in asphalt on said Westerly right-of-way line and the Easterly line of said Tract One for the Point of Beginning;

Thence, Southeasterly, continuing along said Westerly right-of-way line and said Easterly line, with said curve to the right having a radius of 1440.00 feet a central angle of 04 deg. 35 min. 55 sec., a chord which bears S 19 deg. 24 min. 52 sec. E, a distance of 115.54 feet for an arc length of 115.58 feet to an "x" found in concrete for a point of compound curvature of a curve;

Thence, Southwesterly, along a return radius at the Northwest corner of the intersection of said Hillcroft Avenue and High Star Drive, 60 feet wide, and with a curve to the right having a radius of 40.00 feet, a central angle of 92 deg. 51 min. 44 sec., a chord which bears S 29 deg. 18 min. 58 sec. W, a distance of 57.96 feet, for an are length of 64.83 feet to a point of tangency; from which a 5/8 inch iron rod is S 64 deg. 50 min. 19 sec. E, a distance of 0.16 feet;

Thence, S 75 deg. 44 min. 50 sec. W, along the North right-of-way line of said High Star Drive and the South line of said Tract One and said Block 15, a distance of 17.17 feet to a point of curvature of a curve to the right; from which a 5/8 inch iron rod was found S 88 deg. 35 min. 18 sec. W, a distance of 0.13 feet;

Thence, Westerly, continuing along said North right-of-way line and said South line with said curve to the right having a radius of 770.00 feet, a central angle of 14 deg. 23 min. 01 sec., a chord which bears S 82 deg. 56 min. 21 sec. W, a distance of 192.80 feet, for an arc length of 193.30 feet to a point of tangency; from which a 5/2 inch iron rod is found N 06 deg. 45 min. 19 sec. W, a distance of 0.66 feet;

Thence, N 89 deg. 52 min. 09 sec. W, continuing along said North right-of-way line and said South line, a distance of 188.86 feet to a 5/8 inch iron rod found for the Southwest corner of said Tract One and the Southeast corner of that certain called 5.075 acre tract described in Deed dated December 30, 1966 from, Stokes Adair to Memorial Baptist Hospital, recorded in Volume 6613, Page 413 of the Deed Records of Harris County, Texas;

Thence, N 00 deg. 07 min. 51 sec. E, along the common line of said called 5.075 acre tract and said Tract One, a distance of 135.78 feet to a 5/8 inch iron rod with cap set for corner;

Thence, N 88 deg. 49 min. 25 sec. E, a distance of 70.02 feet to a PK nail with shiner set for corner;

Thence, N 00 deg. 05 min. 27 sec. E, a distance of 25.58 feet to a 5/8 inch iron rod set for corner;

Thence, N 88 deg. 49 min. 25 sec. E, a distance of 193.52 feet to a PK nail with shiner set in asphalt for an angle point;

Thence, N 80 deg. 39 min. 25 sec. E, a distance of 124.63 feet to the Point of Beginning and containing 65,612 square feet or 1.506 acres of land.

TRACT TWO: Easement Estate

Being a 20 foot wide mutual ingress & egress easement in the William Twist Survey, Harris County, Texas, and situated in Block 15 of Sharpstown Industrial Park, Section 6, according to the map or plat thereof recorded in Volume 67, Page 55 of the Map Records of Harris County, Texas, and across that certain called 1.696 acre tract described as Tract One and that certain called 2.655 acre tract described as Tract Two in Special Warranty Deed

File No.: 19000332187
T-7 Commitment for Title Insurance Sch A (Rev. 1/3/14) STG
Page 2 of 3

STEWART TITLE
GUARANTY COMPANY
dated October 14, 1992 from Eastern Savings Bank to Family Mortgage Service Corporation No. 9, recorded under Clerk's File No. N909492 of the Official Public Records of Real Property of Harris County, Texas; said 20 foot easement being more particularly described as follows:

Commencing at a 3/4 inch bent pinched iron pipe found on the Westerly right-of-way line of Hillcroft Avenue, 140 feet wide, and the East line of said Block 15, for the Northerly corner of said Tract Two and the Easterly corner of that certain called 1.060 acre tract described in General Warranty Deed dated December 28, 1994, from Paul Michael Mann et ux to Swisswell, LL.C., recorded under County Clerk's File No. R212497 of said Official Records;

Thence, Southeasterly, along said Westerly right-of-way line and the Easterly line of said Tract Two and said Block 15 with a curve to the right having a radius of 1440.00 feet, a central angle of 06 deg. 33 min. 35 sec., a chord which bears S 37 deg. 53 min. 01 sec. E, a distance of 164.78 feet, for an arc length of 164.87 feet to the Point of Beginning;

Thence, Southeasterly, continuing along said Westerly right-of-way line and said Easterly line, with said curve to the right having a radius of 1440.00 feet, a central angle of 00 deg. 48 min. 06 sec., a chord which bears S 34 deg. 12 min. 10 sec. E, a distance of 20.15 feet for an arc length of 20.15 feet to a point for corner;

Thence, S 48 deg. 46 min. 28 sec. W, a distance of 261.45 feet to an angle point;

Thence, S 00 deg. 05 min. 27 sec. W, a distance of 282.78 feet to a point on the North right- of-way line of High Star Drive, 60 feet wide and the South line of said Tract One and said Block 15 for corner;

Thence, N 89 deg. 52 min. 09 sec. W, along said South line and said North right-of-way line, a distance of 20.00 feet to a point for corner;

Thence, N 00 deg. 05 min. 27 sec. E, a distance of 291.81 feet to an angle point;

Thence, N 48 deg. 46 min. 28 sec. E, a distance of 273.55 feet to the Point of Beginning and containing 11,102 square feet or 0.255 acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.
SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   a. Those recorded under Film Code No. 190180 of the Condominium Records of Harris County, Texas and in Volume 67 Page 55 of the Map Records of Harris County, Texas and under County Clerk's File Nos. Y191497 and 20060112412 of the Official Public Records of Harris County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2020 and subsequent years." )

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert
SCHEDULE B

EXCEPTIONS FROM COVERAGE

matters or delete this exception.):

a. Rights of parties in possession. **(Owner Title Policy only)**

b. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

c. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

d. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

e. Subject to all easements and terms, conditions and stipulations as set forth in the Declaration as recorded under **File Code No. 190180** of the Condominium Records of Harris County, Texas.

f. Subject to easements and building set back lines as set forth on the recorded plat in **Volume 67 Page 55** of the Map Records of Harris County, Texas.

g. Subject to easements and terms, conditions and stipulations as set forth in deed, recorded under **File No. B144540 in Volume 3955, Page 203** of the Deed Records of Harris County, Texas and under **File No. C154947 in Volume 6059, Page 358** of the Deed Records of Harris County, Texas.

h. Subject to easements and terms, conditions and stipulations as set forth in deed, recorded under County Clerk's File No. **X630150** of the Official Public Records of Harris County, Texas.

i. Notice of Storm Water Quality Requirements dated February 8, 2005, recorded under County Clerk's File No. **Y318151** of the Official Public Records of Harris County, Texas.

j. Reciprocal Easement Agreement and Restrictions dated October 6, 2006, recorded under County Clerk's File No. **20060112412** of the Official Public Records of Harris County, Texas.

k. Telecommunications Easement dated July 12, 2013, recorded under County Clerk's File No. **20130367264** of the Official Public Records of Harris County, Texas.

l. Assignment and Assumption of Lease and/or Rents effective July 12, 2013, by and between Crown Castle AS LLC, a Delaware limited liability company, Assignee, and Alliance for Multicultural Community Services, as successor in interest to Multicultural Community Development Corporation (MCDC), Assignor, recorded under County Clerk's File No. **20130367265** of the Official Public Records of Harris County, Texas, together with the terms, conditions and provisions set forth in lease, and any and all amendments or revisions pertaining thereto.

m. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that “Good Funds” be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.

6. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated October 27, 2011, recorded under County Clerk’s File No. 20110457904 of the Official Public Records of Harris County, Texas, executed by Alliance for Multicultural Community Services, a Texas Non-Profit Corporation, securing the payment of one note in the principal amount of $1,264,000.00, bearing interest and payable as therein provided to the order of JPMorgan Chase Bank, NA.

   Subordination, Non-Disturbance and Attornment Agreement dated July 12, 2013, among JPMorgan Chase Bank, NA, as Mortgagee, Alliance for Multicultural Community Services, as successor in interest to Multicultural Community Development Corporation (MCDC), and Crown Castle AS LLC, a Delaware limited liability company, as grantee, recorded under County Clerk’s File No. 20130381116 of the Official Public Records of Harris County, Texas.

7. Obtain and file for record in the Real Property Records of Harris County, Texas, sufficient documentation evidencing the transfer or succession of interest from Multicultural Community Development Corporation (MCDC), a Texas non-profit corporation to Alliance for Multicultural Community Services, a Texas non-profit corporation.

8. With regards to Alliance for Multicultural Community Services, a Texas non-profit corporation, Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time Company is furnished these items, the Company may make additional requirement or exceptions.

9. Company requires a satisfactory statement from the MCDC Business Center Association, or their successors, stating the amount of the unpaid common or maintenance charges against the property, to the date of closing.
10. Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.

11. Subject property is located in the Greater Sharpstown Management District. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the real property records.

12. If a boundary deletion is requested (amendment to item 2 of Schedule B of the policy to read “Shortages in Area.”), Company must be furnished with a new improvement survey or a prior improvement survey showing a plat and containing the correct metes and bounds description of the property to be insured, made by a Licensed Public Surveyor of the State of Texas, acceptable to this Company. When same is submitted, it is to be returned to the Examiner for inspection and approval. If prior survey is acceptable, Company will require a survey affidavit stating no improvements have been added. Additional exceptions and/or requirements may be made upon receipt and review. (Added premium for Owner's Title Policy)

13. "Rights of parties in possession" shown under Schedule B of this commitment shall be deleted from the Owner's Title Policy ONLY upon review and approval of an inspection of the subject properties is made and paid for which shows no parties in possession other than the purchasers. Additional exceptions and/or requirements may be made upon receipt and review of inspection. If such an inspection and deletion is not required, the purchaser must sign a Waiver of Inspection and acknowledge that they understand the Owner's Title Policy will be issued subject to the rights of parties in possession.

14. City of Houston Ordinance 1999-262, relating to rules, regulations and design standards for development and platting and providing for the establishment of building setback lines. (For Information Only)

City of Houston Ordinance 89-1312, a certified copy of which is recorded under County Clerk's File No. M337573 of the Official Public Records of Harris County, Texas, relating to the giving of a Notice regarding Deed Restrictions to buyers of restricted property. (For Information Only)

**NOTE:** For information purposes only: Title vested by virtue of deed dated May 7, 2004 to Multicultural Community Development Corporation (MCDC), a Texas non-profit corporation, recorded under County Clerk’s File No. X630150 of the Official Public Records of Harris County, Texas.
The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2017:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:
   Stewart Information Services Corporation - 100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm S. Morris, Patrick Beall, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea and David C. Hisey.

A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Dave Fauth, Group President - Direct Operations; Steven M. Lessack, Group President – International Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President - Associate General Counsel and Senior Underwriting Counsel; James Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel.

As to Stewart Title Guaranty Company - Commercial Services (Title Insurance Agent), the following disclosures are made:

B-1: Shareholders, owners, partners or other persons having, owning or controlling 1% or more of Title Insurance Agent are as follows: Stewart Title Guaranty Company - 100%

B-2: Shareholders, owners, partners, or other persons having, owning or controlling 10% or more of any entity that has, owns, or controls 1% or more of Title Insurance Agent are as follows: Stewart Information Services Corporation - 100%

B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
   Matthew W. Morris, David C. Hisey, John L. Killea

B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:
   Matthew W. Morris, Chairman, Chief Executive Officer and President
   David C. Hisey, Chief Financial Officer, Assistant Secretary-Treasurer
   John L. Killea, General Counsel
   Denise Carraux, Secretary & Assistant Treasurer
   Ken Anderson, Jr, Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td></td>
</tr>
<tr>
<td>Loan Policy</td>
<td></td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by Title Insurance Agent; and any remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>%</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
</table>

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.*

File No.: 19000332187
T7 Commitment Sch D Revised 12/31/17 STG COM
Page 1 of 1
ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator’s award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”
WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information.</th>
<th>Do we share</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes— to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your creditworthiness.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.</td>
<td>Yes</td>
<td>Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

<table>
<thead>
<tr>
<th>How often do the Stewart Title Companies notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do the Stewart Title Companies protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do the Stewart Title Companies collect my personal information?</td>
<td>We collect your personal information, for example, when you request insurance-related services; provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056
Dear Customer:

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment for limited use and distribution only. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) ONLY to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

Thank you for your business.

Sincerely,
Stewart Title Guaranty Company - Commercial Services

[Signature]
Authorized Countersignature
2020 HUD QCT Map

Connect South Apartments

6440 Hillcroft Avenue
Houston, Texas
Multiple Site Information Form

NOT APPLICABLE
14 Elected Officials
Elected Officials

- Elected officials were identified in the Pre-Application, and there have been no changes. (If box above is checked, the rest of the form may be left BLANK.)

- Elected officials have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

- No Pre-Application was submitted.

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th><strong>US Representative</strong></th>
<th><strong>District</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State Senator</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Support Letter</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Mayor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>School Superintendent</th>
<th>District Name</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Houston ISD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Presiding officer of Board of Trustees</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jerry Davis</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Council Member</th>
<th>District/Precinct</th>
<th>Email or Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sue Deigaard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email Address</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>77092</td>
</tr>
</tbody>
</table>

2/25/2020
Neighborhood Organizations
Organizations were identified in the Pre-Application, and there have been no changes. (If above is checked, the rest of the form may be left BLANK.)

Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below. Insert an explanation behind this tab.

No Pre-Application was submitted.

Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below. Insert an explanation behind this tab.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<table>
<thead>
<tr>
<th>1.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>2.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>3.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>4.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>5.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
</tbody>
</table>
Certification of Notifications
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to 10 TAC §11.203 of the Qualified Allocation Plan, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants must complete Parts 1 through 4 below:

Part 1.

☐ Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that the pre-application included evidence of these notifications pursuant to 10 TAC §11.203, the pre-application met all threshold requirements, and no additional notifications were required with this full Application.

☐ Re-notifications made at Application (Competitive HTC only):

I (We) certify that the pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by 10 TAC §11.203.

☐ Notifications made at Application:

☐ No pre-application was submitted, and I (We) certify that the all required entities were notified as required by 10 TAC §11.203.

☐ One or more persons holding a position or role described changed between the submission of the pre-application and the Application, and I (We) certify that the new entity was notified as required by 10 TAC §11.203.

☐ As applicable, all re-notifications or notifications made at Application are indicated in the Application on the Elected Officials and/or Neighborhood Organizations Forms.

Part 2.

☐ Notifications - Form and Content:

☐ I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date the complete Application is submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications.

☐ I (we) certify that the notifications do not contain any false or misleading statements. Without limiting the generality of the foregoing, the notification does not create the impression that the proposed Development will serve a Target Population exclusively or as a preference without such targeting or preference being documented in the Application and is or will be in full compliance with all applicable state and federal laws, including state and federal fair housing laws.

☐ I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

☐ I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with 10 TAC §11.203. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials and Neighborhood Organizations Form:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development;
- State representative of the district containing the Development.

☐ While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3.

☐ Neighborhood Organizations (competitive HTC only):

☐ Pursuant to 10 TAC §11.203, I (We) certify that a reasonable search for applicable entities has been conducted and all Neighborhood Organizations for which this Application would be eligible to receive points under 10 TAC §11.9(0)(4) of the QAP or for which notification is required have been listed in the pre-application and/or the Application.

Certify on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification:

By: 
Signature of Applicant/Development Owner 

Richard Sciortino
Printed Name

Missouri
Notary Public, State of

St Louis
County of

My Commission expires 3-30-23

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of February, 2020

Notary Public Signature

CAROLYN L. STEELE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15634369
My Commission Expires Mar 30, 2023

2/12/2020
Development Narrative
### Development Narrative

1. **The proposed Development is: (Check all that apply)**

   - [ ] New Construction
   - [ ] and/or: [ ] If Acquisition/Rehab or Rehab, original construction year:

   Previous TDHCA # [ ] If applicable

   If Reconstruction, [ ] Units Demolished [ ] Units Reconstructed

   NOTE: Definition of “Adaptive Reuse” has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.

2. **The Target Population will be:**

   - [ ] General
   - [ ] NOTE: If “Elderly Development”, review 10 TAC §11.1(d)(47) to ensure compliance.

   If Elderly is selected (10 TAC §11.1(d)(47)):

   - [ ] Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act.
   - [ ] Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.
     
     Selection is based on funding from (select from list):

   - [ ] Development will receive other funding that has a requirement for a preference or limitation with regard to the population(s) served. If so, please explain in the box below.

### Certification for Supportive Housing Applications

If Supportive Housing is selected (10 TAC §11.1(d)(122)), the Applicant or General Partner confirms that:

- [ ] The proposed Development is intended for and targets occupancy for households in need of specialized and specific non-medical services in order to maintain housing or transition into independent living.
- [ ] Supportive services are tailored for members of a household with specific non-medical needs (select all that apply):
  - [ ] Homeless or Persons at-risk of homelessness
  - [ ] Persons with physical, intellectual, and/or developmental disabilities
  - [ ] Youth aging out of foster care
  - [ ] Persons eligible to receive primarily non-medical home or community-based services
  - [ ] Persons transitioning out of institutionalized care
  - [ ] Persons unable to secure permanent housing elsewhere due to high barriers
  - [ ] Persons with Special Housing Needs (alcohol and/or drug addictions, VAWA protections, HIV/AIDS, Veterans with Disabilities:
  - [ ] Other target populations that are served by a federal or state housing program (provide documentation behind this Tab)

   Describe:

   - [ ] Services will be provided by the Applicant or an Affiliate of the Applicant.
   - [ ] Services will be provided by a Third Party provider and evidence that the provider has at least a three-year record of providing substantive services similar to those proposed in the subject Application in residential settings is provided behind this Tab.

2/23/2020
Supportive services will meet the minimum requirements provided in clauses (i) –(iv) of §11.1(d)(122)(D) of the Qualified Allocation Plan.

Documentation that the Applicant or General Partner has secured or will secure sufficient funds necessary to maintain the Supportive Housing Development’s operations throughout the entire Affordability Period is included behind this Tab.

Evidence of the Applicant’s or General Partner’s history of fundraising activities reasonably deemed to be sufficient to address any unanticipated operating losses is included behind this Tab.

As a condition of the Underwriting Report, the Applicant or General Partner will provide a fully executed guaranty agreement whereby the Applicant or its Affiliate assume financial responsibility of any outstanding operating deficits, as they arise, and throughout the entire Affordability Period.

Development is not financed, except for construction financing, with debt containing foreclosure provisions or debt that contains must-pay repayment provisions (including cash-flow debt).

Development has permanent foreclosable, must-pay debt sourced from federal funds.

Development has permanent foreclosable, cash flow debt provided by an Affiliate that was originally sourced from charitable contributions or pass-through local government, non-federal funds.

If the Development is financed with debt that does not meet the requirements above, Application must include:

- Evidence of project-based rental or operating subsidies for a minimum of 25% of Units;
- Documentation of how resident feedback has been incorporated into Development design;
- Evidence that the Development is located less than ½ mile from regularly-scheduled public transportation, including evening and weekend service;
- Evidence that at least 10% of the Units in the proposed Development meet the 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 Federal Register 29671 for persons with mobility impairments; and
- The Applicant or General Partner confirms that:
  - Multiple systems will be in place for residents to provide feedback to Development staff;
  - A resident is or will be a member of the Development Owner or service provider board of directors;
  - The Development’s Tenant Selection Criteria will include a clear description of any credit, criminal conviction, or prior eviction history that may disqualify a potential resident. The disqualification cannot be a total prohibition, unless such a prohibition is required by federal statute or regulation (i.e. the Development must have an appeal process for non federally required criteria;
  - The Development will have a comprehensive written eviction prevention policy that includes an appeal process; and
  - The Development will have a comprehensive written services plan that describes the available services, identifying whether they are provided directly or through referral linkages, by whom, and in what location and during what days and hours. A copy of the services plan will be readily accessible to residents.

3. Staff Determinations regarding definitions of development activity obtained?

If a determination under 10 TAC §11.1(k) was made prior to Application submission, provide a copy of such determination behind this tab.

4. Narrative

- The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
- The Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.
- The Development does violate TR 1.42-9 and the Application includes a private letter ruling ("PLR").
- Development financing includes a funding source that specifically allows for the intended Target Population. A copy of that funding sources’ authority to target the intended population is included behind this tab.
- Development does not violate the Department’s Integrated Housing Rule under 10 TAC §1.15 regarding restricting occupancy to persons with disabilities or in combination with other populations with special needs.

If a revised form is submitted, date of submission: ____________________________
5. **Funding Request:**

Complete the table below to describe this Application’s funding request. If applying for Multifamily Direct Loan funds, please select only one type of loan.

<table>
<thead>
<tr>
<th>Department Funds Applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$ 1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **Set-Aside (For Competitive HTC (10 TAC §11.5) and/or Multifamily Direct Loan (10 TAC §13.4(a)) Applications Only)**

Identify any and all set-asides the application will be applying under with an “x”.

Set-Asides cannot be added or dropped from pre-application to full Application for Competitive HTC Applications.

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Select Set-Aside if applicable</td>
<td>Select NOFA and Set-Aside</td>
</tr>
<tr>
<td>At-Risk</td>
<td>Nonprofit</td>
</tr>
<tr>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

Selections for At-Risk and USDA are independent of each other. Only select both if both apply.

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.
7. **Previously Awarded State and Federal Funding**
   - Has this site/activity previously applied for TDHCA funds? [No]
   - Has this site/activity previously received TDHCA funds? [No]
     
     If "Yes" Enter Project Number: ____________________________ and TDHCA funding source: ____________________________
     
   - Has this site/activity previously received non-TDHCA federal funding? [No]
     
     If yes, source: ____________________________
     
   Will this site/activity receive non-TDHCA federal funding for costs described in this Application? [No]

8. **Qualified Low Income Housing Development Election (HTC Applications only)**
   
   Pursuant to §42(g)(1)(A) - (C), the term “qualified low income housing development” means any project for residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer. Once an election is made, it is irrevocable. Select only one:
   
   - At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
   - At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.
   - Applicant elects to use the Average Income for the Development.

   If a revised form is submitted, date of submission: ____________________________

2/23/2020
February 26, 2020

Ms. Isabelle Atkinson
Structure Development
1301 Chicon Street, Ste. 101
Austin, Texas 78702

RE: PRE-APPLICATION DISCLOSURE FOR 20082 CONNECT SOUTH APARTMENTS, HOUSTON, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that Fugro Environmental's storage lot for its equipment and trucks, a possible industrial use, is located approximately 485 feet to the northwest of the proposed site. Per 10 TAC §11.101(a)(2), undesirable site features include:

(F) Development Sites located within 500 feet of heavy industry (i.e. facilities that require extensive use of land and machinery, produce high levels of external noise such as manufacturing plants, or maintains fuel storage facilities (excluding gas stations);

According to the Applicant, there are no fuel storage tanks or heavy machinery within 500 feet of the Development Site boundary.

Staff review indicates that Fugro Environmental provides geo-consulting, surveying and environmental services to its clients at the clients' property. As a limited Staff pre-determination under 10 TAC §11.101(a)(3)(A), based on the information provided so far, it does not appear that any activities that would be considered "industrial" occur at the site. Accordingly, Staff finds that the proximity of the Development Site to Fugro does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)(F). Please note that this site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA, and has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

Marni Holloway
Multifamily Finance Director
Development Activities
Development Activities I

1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**

| # of Units | 77 | must qualify for | 10 | Points | x |

Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

2. **Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]**

   A. Unit Sizes

   Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

   **OR:**

   Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and is not required to meet the size requirements above.

   B. Unit Requirements (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)

   Application is a **Tax Exempt Bond Development** and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).

   Application is requesting **Direct Loan and not concurrently layered with Housing Tax Credits** and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

   **Rehabilitation Developments and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6(2), see Tab 19 for Resident Services scoring elections)**

   Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).

   Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. **Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207; 10 TAC §11.101(b)(8)]**

   Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).

   ![Yes]

   All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).

   **and**

   Development will meet all specifications and accessibility requirements reflected in 10 TAC Chapter 1, Subchapter B, §1.207.

   ![Yes]

   Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

   Regardless of building type, **ALL Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).**
Development Activities Continued
1. **Size and Quality of Units (Competitive HTC Applications only) [10 TAC §11.9(b)(1)]**
   - Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; meets the minimum size requirements below: (6 points)
     - Bedroom Size: 0, 1, 2, 3, 4
     - Square Footage: 550, 650, 850, 1,050, 1,250
     - Specific amenities and quality features will be provided in every Unit at no extra charge to the resident; Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B).* (9 points)
   - *Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

2. **Rent Levels of Residents and Tiebreaker (Direct Loan Applications only) [10 TAC §13.6(5) and (6)]**
   - At least 20 percent of all low-income Units at 30% or less of AMGI* (Direct Loan Points: 0)
   - At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI* (Direct Loan Points: 0)
   - At least 5 percent of all low-income Units at 30% or less of AMGI* (Direct Loan Points: 0)
   - In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.
   - *Applicants electing to restrict units at 30% AMGI for Competitive HTC or income averaging purposes may not count those same units for scoring points under §13.6(5). However, units restricted to ≥40% AMGI for HTC purposes that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(5). Points claimed here will appear on the MFDL Self Score tab.

3. **Subsidy Per Unit (Direct Loan Applications only) [10 TAC §13.6(4)]**
   - Direct Loan Request/ Direct Loan or NHTF Units ≤ 60,000 (Direct Loan Points: 0)
   - Direct Loan Request/ Direct Loan or NHTF Units = 60,001 - 80,000 (Direct Loan Points: 0)
   - Direct Loan Request/ Direct Loan or NHTF Units = 80,001 - 100,000 (Direct Loan Points: 0)
   - Application is seeking points for Rent Levels of Residents. Direct Loan Points Claimed: 0
   - Applicants should confirm any point selections in this section by using the 2020 Direct Loan Unit Calculator Tool on the Apply for Funds page on the TDHCA website: https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm. Points claimed here will appear on the MFDL Self Score tab.

4. **Income Levels of Residents (Competitive HTC Applications only) [10 TAC §11.9(c)(1)]**
   - 35 Total Number of Units at 50% or less of AMGI
   - 7 Number of 30% Units used to score points under §11.9(c)(2)*
   - Number of 30% Units used under §1.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)
   - 28 Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)
   - 40.58% Percentage used for calculation of eligible points under §11.9(c)(1)
   - 35% Boost Units and 30% Units used for other scoring items must not be included in the units needed to achieve the Application’s scoring elections here.
   - Application proposes to use the 50-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.
   - Application proposes to use the Average Income election under §42(g)(1)(C) of the Code (if so, complete the average income worksheet at Tab 24)

   **Development Activities II**

**Self Score Total:** 131

- **Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA,**
  - Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)
  - Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)

- **Development proposed in all other area,**
  - Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)
  - Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)

**OR (DO NOT COMPLETE BOTH)**

- **Application proposes to use the Average Income election under §42(g)(1)(C) of the Code (if so, complete the average income worksheet at Tab 24)**
  - The Average Income for the proposed Development will be 54% or lower (15 points).
  - The Average Income for the proposed Development will be 55% or lower (13 points).
  - The Average Income for the proposed Development will be 56% or lower (11 points).

**Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA**

- **The Average Income for the proposed Development will be 54% or lower (15 points).**

**Development proposed in all other areas.**

- The Average Income for the proposed Development will be 55% or lower (15 points).
### Application is seeking points for Income Levels of Residents.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
</tr>
</tbody>
</table>

5. **Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]**

If selecting points from §11.9(c)(1)(A) or §11.9(c)(1)(B), these levels are in addition to those committed under paragraph (1) of this subsection. If selecting points from §11.9(c)(1)(C) or §11.9(c)(1)(D), these levels are included in the income average calculation under paragraph (1) of this subsection. **These units must be maintained at this rent level throughout the Affordability Period regardless of the Average Income calculation. Mark only one box below:**

- Development is Urban, and at least 10% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (13 points)  
- Development is Rural, and at least 7.5% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)

At least 5% (less Units used for eligibility for boost or in A or B above) of all low-income Units at 30% or less of AMGI. (7 points)

6. **Resident Services (Competitive HTC Applications and Direct Loan Applications ) [§11.9(c)(3) and §13.6(2)]**

- Development will provide a combination of supportive services as identified in §11.101(b)(7) and those services will be recorded in the Development’s LURA.
- Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants.

### Application is seeking points for Resident Services.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
</tr>
</tbody>
</table>

7. **Residents with Special Housing Needs (Competitive HTC Applications only) [§11.9(c)(6)]**

A. Applicant elects to commit at least 5% of the total Units for Persons with Special Housing Needs. The Units identified for this scoring item may not be the same Units identified previously for the Section 811 PRA Program. The Development Owner agrees to specifically market Units to Persons with Special Housing Needs. The Department will require an initial minimum twelve-month period during which Units are either be occupied by Persons with Special Housing Needs or held vacant, unless the units receive HOME funds from any source. (2 points)

B. Applicant elects to commit at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness. Applications in the At-risk or USDA setasides are not eligible for this scoring item. Applications are not eligible under this paragraph unless points have also been selected under A above. The Development Owner agrees to specifically market the 2% of Units through the Continuum of Care and other homelessness providers loc the Development Site. In addition, the Department will require an initial minimum twelve-month period in Urban subregions, and an initial six-month period in Rural subregions, during which Units must either be occupied by Persons referred from the Continuum of Care or local homeless service providers, or held vacant, unless the Units receive HOME funds from any source. (1 point)

### Application is seeking points for Residents with Special Housing Needs.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

8. **Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]**

- Development is requesting Pre-Application Points.

### Application is seeking points for Pre-Application Participation.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
</tr>
</tbody>
</table>

9. **Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]**

- Development will maintain a 35 year Affordability Period.
- Development will maintain a 40 year Affordability Period.
- Development will maintain a 45 year Affordability Period.

### Application is seeking points for Extended Affordability.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
</tr>
</tbody>
</table>

10. **Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]**

- Application requests points for Historic Preservation.
- Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic rehabilitation tax credits.
- Application includes documentation from the THC that the property is currently a Certified Historic Structure or determining preliminary eligibility for such a Certified Historic Structure.
- Application includes evidence that the THC received the request for determination of preliminary eligibility and supporting information on or before February 1 of the current year.
- Development will be able to document receipt of tax credits by the time Forms 8609 are issued.
- At least 75% of the residential units will be within the Certified Historic Structure.

**Attached behind this tab are the THC letter and other documentation described above.**

### Application is seeking points for Historic Preservation.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
</tr>
</tbody>
</table>

11. **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**

- Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

### Application is seeking points for Right of First Refusal.

<table>
<thead>
<tr>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>
12. **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**

- Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.
20

Existing Development Information

NOT APPLICABLE
Occupied Developments
### Occupied Developments

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, or if a federal subsidy is being transferred from another site and the costs of relocation will be part of the Total Development Costs, the following items must be provided:

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

**AND**

- **UPLOAD SEPARATELY FROM THE APPLICATION**, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

### Uniform Relocation Act (URA) Applicability for Direct Loan Applications

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: (if not, skip the remainder of this section)
  [https://www.tdhca.state.tx.us/program-services/ura/relocation.htm](https://www.tdhca.state.tx.us/program-services/ura/relocation.htm)

- Number of housing units (including Manufactured Housing Units) on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of businesses on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of nonprofit organizations on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of farms on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

**Each of the following items, as applicable, is provided behind this tab:**

- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;
- Dated Voluntary Acquisition Notification to Owner; and
- HUD Relocation Brochure issued to tenants that will be displaced (if known).
Relocation Certification for Direct Loan Applications

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

---

**Signature of Applicant**

**Printed Name**

**Date**

---

For Direct Loan Applications: A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition (including acquisition involving demolition) OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

Check all that apply:

- The activity involves demolition of existing occupied structures.
- The activity involves conversion of occupied rental property occupied by any tenant.

Applicants for Direct Loan funds that plan to rehabilitate, demolish and/or reconstruct occupied housing units must comply with the Section 104(d). By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

https://www.tdhca.state.tx.us/program-services/ura/docs/RARAP.pdf

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under a Direct Loan move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42.350.

The purpose and goals of the RARAP is to:

1. Provide (through its subgrantees) Relocation Assistance
2. Minimize Displacement
3. Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department's approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply will all parts of the plan as they apply to this Application.

---

**Signature of Applicant**

**Printed Name**

**Date**

---

2/23/2020
The property owner owns and operating a commercial business at the Development Site. The purchase contract permits the buyer to take possession of the Development Site at closing. There are no third party tenants.
22 Architectural Drawings
Architectural Drawings Must be Submitted Behind this Tab [$11.204(b)(9)]
(If development is scattered site, consult staff.)

In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 300dpi images. Follow these steps in Adobe Acrobat to convert most plans: File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [V] Print As Image 300dpi > OK Properties > Adobe PDF Settings > Default Settings: High Quality Print

[X] Site Plan which:
- states the size of the site on its face;
- includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings and Units, stating sizes, etc.;
- includes a table matrix specifying the square footage of Common Area space on a building by building basis;
- identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
- shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
- indicates the location and number of parking spaces, garages and carports, as applicable;
- indicates the location and number of accessible parking spaces, including van accessible spaces;
- includes information regarding local parking requirements, as applicable;
- indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
- indicates placement of detention/retention pond(s) or states there are no detention ponds;
- clearly delineates the flood plain boundary lines or states there is no floodplain;
- describes, if applicable, how flood mitigation or other required mitigation will be accomplished;
- identifies all pipeline easements on or adjacent to the Development Site ($11.101(2)(l)); and
- identifies all Amenities.

[X] Residential Building floor plans should include the following, building by building:
- separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, balconies, porches and patios, and any other square footage not included in NRA; and
- location of accessible units (unless included on Site Plan).

[X] Common Building floor plans should include tabulations of the square footage of the following spaces that are outside of Net Rentable Area, whether conditioned or unconditioned, building by building:
- spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);
- spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and

[na] For Supportive Housing only, specification of space to be used for 75 sq. ft/unit common space. NOTE: In order to qualify for points under 10 TAC §11.9(e)(2), of the 75 square feet, at least 50 square feet must be conditioned space.

[X] Unit floor plans for each type of Unit:
- must include the square footage of each type of Unit; and
- must include floor plans for the accessible Units.

[X] Elevations for each side of each building type which include:
- a percentage estimate of the exterior composition of each elevation; and
- roof pitch.

[na] Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.
Building Area (Approx)

<table>
<thead>
<tr>
<th>Level</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level (parking garage)</td>
<td>41,970 sf</td>
</tr>
<tr>
<td>Second Floor</td>
<td>29,690 sf</td>
</tr>
<tr>
<td>Third Floor</td>
<td>29,690 sf</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>29,690 sf</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>131,040 gross sf</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Level</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level</td>
<td>800 sf</td>
</tr>
<tr>
<td>First Residential Floor</td>
<td>3,700 sf</td>
</tr>
<tr>
<td>First Floor Outdoor Common Deck</td>
<td>5,500 sf</td>
</tr>
<tr>
<td>Second Floor</td>
<td>3,600 sf</td>
</tr>
<tr>
<td>Third Floor</td>
<td>3,600 sf</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>17,200 common sf</strong></td>
</tr>
</tbody>
</table>

Program & Unit Mix (Approx)

**SITE PLAN CONCEPT**
C-shaped building plan
Ground level parking garage + three levels of residential units
Site is 1.504 acres
Site is not in a designated floodplain

**AMENITY SPACES**
Community Room/Business Center, Fitness, Leasing Office

**UNIT MIX**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-BEDROOM</td>
<td>27</td>
</tr>
<tr>
<td>2-BEDROOM</td>
<td>38</td>
</tr>
<tr>
<td>3-BEDROOM</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>77 UNITS</strong></td>
</tr>
</tbody>
</table>

**ACCESSIBLE UNITS REQUIRED (4) + HEARING/VISUAL (2)**

- 1-BEDROOM: UNIT 23: 2nd Floor
- 2-BEDROOM: UNIT 26: 3rd/4th Floor
- 3-BEDROOM: UNIT 24: 2nd Floor
- 1-BEDROOM HEARING/VISUAL: UNIT 23: 3rd Floor
- 2-BEDROOM HEARING/VISUAL: UNIT 25: 2nd Floor

**PARKING**
Parking Stalls provided (11 per unit) 93 stalls
Bike racks provided (provides up to 10% reduction) 93 stalls

**TOTAL**

<table>
<thead>
<tr>
<th>Type</th>
<th>Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>88</td>
</tr>
<tr>
<td>ADA</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>93 stalls</strong></td>
</tr>
</tbody>
</table>
Program & Unit Mix (Approx)

SITE PLAN CONCEPT
C-Shaped building plan
Ground level parking garage + three levels of residential units
Site is 1.504 acres
Site is not in a designated floodplain

AMENITY SPACES
Community Room/Business Center, Fitness, Leasing Office

UNIT MIX
1-BEDROOM 27 UNITS
2-BEDROOM 38 UNITS
3-BEDROOM 12 UNITS
TOTAL 77 UNITS

ACCESSIBLE UNITS REQUIRED (4) + HEARING/VISUAL (2)
1-BEDROOM UNIT 23: 2nd Floor
2-BEDROOM UNITS 26: 3rd/4th Floor
3-BEDROOM UNIT 24: 2nd Floor
1-BEDROOM HEARING/VISUAL UNIT 23: 3rd Floor
2-BEDROOM HEARING/VISUAL UNIT 25: 2nd Floor

PARKING
Parking Stalls provided (1:1 per unit) 93 stalls
Bike racks provided (provides up to 10% reduction) 93 stalls

Standard Stalls 88 stalls
ADA Stalls 5 stalls

Building Area (Approx)

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>BUILDING TOTAL</th>
<th>RESIDENTIAL</th>
<th>BALCONY</th>
<th>AMENITY</th>
<th>MECH</th>
<th>CIRCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND LEVEL</td>
<td>38,866 SF</td>
<td>0 SF</td>
<td>0 SF</td>
<td>0 SF</td>
<td>0 SF</td>
<td>1,240 SF</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>38,370 SF</td>
<td>24,620 SF</td>
<td>1,633 SF</td>
<td>6,600 SF</td>
<td>320 SF</td>
<td>3,670 SF</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>29,710 SF</td>
<td>26,073 SF</td>
<td>1,480 SF</td>
<td>0 SF</td>
<td>320 SF</td>
<td>3,637 SF</td>
</tr>
<tr>
<td>FOURTH FLOOR</td>
<td>29,710 SF</td>
<td>26,073 SF</td>
<td>1,480 SF</td>
<td>0 SF</td>
<td>320 SF</td>
<td>3,637 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>136,656 GROSS SF</td>
<td>76,766 SF</td>
<td>4,593 SF</td>
<td>6,600 SF</td>
<td>960 SF</td>
<td>12,184 SF</td>
</tr>
</tbody>
</table>

3. Tab 22, Site Plan – How was the parking count arrived at and is there a local requirement that was followed? Please clarify.

The parking count was derived from the City of Houston Off Street Parking Variance Information and Resource Guide and best practices from the Developer’s portfolio. As stated in the feasibility study, the Applicant will be seeking a parking variance.
SITE: NON-RESIDENTIAL SPACE / PARKING
7,200 SF OF GROUND FLOOR RETAIL / CIVIL / COMMERCIAL SPACE
93 PARKING SPACES (5 HC SPACES)
BIKE PARKING

SITE DETENTION NOTES
NO FLOODPLAIN ON SITE - SITE DETENTION IS REQUIRED
TOTAL ACREAGE: 1.504
REQUIRED DETENTION VOLUME: 0.752 AC-FT
PROVIDED DETENTION VOLUME: 0.752 AC-FT
DETENTION SYSTEM: UNDERGROUND VAULT IN PARKING GARAGE

HIGH STAR DRIVE

BRINSHORE + CONNECT COMMUNITY | 2020.02.27 | 18123 | 00

ALLEY POYNER MACCHIETTO ARCHITECTURE
UNIT MATRIX: 3RD / 4TH FLOORS

26 RESIDENTIAL UNITS (PER FLOOR)

(4) 3 BED
(14) 2 BED
(8) 1 BED
OUTDOOR AMENITY DECK
5,500 SF

2ND FLOOR OUTDOOR AMENITY DECK

PARKING BELOW

1,100 SF
COMMUNITY ROOM + DECK ACCESS
LEASING / BUSINESS CENTER / FITNESS

LARGE SCALE PLAN
SCALE 1/100' = 1'-0"

ALLEY POYNER MACCHIETTO ARCHITECTURE
UNIT 05: 1 BED / 1 BATH
703 SF

LARGE SCALE PLAN
SCALE 1/8" = 1'-0"

ALLEY POYNER MACCHIETTO ARCHITECTURE
UNIT 25: 2 BED / 2 BATH - HEARING / VISUAL ACCESSIBLE

LARGE SCALE PLAN

SCALE 1/8" = 1'-0"

Brinshore + Connect Community | 2020.02.27 | 10123 | 07
TYPICAL CONDITION

- All 1st floor - clad in stone
- 100% of exterior materials at second third and fourth floor are glazing at windows or cementitious siding (Hardieboard or similar)
- Parking garage level exterior materials are cast in place concrete and storefront glazing

CONCRETE PODIUM STRUCTURE
DECORATIVE CONCRETE PANELS

HARDBOARD - TYPE 1
HARDBOARD - TYPE 2
BALCONY RAILINGS

STOREFRONT GLASS AT RETAIL

SOUTH ELEVATION

NORTH ELEVATION

HARDBOARD - TYPE 1
HARDBOARD - TYPE 2

EAST ELEVATION

WEST ELEVATION

STOREFRONT GLASS AT RETAIL

FLOOR PLAN: 3RD + 4TH LEVELS

SCALE 1" = 20'
Specifications and Building/Unit Type Configuration
**SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION**

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AF.

Specifications and Amenities (check all that apply)

<table>
<thead>
<tr>
<th>Building Configuration (Check all that apply):</th>
<th>Single Family Construction</th>
<th>2RO</th>
<th>Transitional (per §42(1)(B))</th>
<th>Duplex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development will have:</td>
<td>Fire Sprinklers</td>
<td>x Elevators</td>
<td>3 # of Elevators</td>
<td>Vt. Capacity</td>
</tr>
<tr>
<td>Number of Parking Spaces (consistent with Architectural Drawings):</td>
<td>Free Paid</td>
<td>Shed or Flat Roof Carport Spaces</td>
<td>Detached Garage Spaces</td>
<td>Attached Garage Spaces</td>
</tr>
<tr>
<td>Floor Composition/Wall Height</td>
<td>100% Carpet/Vinyl/Resilient Flooring</td>
<td>90&quot; Ceiling Height</td>
<td>% Ceramic Tile</td>
<td>Upper Floor(s) Ceiling Height (Townhome Only)</td>
</tr>
<tr>
<td>% Other</td>
<td>Describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

**Building Label** 1

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Number of Residential Buildings</th>
<th>Total Sq. Ft for Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 1 650</td>
<td>3</td>
<td>1,950</td>
</tr>
<tr>
<td>1 1 652</td>
<td>6</td>
<td>3,912</td>
</tr>
<tr>
<td>1 1 703</td>
<td>15</td>
<td>10,545</td>
</tr>
<tr>
<td>1 1 774</td>
<td>3</td>
<td>2,202</td>
</tr>
<tr>
<td>2 1 899</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2 2 888</td>
<td>3</td>
<td>2,664</td>
</tr>
<tr>
<td>2 2 915</td>
<td>3</td>
<td>2,745</td>
</tr>
<tr>
<td>2 2 919</td>
<td>3</td>
<td>2,757</td>
</tr>
<tr>
<td>2 2 947</td>
<td>21</td>
<td>19,887</td>
</tr>
<tr>
<td>2 2 956</td>
<td>2</td>
<td>1,992</td>
</tr>
<tr>
<td>2 2 1,032</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3 2 1,154</td>
<td>3</td>
<td>3,462</td>
</tr>
<tr>
<td>3 2 1,166</td>
<td>6</td>
<td>6,996</td>
</tr>
<tr>
<td>3 2 1,462</td>
<td>3</td>
<td>4,386</td>
</tr>
<tr>
<td>Totals</td>
<td>77</td>
<td>69,291</td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 2/26/2020

Net Rentable Square Footage from Rent Schedule: 69,291

**Common Area Square Footage (as specified on Architect Certification)**

Information below to be used by Supportive Housing Applicants only.

- Total development Common Area as specified on Architect Certification
  - Note that in order to qualify for points under 10 TAC §11.9(e)(2), at least 50 square feet of each 75 square of Common Area claimed must be conditioned space.
  - Ensure that this number matches your architectural drawings.
  - The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:
  - The lesser of these two numbers added to NRA:
  - Use this number to figure points under 11.9(e)(2)

- 69,291

2/26/2020
Accessible Mobility Units Calculation
### Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

1. Distributed throughout the Unit types AND the Development; and
2. Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>77</td>
<td>5%</td>
<td>3.85</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1BR/1BA</td>
<td>27</td>
<td>5%</td>
<td>1.35</td>
<td>1.35</td>
<td>1</td>
</tr>
<tr>
<td>2BR/2BA</td>
<td>38</td>
<td>5%</td>
<td>1.9</td>
<td>1.9</td>
<td>2</td>
</tr>
<tr>
<td>3BR/3BA</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"*

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: ____________________________

Michael Alley, AIA
Printed Name

Alley Poyner Macchietto Architecture
Firm Name (If applicable)

Date: 2/27/2020

2/26/2020
Accessible Hearing/Visual Units Calculation
Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>77</td>
<td>2%</td>
<td>1.54</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1BR/1BA</td>
<td>27</td>
<td>2%</td>
<td>0.54</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2BR/2BA</td>
<td>38</td>
<td>2%</td>
<td>0.76</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3BR/3BA</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>77</td>
<td></td>
<td>1.54</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"

**EXAMPLE**

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td></td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: ___________________________

Michael Alley, AIA

Printed Name

Alley Poyner Macchietto Architecture

Firm Name (If applicable)

2/27/2020

Date

2/26/2020
Accessible Parking Calculation
This worksheet is applicable to cases where ADA applies and all parking spaces are within a single parking lot. In cases where this worksheet cannot be used, create a certification specifying the types and numbers of parking spaces applicable, including standard and accessible parking for dwelling units and for amenities (e.g., office, mail kiosk, dumpster, pool, playground, etc.), and for each type of parking (e.g., surface spaces, carports, garages, etc.) for staff review. When creating your own parking certification, it is essential to state the number of standard parking spaces and APSs for dwelling units and for amenities and for each type of parking. Staff cannot review the proposal without this information.

Submit this worksheet or a comparable document certified by an accessibility professional.

Instructions for Submitting Accessible Parking Information

When the number of parking spaces for Units is equal to or greater than the number of Units:

If the number of parking spaces (surface spaces, carports, garages, etc.) that serve residential Units (as opposed to those for amenities and/or employees/visitors) is equal to or greater than the number of Units and are all on a single, unified parking lot, i.e., all spaces can be accessed without driving through a gate or over a public right of way and therefore into a separate parking lot, provide information for all sections of this form. With the exception of parking lots that are separated by limited access gates between an office/clubhouse lot and a dwelling lot, parking lots that are connected by accessible routes can be considered a single, unified lot.

When the number of parking spaces for Units is less than the number of Units:

If the number of parking spaces that serve residential Units (as opposed to those for amenities and/or employees/visitors) is less than the number of Units, create your own parking certification or use only the last section of this Accessible Parking Calculation form, i.e., "Distribution of APSs Among the Various Types of Parking". For each type of parking space (surface spaces, carports, garages, etc.), the number of accessible parking spaces required will be the number indicated by ADA table 208.2, and the number of van accessible parking will be one for every six (6) of the accessible spaces required. These calculations must be made independently for each type of parking space.

When parking spaces are in more than one parking lot:

If parking spaces are in separate lots (e.g., inside and outside a gate, on different Development Sites, or on the same Development Site but only accessible to each other by driving outside the Development Site to drive into the other lot) that are not connected by accessible routes, use whichever set of instructions above applies to each of the lots. These calculations must be made independently for each such parking lot. Use as many copies of this form as needed to create your parking certification.

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). Links to the applicable accessibility rules are provided below.


Accessible Parking for Facilities and Amenities

Determining the number of APSs that serve the dwelling units requires accounting for APSs that do not serve dwelling units. In the yellow spaces below, identify the individual amenities served by an APS and/or groups of amenities in close proximity that share a single APS. In the space to the right, state the number of APSs designated to serve the amenity or group identified. If parking is provided near dumpsters, at least 1 dumpster must have an APS. The total will be subtracted from the total of all types of parking spaces to determine the number of spaces that serve the dwelling units. **DO NOT INCLUDE PARKING SPACES THAT SERVE DWELLING UNITS IN THIS AMENITY SECTION.**

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 1:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 0

2/26/2020
## Accessible Parking for Residential Units

Enter the information indicated below.

### Total dwelling Units in the Development:
- **77**

### Total surface parking spaces (including non-residential):
- **93**

### Total carports (including non-residential):
- **0**

### Total garages (including non-residential):
- **0**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total parking spaces of all types:</td>
<td>93</td>
<td>Calculated from above</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td>0</td>
<td>Calculated on prior page</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>93</td>
<td>Calculated from above</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>4</td>
<td>Calculated from above</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>16</td>
<td>Calculated from above</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>1</td>
<td>Calculated from above</td>
</tr>
<tr>
<td><strong>Total APSs required (including dwelling units and facilities/amenities):</strong></td>
<td>5</td>
<td>Calculated from above</td>
</tr>
</tbody>
</table>

### Distribution of APSs Among the Various Types of Parking

All Developments, including those having fewer than one parking space serving each dwelling unit, should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total of each type of parking space, i.e., surface spaces, carports, etc., including both amenity spaces and dwelling unit spaces.

- **Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs:** **5**
- **Minimum number of carports that must be APSs:** **0**
- **Number of garages that must be APSs:** **0**

### APSs that Must Be Van Spaces

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Van APSs required, including all types of spaces:</strong></td>
<td>1</td>
<td>Calculated from above</td>
</tr>
<tr>
<td><strong>Minimum number of surface parking spaces that must be van APSs:</strong></td>
<td>1</td>
<td>Calculated from above</td>
</tr>
<tr>
<td><strong>Minimum number of carports that must be van APSs:</strong></td>
<td>0</td>
<td>Calculated from above</td>
</tr>
<tr>
<td><strong>Minimum number of garages that must be van APSs:</strong></td>
<td>0</td>
<td>Calculated from above</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible parking space per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.

**Signature**

Michael Alley, AIA

**Printed Name**

2/27/2020

**Date:**

Alley Poyner Macchietto Architecture

**Firm Name (If applicable)**
Rent Schedule
### Rent Schedule

#### Rent Designations (select from drop down menu)

<table>
<thead>
<tr>
<th>HTC Units</th>
<th>MFDL - HOME Units</th>
<th>MFDL - NHTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy Units</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow</th>
<th>Rent Collected /Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>1</td>
<td>1.0</td>
<td>652</td>
<td>1,304</td>
<td>429</td>
<td>91</td>
<td>338</td>
<td>676</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>652</td>
<td>1,304</td>
<td>429</td>
<td>91</td>
<td>338</td>
<td>676</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>652</td>
<td>1,304</td>
<td>429</td>
<td>91</td>
<td>338</td>
<td>676</td>
</tr>
<tr>
<td>TC 80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>652</td>
<td>1,304</td>
<td>429</td>
<td>91</td>
<td>338</td>
<td>676</td>
</tr>
<tr>
<td>MR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>652</td>
<td>1,304</td>
<td>429</td>
<td>91</td>
<td>338</td>
<td>676</td>
</tr>
</tbody>
</table>

#### Rent Limits

<table>
<thead>
<tr>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Rent Schedule (cont.)

**Self Score Total:** 131

**Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):**

**Rent Schedule (cont.)**

<table>
<thead>
<tr>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Rent Schedule (cont.)**

**Total Nonrental Income**

- Non Rental Income $20.00 per unit/month for: 1,540
- Non Rental Income 0.00 per unit/month for:
- Non Rental Income 0.00 per unit/month for:

**Total Nonrental Income $20.00 per unit/month 1,540**

---

**RENT LIMITS**

<table>
<thead>
<tr>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
<th>AMH %</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Number of</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**TOTAL:**

- Late fees $1,540
- Total Monthly Rent $64,976
Rent Schedule (Continued)

<table>
<thead>
<tr>
<th>HOUSING</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>40%</td>
<td>36%</td>
</tr>
<tr>
<td>TC60%</td>
<td>46%</td>
<td>42%</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
<td>4%</td>
<td>4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TAX CREDITS</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTC Li Total</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>MR Total</td>
<td>9%</td>
<td>7%</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>77</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DIRECT LOAN (NHTF)</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>NHTF Li Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MORTGAGE REVENUE</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB80%</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BOND</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB Li Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRBMR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRBMR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DIRECT LOAN (HOME, TCAP RF, and/or NSP1 PI)</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Direct Loan Li Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total OT Units</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

ACQUISITION + HARD: DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.

HARD Cost Per Sq. Ft: $126.13
BUILDING Cost Per Sq. Ft: $143.62

Rent Schedule (Continued)
Utility Allowances
### Utility Allowances [§10.614]

Applicant must attach documentation to this form to support the “Utility Allowance” estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614(k). This exhibit must clearly indicate which utility costs are included in the estimate.

If tenants will be required to pay any other mandatory fees (e.g. renter’s insurance) please provide an estimate, description and documentation of those as well.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>Tenant</td>
<td>Electric</td>
<td>$10</td>
<td>$12</td>
<td>$14</td>
<td></td>
<td></td>
<td>Houston Housing Authority</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$ 6</td>
<td>$ 9</td>
<td>$12</td>
<td></td>
<td></td>
<td>12/1/19</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$24</td>
<td>$33</td>
<td>$42</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$21</td>
<td>$30</td>
<td>$38</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$14</td>
<td>$18</td>
<td>$22</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td>Electric</td>
<td>$16</td>
<td>$16</td>
<td>$16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$ -</td>
<td>$91</td>
<td>$118</td>
<td>$144</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

If a revised form is submitted, date of submission: ___________________________
## Allowance for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

**Effective Date:** 12/1/2019

### Utility or Service

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$7, $8, $9, $9, $11, $11, $12, $13, $13</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td>$9, $10, $12, $14, $16, $18, $20, $21, $22</td>
</tr>
<tr>
<td>c. Electric</td>
<td>$9, $10, $12, $14, $16, $18, $20, $21, $22</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td>$9, $10, $12, $14, $16, $18, $20, $21, $22</td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$2, $2, $3, $4, $5, $6, $7, $7, $8</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td>c. Electric</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td><strong>Other Electric - Lighting - Base</strong></td>
<td>$20, $24, $33, $42, $52, $61, $66, $70, $75</td>
</tr>
<tr>
<td><strong>Air Conditioning</strong></td>
<td>$18, $21, $30, $38, $46, $55, $59, $63, $67</td>
</tr>
<tr>
<td><strong>Water Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4, $5, $7, $9, $11, $13, $14, $14, $15</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td>c. Electric</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td>$5, $6, $9, $12, $15, $18, $19, $20, $21</td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$22, $22, $29, $36, $42, $49, $53, $58, $62</td>
</tr>
<tr>
<td><strong>Sewer</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$33, $34, $44, $54, $63, $73, $79, $86, $92</td>
</tr>
<tr>
<td><strong>Trash Collection</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Range/Microwave (if tenant supplies)</strong></td>
<td>$11, $11, $11, $11, $11, $11, $11, $11</td>
</tr>
<tr>
<td><strong>Refrigerator (if tenant supplies)</strong></td>
<td>$12, $12, $12, $12, $12, $12, $12, $12</td>
</tr>
<tr>
<td><strong>Other - Monthly Electric Fee</strong></td>
<td>$16, $16, $16, $16, $16, $16, $16, $16</td>
</tr>
<tr>
<td><strong>Other - Monthly Gas Fee</strong></td>
<td>$16, $16, $16, $16, $16, $16, $16, $16</td>
</tr>
</tbody>
</table>

Actual Family Allowances To be used by the family to compute allowance.  
Complete Below for the actual unit rented.

**Name of Family**

**Address of Unit**

**Smaller of bedroom or voucher**

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Per Month Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>-</td>
</tr>
<tr>
<td>Cooking</td>
<td>-</td>
</tr>
<tr>
<td>Other Electric</td>
<td>-</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>-</td>
</tr>
<tr>
<td>Water Heating</td>
<td>-</td>
</tr>
<tr>
<td>Water</td>
<td>-</td>
</tr>
<tr>
<td>Sewer</td>
<td>-</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>-</td>
</tr>
<tr>
<td>Range/Microwave</td>
<td>-</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>-</td>
</tr>
<tr>
<td>Other - Electric Fee</td>
<td>-</td>
</tr>
<tr>
<td>Other - (Gas Fee)</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$0</td>
</tr>
</tbody>
</table>

Previous editions are obsolete  
Page 1 of 1
26 Annual Operating Expenses
## Annual Operating Expenses

### General & Administrative Expenses
- Accounting $4,800
- Advertising $10,000
- Legal fees $4,700
- Leased equipment $4,800
- Postage & office supplies $3,500
- Telephone $2,500
- Other $describe
- Other $describe

Total General & Administrative Expenses: $30,300

### Payroll, Payroll Tax & Employee Benefits
- Management $46,200
- Maintenance $30,800
- Other Payroll Taxes, benefits, incentives and workers comp $19,250
- Other $describe

Total Payroll, Payroll Tax & Employee Benefits: $96,250

### Repairs & Maintenance
- Elevator $9,600
- Exterminating $8,600
- Grounds $9,000
- Make-ready $9,500
- Repairs $9,500
- Pool $describe
- Other $describe

Total Repairs & Maintenance: $46,200

### Utilities (Enter Only Property Paid Expense)
- Electric $5,390
- Natural gas $describe
- Trash $7,392
- Water/Sewer $41,118
- Other $describe

Total Utilities: $53,900

### Property Taxes
- Published Capitalization Rate: 8.5-9.5%
- Source: Harris CAD
- Annual Property Taxes $96,187

Total Property Taxes: $96,187

### Reserve for Replacements
- Annual reserves per unit: $250

### Other Expenses
- Cable TV $describe
- Supportive Services (Staffing/Contracted Services) $describe
- TDHCA Compliance fees ($40/HTC unit) $2,800
- TDHCA Direct Loan Compliance Fees ($34/MDL unit) $describe
- TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit) $describe
- Bond Trustee Fees (ALL Tax-Exempt Bond Developments) $describe
- Security $2,070
- Other City of Houston Fees $describe

Total Other Expenses: $4,870

### TOTAL ANNUAL EXPENSES
- Expense per unit: $535
- Expense to Income Ratio: 55.85%
- $412,359

### NET OPERATING INCOME (before debt service)
- $325,969

### Annual Debt Service
- Amegy Mortgage $246,611
- City of Houston $25,000
- TDHCA Bond-Issuer Admin Fee (0.10%) $describe

TOTAL ANNUAL DEBT SERVICE Debt Coverage Ratio: 1.20 $271,611

### NET CASH FLOW
- $54,358

If a revised form is submitted, date of submission: ___________
15 Year Rental Housing Operating Pro Forma
The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the pro forma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ANNUAL NET CASH FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>$54,358</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CUMULATIVE NET CASH FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>$54,358</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Debt Coverage Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.20</td>
</tr>
</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under $11.9(e)(1) relating to Financial Feasibility)

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name</td>
</tr>
<tr>
<td>Date</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Syndicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name</td>
</tr>
<tr>
<td>If a revised form is submitted, date of submission: 2/24/20</td>
</tr>
</tbody>
</table>
Off-Site Cost Breakdown
**Off-Site Cost Breakdown**

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA No Offsites at this time</td>
<td>$</td>
<td>-</td>
<td>1 $</td>
<td>-</td>
<td>-</td>
<td>$</td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total $ -

Signature of Registered Engineer responsible for Budget Justification

Lyle Henkel, P.E.

Printed Name

February 25, 2020

Date

Seal

If a revised form is submitted, date of submission:
Site Work Cost Breakdown
**Site Work Cost Breakdown**

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

**For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.**

---

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$250,000.00</td>
<td></td>
<td>$250,000.00</td>
<td>-</td>
<td>-</td>
<td>$250,000</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>-</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Detention</td>
<td>$7,469.00</td>
<td>1</td>
<td>$7,469.00</td>
<td>-</td>
<td>-</td>
<td>$7,469</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$115,788.00</td>
<td>1</td>
<td>$115,788.00</td>
<td>-</td>
<td>-</td>
<td>$115,788</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$14,938.00</td>
<td>1</td>
<td>$14,938.00</td>
<td>-</td>
<td>-</td>
<td>$14,938</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$7,469.00</td>
<td>1</td>
<td>$7,469.00</td>
<td>-</td>
<td>-</td>
<td>$7,469</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$313,891.00</td>
<td>1</td>
<td>$313,891.00</td>
<td>-</td>
<td>-</td>
<td>$313,891</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$385,000.00</td>
<td>1</td>
<td>$385,000.00</td>
<td>-</td>
<td>-</td>
<td>$385,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$37,345.00</td>
<td></td>
<td>$37,345.00</td>
<td>-</td>
<td>-</td>
<td>$37,345</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$37,345.00</td>
<td>1</td>
<td>$37,345.00</td>
<td>-</td>
<td>-</td>
<td>$37,345</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$ 1,131,900</strong></td>
</tr>
</tbody>
</table>

---

Signature of Registered Engineer: Lyle Henkel, P.E.
Printed Name: Lyle Henkel, P.E.
Seal: LYLE E. HENKEL

Date: February 25, 2020

If a revised form is submitted, date of submission: 2/24/20
Development Cost Schedule
February 24, 2020

Ruben Esqueda
Vice President
Brinshore Development, LLC
1701 W. Northwest Hwy, Suite 100

RE: Connect South Apts, LP, Structure Parking Estimate

Ruben,

Per our review of the plans for Connect South Apartments, we feel that your estimated cost of $2,000,000 to construct structured parking and $600,000 for the dedicated commercial space as reflected in your plans is appropriate.

Cadence-McShane is experienced in constructing projects utilizing structured parking and commercial spaces similar to what you are proposing in your application. To date, our firm has constructed 30 buildings utilizing similar design standards.

Sincerely,

Colby Rose
Vice President – General Manager
# Development Cost Schedule

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below:

### Total Development Summary

<table>
<thead>
<tr>
<th>Cost</th>
<th>Acquisition</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Acquisition</strong></td>
<td>3,515,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Acquisition</strong></td>
<td>$3,515,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Off-Sites</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Off-Sites</strong></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Site Work</strong></td>
<td>1,131,900</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Site Work</strong></td>
<td>$1,131,900</td>
<td>$881,900</td>
</tr>
<tr>
<td><strong>Site Amenities</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities</strong></td>
<td>$500,000</td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>Building Costs</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Scratch Paper/Notes

*ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).*
### Furnishings
- Special Construction: 0
- Conveying Systems (Elevators): 113,744
- Mechanical (HVAC; Plumbing): 1,032,977
- Electrical: 864,998

### Construction Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special	Construction</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Conveying	Systems (Elevators)</td>
<td>113,744</td>
<td>113,744</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,032,977</td>
<td>1,032,977</td>
</tr>
<tr>
<td>Electrical</td>
<td>864,998</td>
<td>864,998</td>
</tr>
</tbody>
</table>

### Individually Itemize Costs Below:

- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking: 2,000,000
- Commercial Space Costs: 600,000

### Other (specify) - see footnote 1

**Subtotal Building Costs Before 11.9(e)(2)**: $10,551,680

**Voluntary Eligible Building Costs (After 11.9(e)(2))**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>910,000</td>
<td>910,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>125,000</td>
<td>125,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Accounting fees</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Survey</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>131,250</td>
<td>131,250</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Builders Risk Insurance by Developer</td>
<td>480,462</td>
<td>480,462</td>
</tr>
</tbody>
</table>

**SOFT COSTS**

- plumbing: 1,032,977
- structured parking: 2,000,000
- commercial space: 600,000

**TOTAL BUILDING COSTS & SITE WORK (including site amenities)**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingency</td>
<td>5.00%</td>
<td></td>
</tr>
<tr>
<td>subtotal building costs Before 11.9(e)(2)</td>
<td>$10,551,680</td>
<td>$0</td>
</tr>
<tr>
<td>subtotal after 11.9(e)(2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Building Costs Before 11.9(e)(2)</strong></td>
<td>$10,551,680</td>
<td>$0</td>
</tr>
</tbody>
</table>

**TOTAL HARD COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.71%</td>
<td>6.00%</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>731,015</td>
<td>459,999</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>1.90%</td>
<td>2.00%</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td>243,672</td>
<td>153,333</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>5.71%</td>
<td>6.00%</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL CONTRACTOR FEES</td>
<td>$1,705,702</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)</strong></td>
<td>$14,498,460</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Voluntary Eligible “Hard Costs” (After 11.9(e)(2))**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL HARD COSTS</td>
<td>$12,792,758</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL SOFT COSTS</strong></td>
<td>$81.89 psf</td>
<td>$5,919,664</td>
</tr>
</tbody>
</table>

**TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)</td>
<td>$14,498,460</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Voluntary Eligible “Hard Costs” (After 11.9(e)(2))</strong></td>
<td>$0.00 psf</td>
<td>$8,739,972</td>
</tr>
</tbody>
</table>

**TOTAL BUILDING COSTS & SITE WORK (including site amenities)**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingency</td>
<td>5.00%</td>
<td></td>
</tr>
<tr>
<td>subtotal building costs Before 11.9(e)(2)</td>
<td>$10,551,680</td>
<td>$0</td>
</tr>
<tr>
<td>subtotal after 11.9(e)(2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Building Costs Before 11.9(e)(2)</strong></td>
<td>$10,551,680</td>
<td>$0</td>
</tr>
</tbody>
</table>

**TOTAL HARD COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.71%</td>
<td>6.00%</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>731,015</td>
<td>459,999</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>1.90%</td>
<td>2.00%</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td>243,672</td>
<td>153,333</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>5.71%</td>
<td>6.00%</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL CONTRACTOR FEES</td>
<td>$1,705,702</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)</strong>*</td>
<td>$14,498,460</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Voluntary Eligible “Hard Costs” (After 11.9(e)(2))**

<table>
<thead>
<tr>
<th>Description</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL HARD COSTS</td>
<td>$12,792,758</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL SOFT COSTS</strong></td>
<td>$81.89 psf</td>
<td>$5,919,664</td>
</tr>
</tbody>
</table>

*If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.*
<table>
<thead>
<tr>
<th>FF&amp;E</th>
<th>350,000</th>
<th>350,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Soft Cost</strong></td>
<td>$2,878,712</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Financing:

#### Construction Loan(s)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>$1,327,907</td>
<td>$663,954</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>$189,000</td>
<td>$189,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>$119,000</td>
<td>$119,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>$130,000</td>
<td>$130,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>$30,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Permanent Loan(s)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>$110,720</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal</td>
<td>$130,000</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Bridge Loan(s)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Other Financing Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>70,000</td>
<td></td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td>$125,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>75,000</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Line of Credit reimbursement</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$2,321,627</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Developer Fees

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>167,500</td>
<td>167,500</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,505,013</td>
<td>1,736,096</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>15.00%</td>
<td>$2,672,513</td>
</tr>
</tbody>
</table>

### Reserves

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>328,262</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/29/20
### Escrows
- New funds
- Existing reserves

<table>
<thead>
<tr>
<th>Subtotal Reserves</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows - new funds</td>
<td>$328,262</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$0</td>
</tr>
</tbody>
</table>

*Any existing reserve amounts should be listed on the Schedule of Sources.

<table>
<thead>
<tr>
<th>TOTAL HOUSING DEVELOPMENT COSTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing reserves</td>
<td>$0</td>
</tr>
<tr>
<td>New funds</td>
<td>$26,214,574</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$0</td>
</tr>
</tbody>
</table>

The following calculations are for HTC Applications only.

#### Deduct From Basis:
- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

<table>
<thead>
<tr>
<th>Total Eligible Basis</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Eligible Basis</strong></td>
<td>$0</td>
</tr>
</tbody>
</table>

*High Cost Area Adjustment (100% or 130%)

<table>
<thead>
<tr>
<th>Total Adjusted Basis</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible Basis</td>
<td>$14,594,233</td>
</tr>
<tr>
<td><strong>130%</strong></td>
<td></td>
</tr>
<tr>
<td>Total Adjusted Basis</td>
<td>$0</td>
</tr>
</tbody>
</table>

Applicable Fraction

<table>
<thead>
<tr>
<th>Total Qualiﬁed Basis</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Adjusted Basis</td>
<td>$18,972,503</td>
</tr>
<tr>
<td><strong>90%</strong></td>
<td></td>
</tr>
<tr>
<td>Total Qualiﬁed Basis</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Credits Supported by Eligible Basis

<table>
<thead>
<tr>
<th>Credit Request (from 17. Development Narrative)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Credit Request</td>
<td>$1,520,308</td>
</tr>
</tbody>
</table>

#### Requested Score for 11.9(e)(2)

<table>
<thead>
<tr>
<th>Requested Score for 11.9(e)(2)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>12</strong></td>
<td></td>
</tr>
</tbody>
</table>

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

- Name of contact for Cost Estimate: Ruben Esquesda
- Phone Number for Contact: (940) 660-7262
- If a revised form is submitted, date of submission: 

The following calculations are for HTC Applications only.
Financing Narrative and Summary of Sources and Uses
### Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

#### Financing Participants

<table>
<thead>
<tr>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td><strong>Debt</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA [MF Direct Loan Const. to Perm. (Repayable)]</td>
<td>$0</td>
<td>-</td>
<td>$0.00%</td>
</tr>
<tr>
<td>TDHCA [Multifamily Direct Loan (Soft Repayable)]</td>
<td>$0</td>
<td>$0.00%</td>
<td>$0.00%</td>
</tr>
<tr>
<td>Amegy Bank [Mortgage Revenue Bond]</td>
<td>$18,900,000</td>
<td>5.50%</td>
<td>$4,072,000</td>
</tr>
</tbody>
</table>

#### Third Party Equity

| The Richman Group Affordable Housing HTC                  | $1,500,000                | $1,394,861                | $13,948,605    | 0.93          |

#### Grant

| City of Houston CDBG-DR [§11.9(d)(2) LPS Contribution]   | $11,947,000               | $7,000,000                | 1.00%          | na            | 40        | 2               |

#### Deferred Developer Fee

| Direct Loan Match                                        | $1,193,969                |

#### Total Sources of Funds

| $20,294,861                                              | $26,214,574               |

#### Total Uses of Funds

| $26,214,574                                              |

### INSTRUCTIONS:

Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

Amegy Bank will provide construction and perm financing for the development in the amounts and at the terms shown above in the worksheet. Richmond will provide equity to the development in the amount shown above, they will be using a rate of .93 per $1 of tax credits. The developer has also applied for CDBG-DR funding from the City of Houston in the amount and terms shown above. CDBG-DR funds will be structured as a loan and are exempted from being deducted from basis. Finally, if sources are less than uses, the developer has committed to defer fee in the amount shown above. This amount can be paid from cash flow in less than 15 years.

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

Replacement reserves are scheduled at $250 per unit per year as shown in the Operating Expense worksheet. There are no existing accounts that will be transferred - the development is new construction.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Operating costs were estimated based on significant operating experience in Texas. We anticipate a staff of 2 persons, one full-time manager and one maintenance person. Allied Orion (the management company) will charge 5% of EGI.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

---

Signature, Authorized Representative, Construction or Permanent Lender: ____________________________

Printed Name: ____________________________

Date: ____________________________

Telephone: ____________________________

Email address: ____________________________

If a revised form is submitted, date of submission: 2/24/20
## Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const</td>
<td>$0</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const</td>
<td>$0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>Amegy Bank</td>
<td>$18,900,000</td>
<td>5.50%</td>
<td>1</td>
<td>$4,072,000</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Richman Group</td>
<td>Affordable Housing</td>
<td>HTG $1,500,000</td>
<td>$1,394,861</td>
<td>$13,948,605</td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Houston</td>
<td>CDBG-DR $11,900,000</td>
<td>2 $7,000,000</td>
<td>1.00%</td>
<td>na</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td>$1,193,969</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$20,294,861</td>
<td>$26,214,574</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Uses of Funds</td>
<td>$26,214,574</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INSTRUCTIONS:** Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items: The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

Amegy Bank will provide construction and perm financing for the development in the amounts and at the terms shown above in the worksheet. Richmond will provide equity to the development in the amount shown above, they will be using a rate of 0.93 per $1 of tax credits. The developer has also applied for CDBG-DR funding from the City of Houston in the amount and terms shown above. CDBG-DR funds will be structured as a loan and are exempted from being deducted from basis. Finally, if sources are less than uses, the developer has committed to defer fee in the amount shown above. This amount can be paid from cash flow in less than 15 years.

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

Replacement reserves are scheduled at $250 per unit per year as shown in the Operating Expense worksheet. There are no existing accounts that will be transferred - the development is new construction.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments).

Operating costs were estimated based on significant operating experience in Texas. We anticipate a staff of 2 persons, one full-time manager and one maintenance person. Allied Orion (the management company) will charge 5% of EGL.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

_Signature, Authorized Representative, Construction or Permanent Lender_  
_Sara Hale_  
_Dated_  
_Telephone: 281-297-7944_  
_Email Address: Sara.Hale@amegybank.com

If a revised form is submitted, date of submission: 2/24/20
Financial Capacity (MFDL Only)

NOT APPLICABLE
33 Match Funds (MFDL Only)

NOT APPLICABLE
Finance Scoring
## Finance Scoring (for Competitive HTC Applications ONLY)

<table>
<thead>
<tr>
<th>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</th>
<th>Self Score Total: 131</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td><strong>City of Houston</strong></td>
</tr>
<tr>
<td><strong>X</strong> A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td></td>
</tr>
<tr>
<td><strong>X</strong> The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td></td>
</tr>
<tr>
<td><strong>X</strong> The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td>Total Points Claimed: 1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Financial Feasibility (§11.9(e)(1))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible Pro-Forma and letter stating the Development is financially feasible.</td>
<td>0</td>
</tr>
<tr>
<td><strong>X</strong> Eligible Pro-Forma and letter stating Development and Principals are acceptable.</td>
<td>Total Points Claimed: 26</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>9.09%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>5.7220%</td>
</tr>
</tbody>
</table>

### Eligibility for points:

- Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding: 0 points
- Housing Tax Credit Request: 3 points
- Housing Tax Credit Request: 2 points
- Housing Tax Credit Request: 1 point

*Be sure no more than 50% of Developer fees are deferred.*

Total Points Claimed: 3

2/23/2020
Supporting Documents
Supporting Documents Should be Included Behind this Tab

**ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES**

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**NOTE:** Term sheets and/or loan documents from debt and equity providers must include a statement confirming they are aware the Applicant intends to elect income averaging. If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.

- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- Evidence of Rental Assistance/Subsidy
15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$779,712</td>
<td>$798,306</td>
<td>$811,212</td>
<td>$827,437</td>
<td>$843,985</td>
<td>$891,828</td>
<td>$1,026,813</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$18,480</td>
<td>$18,850</td>
<td>$19,227</td>
<td>$19,611</td>
<td>$20,003</td>
<td>$20,485</td>
<td>$20,958</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$798,192</td>
<td>$814,156</td>
<td>$830,439</td>
<td>$847,048</td>
<td>$863,989</td>
<td>$891,938</td>
<td>$1,053,197</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($59,864)</td>
<td>($61,062)</td>
<td>($62,283)</td>
<td>($63,529)</td>
<td>($64,799)</td>
<td>($71,543)</td>
<td>($78,990)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$738,328</td>
<td>$753,094</td>
<td>$768,156</td>
<td>$783,519</td>
<td>$799,190</td>
<td>$822,370</td>
<td>$874,208</td>
</tr>
</tbody>
</table>

### EXPENSES

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$20,300</td>
<td>$21,209</td>
<td>$22,245</td>
<td>$23,110</td>
<td>$24,103</td>
<td>$25,155</td>
<td>$26,381</td>
</tr>
<tr>
<td>Management Fee</td>
<td>36,527</td>
<td>37,258</td>
<td>38,003</td>
<td>38,763</td>
<td>39,538</td>
<td>40,355</td>
<td>41,197</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>46,200</td>
<td>47,586</td>
<td>49,014</td>
<td>50,484</td>
<td>51,999</td>
<td>60,281</td>
<td>69,882</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>5,390</td>
<td>5,552</td>
<td>5,718</td>
<td>5,850</td>
<td>6,066</td>
<td>7,033</td>
<td>8,153</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>48,510</td>
<td>49,965</td>
<td>51,464</td>
<td>53,008</td>
<td>54,598</td>
<td>62,295</td>
<td>73,376</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>28,875</td>
<td>29,741</td>
<td>30,633</td>
<td>31,552</td>
<td>32,499</td>
<td>37,675</td>
<td>48,676</td>
</tr>
<tr>
<td>Property Tax</td>
<td>96,187</td>
<td>99,073</td>
<td>102,045</td>
<td>105,106</td>
<td>108,359</td>
<td>125,502</td>
<td>145,491</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>19,250</td>
<td>19,828</td>
<td>20,422</td>
<td>21,035</td>
<td>21,666</td>
<td>25,117</td>
<td>29,117</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>4,870</td>
<td>5,016</td>
<td>5,167</td>
<td>5,322</td>
<td>5,481</td>
<td>6,354</td>
<td>7,366</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$412,359</td>
<td>$424,365</td>
<td>$436,723</td>
<td>$449,445</td>
<td>$462,540</td>
<td>$534,029</td>
<td>$616,676</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$325,069</td>
<td>$328,730</td>
<td>$331,433</td>
<td>$334,075</td>
<td>$336,649</td>
<td>$348,341</td>
<td>$357,531</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$54,358</td>
<td>$57,119</td>
<td>$59,822</td>
<td>$62,464</td>
<td>$65,038</td>
<td>$76,730</td>
<td>$86,920</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$54,358</td>
<td>$111,476</td>
<td>$171,298</td>
<td>$233,762</td>
<td>$298,800</td>
<td>$653,222</td>
<td>$1,059,848</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.20</td>
<td>1.21</td>
<td>1.22</td>
<td>1.23</td>
<td>1.24</td>
<td>1.26</td>
<td>1.32</td>
</tr>
</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under $11.9(e)(1) relating to Financial Feasibility)

Sara Hale
Signature, Authorized Representative, Construction or Permanent Lender

Printed Name: Sara Hale
Phone: 281-297-7944
Email: sara.hale@amegybank.com
Date: 02-24-2020

Signature, Authorized Representative, Syndicator

If a revised form is submitted, date of submission:

Date: 2/24/20
## INCOME

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 10</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$779,712</td>
<td>$795,306</td>
<td>$811,122</td>
<td>$827,437</td>
<td>$843,985</td>
<td>$931,828</td>
<td>$1,028,813</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$18,480</td>
<td>$18,850</td>
<td>$19,227</td>
<td>$19,611</td>
<td>$20,003</td>
<td>$22,085</td>
<td>$24,384</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$798,192</td>
<td>$814,156</td>
<td>$830,439</td>
<td>$847,048</td>
<td>$863,989</td>
<td>$953,913</td>
<td>$1,053,197</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($59,864)</td>
<td>($61,062)</td>
<td>($62,283)</td>
<td>($63,529)</td>
<td>($64,799)</td>
<td>($71,543)</td>
<td>($78,990)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$738,328</td>
<td>$753,094</td>
<td>$768,156</td>
<td>$783,519</td>
<td>$799,190</td>
<td>$882,370</td>
<td>$974,208</td>
</tr>
</tbody>
</table>

## EXPENSES

<table>
<thead>
<tr>
<th>Item</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 10</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$30,300</td>
<td>$31,209</td>
<td>$32,145</td>
<td>$33,110</td>
<td>$34,103</td>
<td>$39,535</td>
<td>$45,831</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$36,527</td>
<td>$37,258</td>
<td>$38,003</td>
<td>$38,763</td>
<td>$39,538</td>
<td>$43,653</td>
<td>$48,197</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$46,200</td>
<td>$47,586</td>
<td>$49,014</td>
<td>$50,484</td>
<td>$51,999</td>
<td>$60,281</td>
<td>$69,882</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$5,390</td>
<td>$5,522</td>
<td>$5,718</td>
<td>$5,890</td>
<td>$6,066</td>
<td>$7,033</td>
<td>$8,153</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$48,510</td>
<td>$49,965</td>
<td>$51,464</td>
<td>$53,008</td>
<td>$54,598</td>
<td>$63,295</td>
<td>$73,376</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$28,875</td>
<td>$29,741</td>
<td>$30,633</td>
<td>$31,552</td>
<td>$32,499</td>
<td>$37,675</td>
<td>$43,676</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$96,187</td>
<td>$99,073</td>
<td>$102,045</td>
<td>$105,106</td>
<td>$108,259</td>
<td>$125,502</td>
<td>$145,491</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$19,250</td>
<td>$19,828</td>
<td>$20,422</td>
<td>$21,035</td>
<td>$21,666</td>
<td>$25,117</td>
<td>$29,117</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$4,870</td>
<td>$5,016</td>
<td>$5,167</td>
<td>$5,322</td>
<td>$5,481</td>
<td>$6,354</td>
<td>$7,366</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$412,359</td>
<td>$424,365</td>
<td>$436,723</td>
<td>$449,445</td>
<td>$462,540</td>
<td>$534,025</td>
<td>$616,676</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$325,969</td>
<td>$328,730</td>
<td>$331,433</td>
<td>$334,075</td>
<td>$336,649</td>
<td>$348,341</td>
<td>$357,531</td>
</tr>
</tbody>
</table>

## DEBT SERVICE

<table>
<thead>
<tr>
<th>Item</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 10</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
<td>$246,611</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$54,358</td>
<td>$57,119</td>
<td>$59,822</td>
<td>$62,464</td>
<td>$65,038</td>
<td>$76,730</td>
<td>$85,920</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$54,358</td>
<td>$111,476</td>
<td>$171,298</td>
<td>$233,762</td>
<td>$298,800</td>
<td>$653,222</td>
<td>$1,059,848</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.20</td>
<td>1.21</td>
<td>1.22</td>
<td>1.23</td>
<td>1.24</td>
<td>1.28</td>
<td>1.32</td>
</tr>
</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)
Via: E-Mail

February 24, 2020

Scott Puffer
Brinshore Development, LLC
666 Dundee Road
Suite #1102
Northbrook, Illinois 60062

RE: Connect South Apartments, Houston, TX – TDHCA #20082

Dear Mr. Puffer,

Zions Bancorporation, N.A dba Amegy Bank ("Lender") is interested in providing financing for the Property, as described below. Based on our discussions and the information you have presented to us, I am pleased to present the following "Term Sheet" as a preliminary outline of financing for your consideration. In this regard, I present the following proposed loan terms for your consideration:

**General Information**

**Borrower:** Connect South Apts, LP, a to be formed single asset entity (the "Borrower").

**Property:** A 77 unit affordable multifamily rental housing project to be constructed at 6440 Hillcroft Avenue, Houston, Harris County, Texas 77074 (the "Property").

**Purpose:** To provide a "Mortgage Loan" for construction and permanent financing of a multifamily rental housing property and related facilities and improvements.

**Security:** A valid, first lien encumbering the Property along with an assignment of the plans, specs, equity contributions, leases, rents, architect/engineering contracts, construction contracts, licenses, permits, and other agreements.

**Recourse:** Full recourse to the Borrower. Brinshore Development, LLC (the "Guarantor") must sign a full unconditional guaranty at closing and a construction completion guaranty.

Upon satisfying the requirements for Amortization Commencement, as outlined in this Term Sheet, the Mortgage Loan will convert to a non-recourse loan and the guaranty shall become limited to certain circumstances occurring, such as fraud, misrepresentation, environmental issues, bankruptcy, etc.
**Loan Terms**

**Loan Amount:**
The Mortgage Loan will be in an amount equal to the lesser of (a) $18,900,000 or (b) 80% of the Property's appraised value, as completed (including the value of the tax credits), based upon Lender's review of an approved third-party appraisal. The Mortgage Loan amount is based upon a total project cost of $26,214,574.

**Permanent Loan Term Amount:**
The "Permanent Loan Term Amount" is estimated to be $4,072,000. The Permanent Loan Term Amount may not exceed 80% of the Property's appraised value "as stabilized" assuming restricted rents based upon Lender's review of a third-party appraisal, with a minimum underwritten debt service coverage ratio of 1.15 to 1 at project completion and stabilization based upon an underwritten interest rate of 5.0% with a 35-year amortization.

**Equity Investment:**
$13,948,605 or such other amount acceptable by Lender, by tax credit investor who is acceptable to Lender. If at any time during the Loan Term Lender determines that the portion of the Loan Amount not yet advanced is insufficient to complete the remaining construction work due to an increase in the total project cost, Borrower will be required to contribute additional equity equal to the shortage prior to Lender advancing additional loan proceeds.

Equity installments will be used to fund development costs and/or pay down the Mortgage Loan to the Permanent Loan Term Amount.

**Interest Rate:**
The Interest Rate on the Mortgage Loan is calculated by adding a base spread of 2.50% to the 30-day LIBOR rate adjusted monthly. (Currently, underwritten at a 5.50% rate)

The Interest Rate on the Permanent Loan Term Amount shall be fixed;
- at a rate equal to the commensurate Swap Rate plus 3.0%,
  which shall be set within 5 days of closing. (Currently, underwritten at a 5.0% rate)

**Loan Term:**
The term for the Mortgage Loan will be 20 years, (24 months construction period and 18 years permanent period).

At Borrower's option, subject to the terms of the Loan Agreement, the construction period may be extended for (6) six months upon the payment of a .25% extension fee based upon the outstanding principal balance of the Mortgage Loan on that date, and the full and complete satisfaction of certain other conditions as will be specified in the Loan Agreement.

**Loan Payments:**
Monthly payments for the Mortgage Loan will be interest only for the first 24 months, thereafter converting to principal and interest payments based upon a 35-year amortization period.

**Amortization**

office 281.297.7944  e-mail sara.hale@amegybank.com
Commencement: "Amortization Commencement" is the date that the Mortgage Loan begins amortization which occurs after (1) completion of the Project, (2) principal balance of the Mortgage Loan reduced to the Permanent Loan Term Amount, (3) Project occupancy of 90% for 90 days, (4) operating performance at a debt coverage ratio of no less than a 1.15 to 1 for 90 days and (5) satisfaction of the limited partnership requirements. Amortization Commencement is not to occur later than 24 months from loan closing. The debt coverage ratio calculation will include principal, interest, operating expenses, any and all taxes payable, insurance and replacement reserves, and use the actual rate locked at closing and a 35-year amortization.

Construction Completion: Project construction must be completed within 15 months of loan closing.

Construction Contract: Borrower must provide one or more, fixed cost construction contract(s) for an aggregate cost consistent with the budget approved by Lender. Lender must approve the financial condition of the Contractor(s) to determine if any bonding will be required. Any lien rights of the Contractor(s) shall be subordinate to liens of the Lender.

Advances: Project costs will first be funded from the equity deposited with Lender (as it is funded) and second from the proceeds of the Secondary Loan (as it is funded according to its terms) and thirdly from the Mortgage Loan. None of the proceeds of the Mortgage Loan will be made available to Borrower unless and until the entire amount of the first equity payment has been deposited with Lender and disbursed to Borrower in accordance with the terms of the Loan Agreement. Construction draws can be submitted for consideration by Lender on monthly basis. All advances are subject to the terms of the Loan Agreement and other loan documents which use percentage of completion with a 10% retainage (except for materials) for determining each advance. When the stage of construction is determined to be 90% complete, the retainage held will be reduced to 5%.

When the stage of construction is determined to be 50% complete, Borrower may request a release of retainage for the initial subcontractors whose work is complete. Borrower must provide to Lender a list detailing each subcontractor, the original contract amount and the retainage amount to be released. At the draw following the release of retainage, the Borrower must supply a final lien waiver from each of the released subcontractors.

Developer Fees & Overhead: Developer fees and overhead may be paid based on a mutually agreed upon schedule between the Lender and the tax credit investors.

Inspections: An independent inspection firm will verify draw requests involving hard construction costs. The cost of the inspections will be paid for by the Borrower. Any testing reports that the Borrower receives during construction should be forwarded to Lender so these reports can be provided to Lender's inspecting engineer.

Prepayment: The Mortgage Loan may be prepaid at any time subject to a "Prepayment Penalty", which shall be based on the following:
1st - 5th Year of Mortgage Loan – 1%
6th Year of Mortgage Loan and thereafter – 0%.

Notwithstanding the foregoing, the Mortgage Loan balance may be reduced by up to 10%, without penalty, at time of Amortization Commencement.

Loan Closing Date: Amegy Bank is aware the Connect South Apartments is located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 01, 2019, and therefore is expected to close on or before the last business day in November 2020.

Income Averaging: Lender acknowledges that the project will utilize Income Averaging.

Funds and Accounts

Tax and Insurance Escrow: An escrow account will be required for real estate taxes, assessments and insurance premiums commencing the month following conversion.

Capital Improvement Reserve: The Lender will establish a designated escrow account for the Capital Improvements Reserve. Borrower shall make monthly deposits to said account in the amount of $1,604 per month for replacement items commencing the month following conversion.

Reserves: A Rent Up Reserve must be included in the development budget equal to $200,000. These funds may be drawn during the lease-up phase up until Amortization Commencement.

An Operating Reserve must be included in the development budget equal to $328,262 for future operating deficits after Amortization Commencement.

Deposits and Fees

Expense Deposit: An Expense Deposit is not required. However, Borrower agrees to pay for any Lender ordered third party reports, such as the appraisal.

Origination Fee: Borrower agrees to pay to Lender non-refundable "Origination Fees" in an amount equal to 1% of the Mortgage Loan amount and 1% of the Permanent Loan Amount at closing.

Legal Fees: Borrower agrees to pay Lender's legal fees incurred in connection with the preparation and negotiation of the loan documents.

Broker Fees: It is Lender's understanding that no mortgage broker is involved in this transaction. No broker's fees will be paid by Lender or from any fees due Lender.

THIS TERM SHEET REFLECTS LENDER'S PRELIMINARY INTEREST IN EXPLORING THE POSSIBILITY OF A CREDIT ARRANGEMENT AND WILL NOT BE BINDING ON THE LENDER OR THE ADDRESSEE. The terms proposed herein are subject to revision at Lender's discretion. Should
Lender enter into a credit relationship with the borrower, documents may contain additional or different terms, covenants, and conditions. This term sheet may not be contradicted by evidence or any alleged oral agreement, may not be disclosed, and may not be relied upon for any purpose without Lender's prior written consent.

This term sheet is provided as an outline of terms only and is not to be considered a commitment by Lender to lend at a contract rate of interest. Any commitment by Lender is subject to further due diligence, including but not limited, to the following:

- The receipt, review and acceptance of an appraisal to be commissioned by Lender,
- The receipt, review and acceptance of an environmental report for the project,
- Verification of the source of the Equity Investment,
- Evidence of permissive zoning, adequacy of parking, and flood zone determination,
- A review of the apartment market in Houston, Harris County, Texas,
- Acceptability of the financial condition, credit worthiness and references of the Borrower and each Guarantor with no material change in the information prior to closing, and
- Review and final approval by the loan committee of Lender.

Sara Hale

office 281.297.7944  e-mail sara.hale@amegybank.com
February 24, 2020

Scott Puffer
Brinshore Development, LLC
666 Dundee Road
Suite #1102
Northbrook, Illinois 60062

RE: Connect South Apartments, Houston, TX – TDHCA #20082

Dear Mr. Puffer,

The attached 15-year pro forma was prepared by Connect South Apts, LP for the Connect South Apartments located in Houston, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Amegy Bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, Amegy Bank has performed a preliminary review of the credit worthiness of Connect South Apts, LP and Brinshore Development, LLC. At this time Amegy Bank has no reservations with Connect South Apts, LP or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Sincerely,

Sara Hale

office 281.297.7944  e-mail sara.hale@amegybank.com
February 27, 2020

Mr. Michael McGovern
666 Dundee Road, Suite 1102
Northbrook, IL 60062

Re: Connect South
Houston, TX
77 Units

Dear Mr. McGovern:

The Richman Group Affordable Housing Corporation ("TRG") is the sponsor of investment partnerships which provide equity capital for multi-family apartment complexes that are eligible for low-income housing tax credits ("Low-Income Housing Tax Credits") pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Tax Code") by investing in limited partnerships and/or limited liability companies that own such apartment complexes.

You have advised us that an affiliate of Brinshore Development, LLC will form a single purpose entity to serve as the General Partner (the "General Partner") of Connect South Apts, LP, a Texas limited partnership (the "Partnership"), which intends to construct a multi-family apartment complex located in Houston, Texas (the "Apartment Complex").

TRG is pleased to provide you with this letter of intent for the acquisition by an affiliated investor member which will be sponsored by TRG ("Investor"), of a 99.99% membership interest in the Partnership, subject to the terms and conditions hereof. Upon the execution of this letter and receipt of a valid allocation of Low-Income Housing Tax Credits, TRG will commence its due diligence review. Only upon (i) the receipt of final investment committee approval, (ii) negotiation and execution of documentation acceptable to both parties and (iii) receipt of opinions of counsel (including corporate, tax and real estate) acceptable to the Investor, will the parties execute an amended and restated operating agreement of the Partnership in the Investor's standard form (the "Operating Agreement"), admitting the Investor to the Partnership. Subject to standard due diligence and the review of current financial statements, it is anticipated that the Brinshore Development, LLC (the "Guarantor") will guarantee the General Partner's obligations to the Investor. As of the date of this letter, TRG has no reservations about the sponsor and Guarantor of the Apartment Complex, however TRG and the Investor reserve the right to make continual evaluations of the sponsor and Guarantor until the satisfaction of all the conditions to Closing.

1. **Financing:** Financing of the Apartment Complex will be subject to Investor approval. You have informed us that the Apartment Complex will set aside 7 units at market rate rents, 3 units at 80% AMI utilizing income averaging for the entire site which will not exceed 53.9% (i.e. it is understood the Apartment Complex will utilize income averaging), and the Complex will receive:

   a) A construction loan in the amount of $18,900,000 ("Construction Loan") with an interest rate of 5.50% for a term of 24 months which will be fully retired upon stabilization;

   b) a first mortgage loan from a conventional lender which is funded upon stabilization and retirement of the Construction Loan in the amount of $4,072,000 with an interest rate not to exceed 5.00% per annum for a term of 20 years and payments based on a 35 year amortization schedule; and

   c) a subordinate loan of Disaster Relief funds in the amount of $7,000,000 for a term of not less than 40 years, underwritten with an interest rate of 1.00% per annum compounding with payments based on cash flow.
To the extent that a change in the financing structure changes the amount of Low-Income Housing Tax Credits or tax losses, then capital contributions will be adjusted accordingly. The General Partner must deliver any required approval of the admission of the Investor to the Partnership prior to such admission (the “Closing”). The preparation, filing and processing of such application and all costs and expenses thereof, shall be the sole responsibility of the General Partner and/or the Partnership. All loan documents shall provide that notices of default and foreclosure shall be sent to the General Partner, as well as to the Investor.

Capital Contributions of the Investor: The “Capital Contribution” as set forth below reflects current market conditions. The Capital Contributions may be adjusted to reflect the market conditions at the time of closing. Subject to the terms and conditions set forth herein and in the Operating Agreement, the Investor will make capital contributions to the Partnership in the total amount of $13,948,605 (the “Capital Contribution”) which equates to a price per credit of $0.93 for the Federal LIHTC. The Capital Contributions are based on 100% of the depreciable project costs will qualify for 30 year or MACRS depreciation methodologies (whichever is appropriate for the asset type) with no asset subject to the alternative depreciation method (i.e. method attributable to non-profit ownership).

**Installment No. 1:** $1,394,861 (10%)

Either (a) paid at Closing or (b) paid in monthly installments on a draw basis as needed for development costs incurred.

**Installment No. 2, No Earlier Than January 1, 2022:** $8,369,163 (60%)

Paid upon the latest of the following:

(i) 100% completion of construction of the Apartment Complex and receipt of certificates of occupancy for all units;

(ii) Preliminary Low-Income Housing Tax Credit certification;

(iii) Receipt of a payoff letter from the contractor for the Apartment Complex (the “Contractor”) which states that upon receipt of Installment No. 2 the construction contract will be paid in full by the Installment No. 2 or the Contractor will defer any amounts owed to it until receipt of Installment No. 3;

(iv) Receipt of a clean title search and/or title insurance bring down and an estoppel letter from each lender to the Partnership;

(v) Receipt of certificates of insurance complying with the requirements described herein; and

(vi) No earlier than January 1, 2022

**Installment No. 3, No Earlier Than November 1, 2022** $3,487,151 (25%)

(i) Paid upon the achievement of 93% occupancy by tenants who qualify under Section 42 and who are paying rents (net of any concessions) at amounts which are at least equal to those set forth in the closing projections;

(ii) Receipt of all environmental remediation documentation as required by local, state and federal requirements (if any);

(iii) Receipt of a clean title search and/or title insurance bring down and an estoppel letter from each lender to the Partnership;

(iv) Repayment of the Construction Loan and funding of the permanent loan;,
(v) Achievement of “Breakeven Operations” (as defined below) and all conditions to the full funding of all project loans so that full repayment of the construction loan can occur and achievement of Final Closing (at a 1.15 debt service coverage ratio for 3 months);

(vi) Receipt of Recorded Extended Use Agreement;

(vii) Receipt of the initial income qualification tenant files satisfactory to the Investor for 100% of the units;

(viii) Receipt of final Low-Income Housing Tax Credit certification; and

(ix) No earlier than November 1, 2022.

Installment No. 4, No Earlier Than November 1, 2022 $697,430 (5%)

Paid upon the latest of the following:

(i) Receipt of form 8609; and

(ii) No earlier than November 1, 2022.

Total Equity to Partnership (excluding amounts payable under Section 16 below): $13,948,605

Installment No. 3 will only be released upon the achievement of Breakeven Operations. “Breakeven Operations” is generally defined as the earlier of the following: (i) the date upon which income from the normal operation of the Apartment Complex, received on a cash basis, for each of three (3) consecutive calendar months after permanent mortgage loan closing less all mandatory debt service payments for each month, exceeds all accrued operational costs for each month or, if the above is not verifiable for such three (3) month period, (ii) the date upon which income from the normal operation of the Apartment Complex (as reported under GAAP) equals or exceeds all operational costs for each month or, if the above is not verifiable for such three (3) month period, the Partnership shall have (i) sufficiently funded segregated reserves to pay one (1) year’s property insurance premiums (minus any prepaid premiums on the existing insurance policy) and the next full installment of real estate taxes payable (minus any prepaid taxes with respect to such installment) and (ii) liquid assets not committed to the payment of any other expense or reserve fund in an amount sufficient to pay (a) one (1) month’s mandatory debt service payment plus (b) any other accrued unpaid expenses.

2. Adjuster Clause: The Capital Contribution amount stated above is based upon your projection of an annual amount of Low-Income Housing Tax Credits of $1,500,000 (“LIHTC”) which in turn is based upon certain of the assumptions and projections stated herein. The actual amount of Low-Income Housing Tax Credits may in fact change after the determination of eligible and qualified basis. Accordingly, the Capital Contribution may be adjusted when (i) final projections of the amount of Low-Income Housing Tax Credits are completed and/or (ii) upon or after actual completion of the Apartment Complex. Such determination will be made by no later than 4th Capital Contribution. To the extent such final projected amount of Low-Income Housing Tax Credits varies from the LIHTC, the Capital Contribution will be adjusted as set forth in the following paragraph and as will be more particularly set forth in the Operating Agreement.

If the final amount of Low-Income Housing Tax Credits (“Final LIHTC”) is greater or less than the LIHTC then the Capital Contributions shall be adjusted so that the ratio of the capital contribution attributable to the Low-Income Housing Tax Credits divided by the Final LIHTC allocable to Investor is equal to 93.00% (“LIHTC Ratio”). Any upward adjuster will be capped at 5% of the aggregate amount of the initial Capital Contributions (the “Adjuster Cap”). However, in the case of an increase; such increase in capital contribution will take place only if the Investor has funds available, which are not committed otherwise. If the Investor does not have funds available to pay for the
higher Low-Income Housing Tax Credits, then the Investor's interest in the Partnership will be adjusted downward accordingly, but in no event below a 90% interest. TRG may in its discretion endeavor to cause an affiliated investment partnership to purchase an interest in the Partnership but shall have no liability if it is unable to do so.

3. **Timing Differences:** In the event that if the actual Final Reported Credit for 2021 is less than 5.19% of the LIHTC or for 2022 is less than 83.77% of the LIHTC (or LIHTC as adjusted pursuant to paragraph 2 above) then the Capital Contribution of the Investor to the Partnership shall be either increased or decreased (a “Timing Change”), by an amount sufficient to maintain an Internal Rate of Return to the Investor equal to a to be determined percentage; such adjustment to be based upon the methodology set forth on Attachment A (assuming for this purpose that (i) the amount and timing of projected losses and General Partner deductions and (ii) the timing of the Capital Contributions will be fixed at the amounts shown in the projections attached to the Operating Agreement). In the event that the Timing Change exceeds the then unpaid Capital Contribution of the Investor, the General Partner shall pay to the Investor, immediately upon demand, the amount by which the Timing Change exceeds such then unpaid Capital Contributions. The combined sum of any upward equity adjustment under Sections 3 and 4 shall be capped at 5% of the original underwritten Capital Contribution.

4. **Cash Flow Distributions:** Cash flow of the Partnership after expenses and debt service will be distributed, to the extent available, according to the following priority:

   First: to pay any credit adjuster due;
   Second: a priority distribution to the Investor in the amount of $5,000 annually;
   Third: to replenish the Operating Reserve to the original amounts as set forth in Section 7E below;
   Fourth: to pay any deferred development fee to the General Partner;
   Fifth: to pay asset management, partnership management, and/or incentive management fees to the General Partner subject to proper documentation and tax counsel approval including approval of overall 90%/10% distribution for tax purposes described in clause Seven below;
   Sixth: to repay the subordinated mortgage loans in accordance with their terms;
   Seventh: remaining amounts split 99.99% to the Investor, .01% to the General Partner.

5. **Right of First Refusal/ Purchase Option:** Commencing at the end of the 15-year compliance period and for a 3-year period, a qualified non-profit, designated by the General Partner, will be granted a right of first refusal to purchase the Apartment Complex. The purchase price shall be the minimum purchase price as set forth in Section 42(i) (7)(B) of the Internal Revenue Code. In addition, during the 3-year period commencing at the end of the 15-year compliance period, the General Partner or its designee shall have an option to purchase the Apartment Complex at the fair market value assuming the debt and taking into account the affordability restrictions on the Apartment Complex. Unpaid credit adjusters and recapture or priority distributions to the Investor will be included as an increase in the purchase price.

6. **Sale or Refinance:** Upon the sale of the Apartment Complex or a refinancing of the permanent mortgage loan, proceeds will generally be allocated in accordance with the following priority:

   First: Expenses of the sale and refinancing and satisfaction of underlying financing plus any other third-party obligations and debts followed by any amounts due the Investor;
   Second: Return of the outstanding balance of any operating deficit loans previously made by the General Partner (See Guarantees); and
   Third: Balance of proceeds split 10% to the Investor, 90% to the General Partner.

Notwithstanding the foregoing provisions of this Section 6, at the time of distribution of proceeds under this section, the amount distributed shall be adjusted such that the total amount of Net Cash Flow and proceeds from sale and
7. **Guarantees:** The Guarantor shall guarantee the obligations of the General Partner under the Operating Agreement including, without limitation, the following (during the initial 15 year compliance period the Guarantor shall maintain liquidity of at least $1,500,000 and net-worth of at least $5,000,000 at all times):

   (A) Against recapture of the Low-Income Housing Tax Credits for 15 years except for recapture caused by (i) subsequent changes in the Tax Code or (ii) transfers of the Investor’s interest in the Partnership.

   (B) The payment in full of all costs and expenses of the construction of the Apartment Complex in excess of the proceeds of all the construction period sources of funds and any operating deficits prior to the achievement of Breakeven Operations.

   (C) To fund operating deficits for a five (5) year period (the “Operating Deficit Period”) from the later of Breakeven Operations or funding of the permanent mortgage loan up to a maximum amount of $328,262 which is sized to six months of operating expenses, replacement reserve and debt service (the “Operating Deficit Guaranty”). The funding of said operating deficits shall be treated as noninterest bearing loans to the Local Partnership repayable from Cash Flow as provided in paragraph five (5) above. The Operating Deficit Period shall be deemed extended until (x) the General Partner has provided the Investor with evidence that the Partnership has sufficient cash reserves to pay any accrued expenses as of the expiration of the Operating Deficit Period and (y) the Apartment Complex has achieved the “DSC Requirement” as hereinafter defined. The “DSC Requirement” means that the Apartment Complex has demonstrated a debt service coverage ratio of 1.15:1 for years four and five of the Operating Deficit Period. If the Apartment Complex has not demonstrated a 1.15:1 debt service coverage for such years, the Operating Deficit Period will be extended until the Apartment Complex demonstrated a 1.15:1 debt service coverage for two consecutive years. For purposes of the Operating Deficit Guaranty, the term “Operating Deficits” shall include amounts withdrawn from the reserve for replacements during such five (5) year period. Further, during the Operating Deficit Period, operating deficits may be first funded from the funded operating reserve subject to the limitations described in Section 7E and, provided that the operating reserve amount is replenished to $328,262 at the expiration of the Operating Deficit Period. Notwithstanding anything to the contrary contained hereinabove, the Guarantors shall not be obligated to fund operating deficits to the extent that the outstanding aggregate principal amount of such operating deficit loans would exceed the maximum Operating Deficit Guaranty amount.

   (D) Repurchase of the Investor’s interest in the Partnership by payment to the Investor of the full amount of the gross Capital Contribution paid to such date, if the General Partner fails to (i) place the Apartment Complex in service by December 31, 2022, (ii) complete Final Closing by June 30, 2023, (iii) achieve at least 70% of the aggregate projected LIHTC as set forth herein or (iv) achieve Breakeven Operations within 8 months of Substantial Completion (to be defined in the Partnership Agreement) of the Apartment Complex.

   (E) The Partnership shall fund an operating reserve in the amount of $328,262 (the “Operating Reserve”) prior to or out of Installment No. 3. The Operating Reserve has been sized as 6 months of underwritten Operating Expenses, Debt Service and Reserves. Any portion of the reserve not controlled by the state housing agency shall be jointly controlled by the General Partner and the Investor and shall only be used to fund operating deficits. Upon the earlier of the end of the initial 15-year compliance period or the disposition of the property, any remaining funds in the Operating Reserve shall be released pursuant to Section 5. Withdrawals from the Operating Reserve shall be limited to $21,884 per annum during the Operating Deficit Guaranty period with catch up withdrawals permitted on a cumulative basis. Furthermore, withdrawals during the Operating Deficit Guaranty period shall not reduce the General Partner’s obligations under 7C.

8. **Representations and Warranties:** The General Partner shall provide the representations and warranties
to the Investor more particularly set forth in the Operating Agreement and currently has no basis to believe that such representations and warranties cannot be given at Closing. The General Partner shall be obligated to recertify to the continued truth and accuracy of such representations and warranties at the time of each installment of capital contributions.

9. **Duties and Obligations**: The General Partner shall be obligated to assume the duties and obligations as are set forth in the Operating Agreement.

10. **Legal Opinions**: The General Partner shall cause the attorneys for the Partnership to provide the legal opinions more particularly set forth in the Operating Agreement.

11. **Sale or Conversion**: Beginning 15 years from the date of the closing of the permanent mortgage loan, if the Investor requests the General Partner to sell the Apartment Complex, the General Partner will consent, provided such sale meets the approval of the lender and applicable tax credit agency. In the event the General Partner does not consent to a sale at that time, the General Partner will be granted an option to purchase the Apartment Complex at fair market value (as restricted by the uses mandated by the lender and the Tax Credit Agency). In the event that the General Partner chooses not to exercise this purchase option, the Investor shall reserve the right to: (i) sell its interest in the Partnership to the General Partner for $1 or (ii) transfer its membership interest in the Partnership to an affiliated entity.

12. **Accountants and Financial Reporting**: The “Accountants” for the Partnership shall be The Reznick Group or such other firm acceptable to the Investor. Financial information will be required to be submitted to the Investor by the 30th day after the end of each quarter, for the first three calendar quarters of each year. Such financial information may be unaudited and may be prepared by the Managing Agent. Annual audited financial statements and tax information will be required to be submitted to the Investor by the General Partner by February 15 of each year.

13. **Removal Rights**: The Investor shall have the right to remove the General Partner for cause as will be set forth in the Operating Agreement. No removal right without cause shall exist.

14. **Indemnity**: In the Operating Agreement the General Partner shall indemnify Investor and its officers, directors and affiliates for any untrue statement of a material fact or omission to state a material fact necessary to make any such statements, in light of the circumstances under which they were made, not misleading, by the General Partner or their agents set forth in any document delivered by the General Partner or their agents in connection with the acquisition of the Apartment Complex, the investment by the Investor in the Partnership and the execution of the Operating Agreement.

15. **Reserve Requirements**: The Partnership will be required to make an annual minimum deposit to a reserve for replacements in an amount equal to the greater of (i) $250 per unit per year increasing annually by the CPI, or (ii) the amount utilized in the underwriting of the mortgage loans by the lenders. The Investor may require that additional reserves be funded to cover potential cash deficiencies. The Operating Deficit Guaranty shall be increased by amounts withdrawn from the reserve for replacements during the Operating Deficit Period.

16. **Due Diligence**: TRG and the Investor will have the opportunity to perform, and you and your professionals will assist us in, the customary due diligence necessary in the acquisition of the Apartment Complex and of the investment by Investor in the Partnership. As a condition of closing, the Partnership shall provide the Investor information reasonably requested by the Investor, including without limitation, (i) market rental information, proving that the projected rents will be achieved and the rent up will occur within a reasonable absorption period, (ii) engineering report by an engineer acceptable to the Investor and (iii) a Phase 1 environmental report. Additionally, approval of this transaction is subject to Investor satisfaction and completion of due diligence (including site visit, review, and investment committee approval), and receipt by the Partnership of a Low-Income Housing Tax Credits reservation or allocation approval from the appropriate state or local agency.

17. **Title Insurance**: The General Partner shall provide, at Partnership expense, title insurance in favor of the Partnership in an amount not less than the sum of (i) all mortgage loans, and (ii) the amount of the Capital Contribution with only those exceptions as may be approved by Investor.

19. **Execution of Operating Agreement**: As a condition to the Closing, the General Partner will execute the
Operating Agreement and any related documentation necessary to complete the transaction and the Guarantor must execute the Guaranty.

20. **Hazard and Liability Insurance**: As a condition to receipt of Installment No. 1 of Capital Contributions, the Partnership shall deliver evidence of hazard insurance from carriers acceptable to the Investor, in an amount equal to the replacement cost of the apartment improvements. The hazard insurance must include endorsements for inflation adjustment and code upgrade coverage. Liability insurance shall be in the amount of not less than $5,000,000.

21. **Escrows**: To the extent not required by any mortgage lender, the Partnership shall maintain funds in a segregated escrow account, in an amount sufficient to pay all real estate taxes and insurance premiums when due.

22. **Payment and Performance Bond or Letter of Credit**: The Contractor shall provide one of the following (i) payment and performance bonds in form and substance satisfactory to Investor, in the full amount of the general contract naming the Partnership as obligee issued by a bonding company acceptable to Investor (ii) a letter of credit in the amount of not less than 15% of the general contract issued by a bank acceptable to Investor or (iii) a guarantee of the Contractor (or its principal) with a net worth of not less than $5,000,000.

23. **Brokers**: Any fees due to any broker involved in this transaction will be the responsibility of the General Partner. By executing this letter of intent, you represent and warrant that no broker has been involved in the negotiations among the General Partner, its principals and TRG. You further acknowledge and agree that neither TRG nor the Investor shall be responsible for the payment of any brokerage fees in connection with the Investor’s investment in the Project unless otherwise specifically agreed to in writing by TRG.

24. **Management Agent**: It is understood that the Management Agent will be a firm with substantial demonstrated satisfactory experience managing LIHTC, RAD and other mixed income housing. The Management Agent will need to be adequately insured and in good standing with local, state and federal requirements. The Management Agent will be permitted to collect an initial fee of $40 per unit per month with future increases subject to CPI. A complete set of obligations for the Management Agent as required by the Investor shall be identified in the Operating Agreement.

25. **Development Fee**: The General Partner will be permitted to earn a development fee up to $2,505,013 (or as permitted by any applicable agency) of which the underwritten cash portion of the development fee is $1,311,044 and the underwritten deferred portion is $1,193,969. The General Partner will be permitted to pay the cash portion of the development fee as outlined below ("Base Scenario").

   a. Upon the satisfaction of the conditions of Installment No. 1: $327,761 (25.00%)
   b. Upon the satisfaction of the conditions of Installment No. 2: $327,761 (25.00%)
   c. Upon the satisfaction of the conditions of Installment No. 3: $458,865 (35.00%)
   d. Upon the satisfaction of the conditions of Installment No. 4: $196,657 (15.00%)

   In the event the development budget for the Apartment Complex changes prior to Closing, then the permitted schedule of cash development fee payments may be revised provided the same percentages outlined above are maintained and provided further the development budget has been updated to reflect the then current sources and uses (i.e. the projected cash development fee is updated based on all then known project sources and uses including updates for any project savings or increases in development expenses and any change in project sources).

   If the above is acceptable to the General Partner, please execute a copy of this letter and return it to the Investor. In the event that Investor is not in receipt of an executed copy of this letter within thirty (30) days, this letter shall be considered withdrawn and shall be of no further force or effect.

   Upon the Investor’s receipt of a fully executed copy of this letter, the Investor will commence the necessary action to deliver to you a copy of the proposed Operating Agreement and you shall be bound by all of the terms and provisions hereof. If prior to the expiration of the due diligence period Investor agrees to proceed with the transaction, but notwithstanding such agreement, the General Partner (i) fails to negotiate the Operating
Agreement or other closing documents in good faith and/or (ii) offers the membership interest contemplated hereby to a third party, then the General Partner shall be obligated to reimburse Investor and/or TRG for all fees, costs and expenses incurred by Investor and/or TRG in connection with this transaction, including without limitation, all legal fees and disbursements, engineering and other professional fees, site inspection fees, market study fees, appraisal fees, background investigation costs, and other due diligence costs and expenses.

The Closing of the acquisition of the membership interest is anticipated utilize a proprietary investment fund which is subject to the availability of funds. It is understood this is a “Readiness to Proceed” transaction whereby the Closing is anticipated to occur no later than November 30th 2020 provided all the conditions to Closing have been satisfied and provided the developer provides at least 120 days for the Investor to conduct a standard due diligence review. The Capital Contributions set forth in Paragraph 2 above may be recalculated or changed prior to the Closing to reflect rising interest rates or other changing market conditions and the Investor’s then – current yield requirements. This letter shall be governed by and construed in accordance with the internal laws of the State of Connecticut. This agreement shall not create any liability on the part of TRG or the Investor. All rights and obligation of the Investor shall be set forth in the Operating Agreement and shall not be binding on the Investor until the Investor delivers a fully executed copy of the Operating Agreement to the General Partner.

Notwithstanding anything to the contrary contained herein, the provisions of this letter represent the entire understandings of TRG, the Investor, the General Partner and/or the Partnership with respect to the matter hereof, and all prior understandings, agreements and representations with respect thereto whether written or oral are superseded hereby and merged herein. None of the provisions of this letter may be waived or modified unless such waiver or modification is in writing and signed by the parties hereto and approved by TRG’s counsel. No oral agreements shall ever be binding on TRG and/or the Investor.

Sincerely,

The Richman Group Affordable Housing Corporation

By:

Jason Wilber
Executive Vice President
February 26, 2020

Connect South Apts, LP
666 Dundee Road, Suite 1102
Northbrook, IL 60062

Re: project

Attention: Connect South Apartments

In response to your request for financing for your proposed development, Connect South Apartments, LP; we are pleased to provide you with this acknowledgement of receipt and disclosure of terms and conditions by the Housing and Community Development Department of the City of Houston ("the City"). This letter contains an outline of terms only. This letter does not represent a commitment by the City or create any obligation whatsoever on the City's part as it has not received approval by city council.

ADDRESS: 6440 Hillcroft Avenue, Houston, Texas

PURPOSE: To provide permanent term gap financing towards the new construction of a 80-unit multi-family development.

AMOUNT: The loan requested is $10,000,000.00.

LOAN TERM: The loan term will be for a 40-year period that will include a 24-month construction period.

PAYMENT TERMS: The loan will be payable with non-amortizing interest only payments to commence 24 months after closing, subject to available cash flow. A portion of the loan balance will payable in event of sale or cash out refinance, prior to maturity.

LOAN RATE: The rate will be equal to 1.0%.

The City will close the Notice of Funding Availability for its multifamily program on March 13th, 2020 and will make its recommendations for awards by June 1, 2020. Afterwards, the recommended applications will be underwritten and submitted for city council approval. The City is aware the applicant’s TDHCA Housing Tax Credit application has elected to close its financing by no later than November 30, 2020.

Sincerely,

Per the guidance from the City of Houston, to be conservative the Applicant requested more than they ultimately needed for gap financing as they can always go down, but not up.
Ray S. Miller
February 24, 2020

Connect South Apts, LP
666 Dundee Road, Suite 1102
Northbrook, IL 60062

RE: Conditional Grant Commitment
TDHCA Application no. 20082
Connect South Apartments

Dear: Richard Sciortino

This letter represents the Housing and Community Development Department’s conditional grant commitment to support eligible pre-development costs for the above referenced property subject to the terms and conditions listed below. The City of Houston (“City”) affirms and attests that any funds herein committed were not first provided to the City by the applicant, the developer, consultant, related party, or any individual or entity acting on behalf of the proposed applicant.

1. APPLICANT: Connect South Apts, LP

2. TOTAL GRANT AMOUNT: $500

3. Source: Local TIRZ allocation

4. COMMITMENT CANCELLATION: This commitment shall be deemed cancelled and void upon the event of any of the following: a) withdrawal of the application by applicant, or b) upon TDHCA’s termination or cancellation, if any, of the application or subsequent tax credit award letter, or c) failure to receive a 2020 award of tax credits from TDHCA, or d) notification by this department of an award of CDBG DR-17 funds during its Round 2 NOFA

Please indicate your acceptance and agreement with the above terms and conditions by executing this letter agreement below. Please return the original to me and keep a copy for your records. This commitment shall remain in effect for no more than 30 days from the above date unless it is accepted and fully executed by all parties within that 30-day period. Beyond that expiration date this commitment shall be null and void. This commitment shall not be transferable or assignable by the applicant or to any other party.
CITY OF HOUSTON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

[Signature]

Ray S. Miller
Assistant Director

ACCEPTED AND AGREED:

Connect South Apts, LP
By: [Signature] Date: 2-26-20

Name: Rich Sciortino
Title: Principal
Sponsor Characteristics
Sponsor Characteristics (Competitive HTC Only)

Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below:

1. Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:
   - **Yes** If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - **Yes** If attempting to score as a certified HUB, evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab
   - **Yes** The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.
     - Ownership Interest: **51.000%**
     - Cash flow from operations: **25.000%**
     - Developer Fee: **25.000%**
     - **Total: 101.00%** (Must equal at least 50% regardless of structure)
   - **Yes** The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
     - **Yes** A detailed narrative describing how that material participation will be achieved is included.
   - **Yes** The Qualified Nonprofit or certified HUB has experience directly related to the housing industry.
     - **Yes** A detailed narrative describing experience in each category is included.

   Mark all that apply
   - [x] Property Management
   - [x] Construction
   - [x] Development
   - [ ] Financing
   - [ ] Compliance

   - [x] No Principals of the Qualified Nonprofit or HUB are related Parties to or Affiliates of any other Principals of the Applicant or Developer.
   - [x] Evidence of experience in the housing industry and a statement regarding material participation are provided behind this Tab.

   **Points Claimed:** **2**

2. Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:
   - A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.
   - A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization’s nonprofit status is provided behind this Tab.
   - Evidence of experience in the provision of Development Services or in the provision of on-site tenant services as well as a detailed narrative describing how the HUB or Nonprofit will provide such services must be included behind this tab.

   **Points Claimed:** **0**

   **Total Points Claimed:** **2**
Experience

Connect Community, the Non-Profit for this development, was established in 2016 with a mission that “Every child and adult in Sharpstown/Gulfton will lead a healthy, prosperous life in a safe and vibrant neighborhood in which residents choose to live, learn, work, worship and play.” Connect is one of 28 network members of Purpose Built Communities, a holistic community development consulting organization providing technical consultants in housing, health and education to members working in distressed neighborhoods around the United States. Connect Community is a collaboration of best-in-class organizations that builds healthy neighborhoods in the Houston Sharpstown/Gulfton area by partnering with residents to advance their educational, economic, spiritual and physical wellbeing and improve outcomes for every person, every step of the way. The three pillars of our model include: high quality mixed-income housing, cradle through career education pipeline and wraparound health and wellness services.

In its first year of operation, Connect successfully led a $6.5 million capital campaign for the construction of the “Connect Community Hub”, a multi-use ‘cafegymatorium’ used daily by KIPP, YMCA and Connect Community. Connect was part of a stakeholder committee that worked with the architect and construction company to design, build and now co-operate this approximately 17,600 square foot space that benefits both KIPP students and the community at large. Connect has also successfully led the development of two SPARK parks, working with schools and SPARK to raise funds, and design and trouble shoot operating issues between the school and community. Connect is currently working with Houston’s Public Works department on a $3.8M redesign of Hillcroft Avenue to improve pedestrian safety and provide more multi-modal options for the 40% of residents that do not own a car. We successfully lobbied the TIRZ and the City for the funding to develop this project.

Connect, through its planning process and as a result of Harvey flooding, has developed a close-knit relationship with many of the neighborhood’s multi-family developers and property owners. We work to address their tenant issues through increased housing education workshops, and hold them accountable in their responsibilities as property managers. We were also able to place many Harvey flood victims rapidly into housing as a result of our relationships and knowledge of the housing community. This has given us intimate knowledge of the strengths and weaknesses of our local housing stakeholders which allows us to better serve the residents.

From a staff perspective, Billiken Consulting provides us with top to bottom accounting, financial oversight and compliance services, resulting in a perfect first time audit last year. Our Development Director has increased our fundraising efforts by 40% in the last two years which has allowed us to plan and implement special projects for the neighborhood. Our Connect Community board includes two directors from BBVA and BB&T banks who sit on our Capital Projects Committee. Additionally, our four core partners have deep experience in development projects – building schools, YMCAs, churches and health clinics. Connect generously leverages their strengths and expertise in the development of its own projects.
Participation

As 51% owner of the General Partner and Co-Developer of the project, Connect will materially participate in the development from application through the compliance period. Connect will lead the community engagement process and participate in the construction process providing input on site design and construction. After construction, Connect’s involvement will include regular, continuous and substantial ongoing management oversight, including a role in the hiring of personnel, identification of social service partners, liaising between the community and the property manager for any issues that may arise and ensuring that the General Partner performs all of its duties as set forth in the Partnership Agreement with the Investor LP.

Connect will work with the Property Management company to provide social services through our deep knowledge of and experience with neighborhood providers. Connect’s partner, Legacy Community Health, is adjacent to the property and is a Federally Qualified Health Clinic providing a broad range of physical, dental and mental health services to all those in need, regardless of their ability to pay. Another partner, the YMCA, will provide wellness programming at the to-be-developed park on the backside of the development and Baker Ripley is less than a block away and provides a one-stop shop option for all services that Newcomers seek. Connect works with a broad network of neighborhood schools, providing programming inside many of them which allows us to support and get to know families in a personal way. As well, our Community Connector program recruits leaders from the neighborhood and trains them as broad-based community health workers helping new arrivals overcome barriers related to the social determinants of health (transportation, healthy food, schools, healthcare, landlord relations, etc.). The Connectors have cultural, linguistic and religious fluency to help any Newcomer. Finally, Connect Community will review the property's income statement and cash flow and provide fiscal reviews of the Developer’s operating statements.
Owner and Developer Organization Charts
Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §11.204(13)(A) of the QAP, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.

- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.

- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

ALL Persons who have actual or apparent authority to exercise Control must be identified on the Organizational Chart.

Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.

If a revised chart is submitted, include the date of submission!
Connect South Apartments
Ownership Organization Chart

Connect South Apts, LP
Limited Partnership (To Be Formed)

Connect South GP, LLC
General Partner / (To Be Formed)
Controlling Entity
0.01%

TBD Investor Limited Partner
Limited Partner (TBD)
99.99%

My Connect Community
Member/Nonprofit
51%
EIN: 81-1424233
Formed: 1.28.16

Connect South MM, LLC
Managing Member (To Be Formed)
49%

Richard Sciortino
Sole Member
100%

Entities/Individuals in a red outline have the ability to exercise control

My Connect Community Board Member List
Anne Whitlock, Executive Director
Mushhad Khan, Chairperson
Laura Capper
Eric Coleman
R. Galen Hines-Pierce
Stephen Ives
Ann K. Johnson
Emina Kobijar
Evan Matzen
Tom Pace III
Armando X. Orduña
Jeanette Valdivieso
Todd J. Watkins
Connect South Apartments
Developer Organization Chart

Connect South Development, LLC
Developer Entity (To Be Formed)

RJS Real Estate Services, Inc.
Developer
75.00%
EIN: 36-3937375
Formed: 2.3.1994

Richard Sciortino
Sole Member
100.00%

My Connect Community
Nonprofit / Co-Developer
25.00%
EIN: 81-1424233
Formed: 1.28.16

My Connect Community Board Member List
Anne Whitlock, Executive Director
Mushahad Khan, Chairperson
Laura Capper
Eric Coleman
R. Galen Hines-Pierce
Stephen Ives
Ann K. Johnson
Emina Kobiljar
Evan Matzen
Tom Pace III
Armando X. Orduña
Jeanette Valdivieso
Todd J. Watkins
Connect South Apartments
Guarantor

RJS Real Estate Services, Inc.
EIN: 36-3937375
Formed: 2.3.1994

Richard Sciortino
Sole Member
100.00%
Connect South Apartments

My Connect Community Board Member List

Anne Whitlock, Executive Director

Mushahad Khan, Chairperson
Laura Capper
Eric Coleman
R. Galen Hines-Pierce
Stephen Ives
Ann K. Johnson
Emina Kobiljar
Evan Matzen
Tom Pace III
Armando X. Orduña
Jeanette Valdivieso
Todd J. Watkins
List of Organizations and Principals
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note: Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Be advised that the definition of “Control” has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: Connect South GP, LLC</th>
<th>Role/Title: General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
</tr>
<tr>
<td>Name(s) of the Organization Owners or Controls: Connect South Apts, LP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. My Connect Community TDHCA Experience: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Connect South MM, LLC TDHCA Experience: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Organization Legal Name: Connect South MM, LLC</th>
<th>Role/Title: Majority Mbr of the GP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
</tr>
<tr>
<td>Name(s) of the Organization Owners or Controls: Connect South GP, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Richard Sciortino TDHCA Experience: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 3</th>
<th>Organization Legal Name: Connect South Development, LLC</th>
<th>Role/Title: Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
</tr>
<tr>
<td>Name(s) of the Organization Owners or Controls: na</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? No</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. My Connect Community TDHCA Experience: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Connect South MM, LLC TDHCA Experience: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/17/2020
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Applicant Legal Name: Connect South Apts, LP</th>
<th>Role/Title</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td></td>
<td>Connect South Apts, LP</td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td>Legal Org is or will be: Limited Partnership</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td>Email: <a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: Connect South GP, LLC</th>
<th>Role/Title</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
<td>Zip: 60062</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Connect South Apts, LP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td>Email: <a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Organization Legal Name: Connect South MM, LLC</th>
<th>Role/Title</th>
<th>Majority Mbr of the GP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
<td>Zip: 60062</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: Connect South GP, LLC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td>Email: <a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 3</th>
<th>Organization Legal Name: Connect South Development, LLC</th>
<th>Role/Title</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 666 Dundee Rd Suite 1102</td>
<td>City: Northbrook</td>
<td>State: IL</td>
<td>Zip: 60062</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: na</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: tbd</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 603-0074</td>
<td>Email: <a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List of Sub-Entities or Principals:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TDHC Experience: No</td>
<td>TDHC Experience: No</td>
</tr>
<tr>
<td>4.</td>
<td>5.</td>
</tr>
<tr>
<td>TDHC Experience: No</td>
<td>TDHC Experience: No</td>
</tr>
</tbody>
</table>

5/7/2020
### Organization 1

**Legal Name:** RJS Real Estate Services, Inc.  
**Role/Title:** Developer & Guarantor

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>666 Dundee Rd Suite 1102</td>
<td>Northbrook</td>
<td>IL</td>
<td>60062</td>
</tr>
</tbody>
</table>

**Name(s) of Entities the Organization Owns or Controls:** Connect South Development, LLC

**Organization legally formed?** Yes  
**Date formed:** 2/3/1994  
**Legal Org is or will be:** Corporation

**Previous TDHCA Experience?** No  
**Phone:** (512) 603-0074  
**Email:** scottp@brinshore.com

**Organization is identified on Org. Chart?** Yes  
**Ability to exercise Control over the Development?** No

**List of Sub-Entities or Principals:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>TDHCA Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Richard Sciortino</td>
<td>No</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Organization 2

**Legal Name:** My Connect Community  
**Role/Title:** Non-Profit

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>6700 Bellaire Blvd</td>
<td>Houston</td>
<td>TX</td>
<td>77074</td>
</tr>
</tbody>
</table>

**Name(s) of Entities the Organization Owns or Controls:** Connect South GP, LLC & Connect South Development, LLC

**Organization legally formed?** Yes  
**Date formed:** 1/28/2016  
**Legal Org is or will be:** Non-Profit

**Previous TDHCA Experience?** No  
**Phone:** 2818793042  
**Email:** anne@myconnectcommunity.org

**Organization is identified on Org. Chart?** Yes  
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>TDHCA Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Anne Whitlock</td>
<td>No</td>
</tr>
<tr>
<td>2.</td>
<td>Mushahad Khan</td>
<td>No</td>
</tr>
<tr>
<td>3.</td>
<td>Laura Capper</td>
<td>No</td>
</tr>
<tr>
<td>4.</td>
<td>Eric Coleman</td>
<td>No</td>
</tr>
<tr>
<td>5.</td>
<td>R. Galen Hines-Pierce</td>
<td>No</td>
</tr>
<tr>
<td>6.</td>
<td>Stephen Ives</td>
<td>No</td>
</tr>
<tr>
<td>7.</td>
<td>Ann K. Johnson</td>
<td>No</td>
</tr>
<tr>
<td>8.</td>
<td>Emina Kobiljar</td>
<td>No</td>
</tr>
<tr>
<td>9.</td>
<td>Evan Matzen</td>
<td>No</td>
</tr>
<tr>
<td>10.</td>
<td>Tom Pace III</td>
<td>No</td>
</tr>
<tr>
<td>11.</td>
<td>Armando X. Orduna</td>
<td>No</td>
</tr>
<tr>
<td>12.</td>
<td>Jeanette Valdivieso</td>
<td>No</td>
</tr>
<tr>
<td>13.</td>
<td>Todd J. Watkins</td>
<td>No</td>
</tr>
<tr>
<td>14.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Organization 3

**Legal Name:**  
**Role/Title:**

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**  
**Date formed:**  
**Legal Org is or will be:**

**Previous TDHCA Experience?**  
**Phone:**  
**Email:**

**Organization is identified on Org. Chart?**  
**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

<table>
<thead>
<tr>
<th>No.</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*2/17/2020*
Previous Participation
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Connect South Apts, LP
Email Address: scottp@brinshore.com
City & State of Home Addr: Northbrook, IL
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control end (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOND</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:**

<table>
<thead>
<tr>
<th>Connect South GP, LLC</th>
</tr>
</thead>
</table>

**Email Address:**

| scottp@brinshore.com |

**City & State of Home Addr:**

| Northbrook, IL |

**Applicant Legal Name:**

| Connect South Apts, LP |

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![x]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![x]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other:**

<table>
<thead>
<tr>
<th>Bootstrap</th>
</tr>
</thead>
</table>

**Other:**

<table>
<thead>
<tr>
<th>Bootstrap</th>
</tr>
</thead>
</table>

**Add more rows to the form as needed.**

**TDHCA ID# Property Name Property City Program Control began (mm/yy) Control End (mm/yy)**

**Previous Participation Form**

**Email Address:**

| scottp@brinshore.com |

**City & State of Home Addr:**

| Northbrook, IL |

**Applicant Legal Name:**

| Connect South Apts, LP |

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![x]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![x]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other:**

<table>
<thead>
<tr>
<th>Bootstrap</th>
</tr>
</thead>
</table>

**Other:**

<table>
<thead>
<tr>
<th>Bootstrap</th>
</tr>
</thead>
</table>
## Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** Connect South MM, LLC  
**Email Address:** scottp@brinshore.com  
**City & State of Home Addr:** Northbrook, IL  
**Applicant Legal Name:** Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![X]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.  
   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![X]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e., person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Richard Sciortino
Email Address: scottp@brinshore.com
City & State of Home Addr: Northbrook, IL
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three (3) years by placing an “x” next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

### Person/Role:

<table>
<thead>
<tr>
<th>Connect South Development, LLC</th>
</tr>
</thead>
</table>

### Email Address:

| scottp@brinshore.com |

### City & State of Home Addr:

| Northbrook, IL |

### Applicant Legal Name:

| Connect South Apts, LP |

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.**

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.**

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

### Person/Role:

| RJS Real estate Services, Inc. |

### Email Address:

| scottp@brinshore.com |

### City & State of Home Addr:

| Northbrook, IL |

### Applicant Legal Name:

| Connect South Apts, LP |

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.**

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.**

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>Other:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Previous Participation Form**

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** My Connect Community

**Email Address:** anne@myconnectcommunity.org

**City & State of Home Addr:** Houston, TX

**Applicant Legal Name:** Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Anne Whitlock
Email Address: anne@myconnectcommunity.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other:

Other:
**Previous Participation Form**

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

<table>
<thead>
<tr>
<th>Person/Role:</th>
<th>Mushahad Khan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:anne@myconnectcommunity.org">anne@myconnectcommunity.org</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, TX</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>Connect South Apts, LP</td>
</tr>
</tbody>
</table>

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.
   
   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
<th>CSBG</th>
<th>ESG</th>
<th>LIHEAP</th>
<th>TBRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AyBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Laura Capper
Email Address: anne@myconnectcommunity.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![X]
   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![X]
   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:  
Email Address:  
City & State of Home Addr:  
Applicant Legal Name:  

<table>
<thead>
<tr>
<th>Person/Role</th>
<th>Eric Coleman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address</td>
<td><a href="mailto:anne@myconnectcommunity.org">anne@myconnectcommunity.org</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr</td>
<td>Houston, TX</td>
</tr>
<tr>
<td>Applicant Legal Name</td>
<td>Connect South Apts, LP</td>
</tr>
</tbody>
</table>

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

<table>
<thead>
<tr>
<th>Person/Role:</th>
<th>R. Galen Hines-Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:anne@myconnectcommunity.org">anne@myconnectcommunity.org</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, TX</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>Connect South Apts, LP</td>
</tr>
</tbody>
</table>

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:  
Email Address: anne@myconnectcommunity.org  
City & State of Home Addr: Houston, TX  
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ann K. Johnson
Email Address: anne@myconnectcommunity.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HHSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Emina Kobiljar
Email Address: anne@myconnectcommunity.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
<th>CSBG</th>
<th>ESG</th>
<th>LIHEAP</th>
<th>TBRA</th>
<th>HOME:</th>
<th>CFDC</th>
<th>HBA</th>
<th>PWD</th>
<th>Self-Help</th>
<th>SFD</th>
<th>NSP</th>
<th>HTF/OCI:</th>
<th>AYBR</th>
<th>Bootstrap</th>
<th>CFDC</th>
<th>Other:</th>
<th>Other:</th>
</tr>
</thead>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Evan Matzen
Email Address: anne@myconnectcommunity.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
<th>CSBG</th>
<th>ESG</th>
<th>LIHEAP</th>
<th>TBRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Tom Pace III

Email Address: anne@myconnectcommunity.org

City & State of Home Addr: Houston, TX

Applicant Legal Name: Connect South Apts, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Previous Participation Form

Form must be completed separately for each entity (i.e., person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

<table>
<thead>
<tr>
<th>Person/Role</th>
<th>Armando X. Orduna</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:anne@myconnectcommunity.org">anne@myconnectcommunity.org</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, TX</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>Connect South Apts, LP</td>
</tr>
</tbody>
</table>

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.**

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.**

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOME:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Help</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HTF/OCI:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>AYBR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bootstrap</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other:

<table>
<thead>
<tr>
<th>Other:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** Jeanette Valdivieso

**Email Address:** anne@myconnectcommunity.org

**City & State of Home Addr:** Houston, TX

**Applicant Legal Name:** Connect South Apts, LP

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.**

   ![Check box]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.**

   ![Check box]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td>ESG</td>
<td>LIHEAP</td>
<td>TBRA</td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:**

| Todd J. Watkins |

**Email Address:**

| anne@myconnectcommunity.org |

**City & State of Home Addr:**

| Houston, TX |

**Applicant Legal Name:**

| Connect South Apts, LP |

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three (3) years by placing an “x” next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOME:</th>
<th>CFDC</th>
<th>HBA</th>
<th>PWD</th>
<th>Self-Help</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HTF/OCI:</th>
<th>AYBR</th>
<th>Bootstrap</th>
<th>CFDC</th>
</tr>
</thead>
</table>

| Other:            |      |           |      |
| Other:            |      |           |      |
40 Nonprofit Participation
Nonprofit Participation

Nonprofit Set-Aside (Competitive HTC Applications Only)

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.
- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

<table>
<thead>
<tr>
<th>Organization Name:</th>
<th>My Connect Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period?</td>
<td>Yes</td>
</tr>
<tr>
<td>If no to the question above, what is its current legal status?</td>
<td></td>
</tr>
<tr>
<td>If &quot;Other&quot; please specify:</td>
<td></td>
</tr>
<tr>
<td>Date of legal formation of Nonprofit Organization:</td>
<td>1/29/2016</td>
</tr>
</tbody>
</table>

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? | Yes |

   If “Yes”, will this nonprofit organization Control the Applicant? | Yes |

   What is the ownership percentage of this nonprofit organization? | 51 |

2) Describe the nonprofit’s participation: | Majority Member of the GP and Co-Developer |

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

   **My Connect Community** is an active Houston area community development non-profit and will be involved in all aspects of the development through the compliance period.

4) Will the nonprofit receive part of the development fees paid in connection with the development? | Yes |

   If "Yes," explain: | My Connect Community will receive 25% of the developer fee and 25% of the cash flow. |

Application includes a resolution approved by the board of the nonprofit organization indicating clear approval of the organization's participation in the Application and naming all members of the board and employees who may act on its behalf.
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anne Whitlock</td>
<td>Executive Director</td>
<td>6700B Bellaire Blvd</td>
<td>Houston</td>
<td>TX</td>
<td>77074</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(281) 879-3042</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:anne@myconnectcommunity.org">anne@myconnectcommunity.org</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business Executive/Entrepreneur</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mushahad Khan</td>
<td>Board Chair</td>
<td>4610 Devon Street</td>
<td>Houston</td>
<td>TX</td>
<td>77027</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 256-7613</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:mk@mkkhangroup.com">mk@mkkhangroup.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Business Executive/Entrepreneur</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laura Capper</td>
<td>Board Member</td>
<td>106 Lakeside Oaks Dr.</td>
<td>Houston</td>
<td>TX</td>
<td>77042</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 569-5002</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:lcapper@cap-res.com">lcapper@cap-res.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Management Consultant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eric Coleman</td>
<td>Board Member</td>
<td>3325 Parkwood Dr.</td>
<td>Houston</td>
<td>TX</td>
<td>77021</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 878-4685</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:eric.coleman@kipptexas.org">eric.coleman@kipptexas.org</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Education Leadership</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R. Galen Hines-Pierce</td>
<td>Board Member</td>
<td>2406 Van Buren St.</td>
<td>Houston</td>
<td>TX</td>
<td>77006</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(757) 870-9104</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:galen.piercegardner@gmail.com">galen.piercegardner@gmail.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-profit Co-founder</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stephen Ives</td>
<td>Board Member</td>
<td>2122 Park St.</td>
<td>Houston</td>
<td>TX</td>
<td>77019</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 758-9172</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:Stephen.ives@ymcahouston.org">Stephen.ives@ymcahouston.org</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-profit Executive</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ann K. Johnson</td>
<td>Board Member</td>
<td>3711 San Felipe 9AB</td>
<td>Houston</td>
<td>TX</td>
<td>77027</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 303-4291</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:johnsonannk@gmail.com">johnsonannk@gmail.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Educator/Community Volunteer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>-----------------------</td>
<td>------------------</td>
<td>--------------------------</td>
<td>------------</td>
<td>-------</td>
<td>------</td>
</tr>
<tr>
<td>Emina Kobiljar</td>
<td>Board Member</td>
<td>1911 Post Oak Dr. #5320</td>
<td>Houston</td>
<td>TX</td>
<td>77027</td>
</tr>
<tr>
<td>Evan Matzen</td>
<td>Board Member</td>
<td>8019 Skyline Drive</td>
<td>Houston</td>
<td>TX</td>
<td>77063</td>
</tr>
<tr>
<td>Tom Pace III</td>
<td>Board Member</td>
<td>4033 Marquette</td>
<td>Houston</td>
<td>TX</td>
<td>77005</td>
</tr>
<tr>
<td>Armando X. Orduna</td>
<td>Board Member</td>
<td>15118 Trinity Meadow Dr.</td>
<td>Missouri City</td>
<td>TX</td>
<td>77489</td>
</tr>
<tr>
<td>Jeanette Valdivieso</td>
<td>Board Member</td>
<td>12419 Mossycup</td>
<td>Houston</td>
<td>TX</td>
<td>77024</td>
</tr>
<tr>
<td>Todd J. Watkins</td>
<td>Board Member</td>
<td>16307 Cretian Point Ct.</td>
<td>Cypress</td>
<td>TX</td>
<td>77429</td>
</tr>
<tr>
<td></td>
<td>Title</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/19/2020
Nonprofit Supporting Documents
Applications involving a 501(c)(3) or 501(c)(4) Qualified Nonprofit Organization, housing finance corporation, or public facility corporation as the General Partner or Owner must provide the following documentation behind this tab:

A. Applications participating in the Nonprofit Set-Aside must also provide:

- [x] IRS determination letter
  -(Housing finance corporations or public facility corporations that do not have an IRS determination letter shall submit documentation evidencing creation under Chapter 394 of the Texas Local Government Code and corresponding citations for an exemption from taxation.)

- [x] Nonprofit Participation exhibit as provided in the Application

- [x] Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)

- [x] The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant
  -(not applicable to Tax-Exempt Bond Developments)

- [x] Certification regarding Board member residence
  -(not applicable to Tax-Exempt Bond Developments)

B. All other Applicants:

- [ ] IRS determination letter
  -(Housing finance corporations or public facility corporations that do not have an IRS determination letter shall submit documentation evidencing creation under Chapter 394 of the Texas Local Government Code and corresponding citations for an exemption from taxation.)

- [ ] Explanation of basis of nonprofit status if not 501(c)(3) or (4)

- [ ] Nonprofit Participation exhibit
MY CONNECT COMMUNITY

Board of Directors Resolution for Authorization of Participation in the Texas Department of Housing and Community Affairs 2020 Housing Tax Credit Application Cycle

BE IT RESOLVED, that the Board of Directors of My Connect Community authorize participation in and the submission of the application for TDHCA #20082 Connect South Apartments for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs.

BE IT RESOLVED, that the Board of Directors of My Connect Community authorize Anne Whitlock, the Founding Director of My Connect Community, to act on behalf of My Connect Community in their application for 9% Housing Tax Credits for TDHCA #20082 Connect South Apartments.

BE IT KNOWN, that this resolution was voted on and approved at a regular meeting of the majority of the My Connect Community Board of Directors on February 6, 2020.

Approved by:

[Signature] 2/6/20

[name], [title]

Date

2/6/20

[Signature] 2/6/20

[name], [title]
Internal Revenue Service
P. O. Box 2508
Cincinnati, OH 45201

Employer Identification Number:
81-1424233

DNL:
17053068319006

Contact Person:
ShawnTel R Sanders
ID# 31456

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
January 28, 2016

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947
Sincerely,

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements
February 19, 2020

Texas Department of Housing and Community Affairs
P.O. Box 13941
221 East 11th Street
Austin, Texas 78711-3941

RE: Name of Development: Connect South Apts
TDHCA Development Number: 20082
Address of Development: 6640 Hillcroft Avenue
                      Houston, Texas 77074
Development Owner: Connect South Apts, LP

Ladies and Gentlemen:

Connect South Apts, LP, a to-be-formed Texas limited partnership, is the Applicant (herein so called). My Connect Community, a Texas non-profit corporation d/b/a Connect Community ("Connect"), will be the majority owner of the sole general partner of Applicant. We have been asked to render our legal opinion to meet the requirements of Texas Government Code Section 2306.6706 and 10 Texas Administrative Code Section 11.204(14)(A)(iii). This opinion is issued to the Texas Department of Housing and Community Affairs (the "Department") so that the Department, its governing board, and its staff may rely on it in making any determinations that the Applicant is eligible under Texas Government Code Section 2306.6706(b) for a housing tax credit application from the non-profit set-aside.

In rendering our opinion, we have reviewed (i) the Certificate of Formation of Connect filed with the Texas Secretary of State on January 28, 2016; (ii) the Amended and Restated Bylaws of Connect dated as of February 6, 2020; (iii) a letter from the Internal Revenue Service dated August 23, 2016 recognizing the tax-exempt status of Connect as a 501(c)(3) organization; (iv) a Certification of Connect to our firm with respect to certain matters set forth herein (the "Certification"); (v) a listing of the board of directors of Connect with each director's address of principal residence (the "Board List"); and (vi) a Certificate of Fact with respect to Connect issued by the Texas Secretary of State, and a Statement of Franchise Tax Account Status with respect to Connect issued by the Texas Comptroller of Public Accounts, each dated February 17, 2020 (collectively, the "Good Standing Certificates").
We have also examined the records of Connect to determine whether or not there exists any identity of interest between Connect and any for-profit sponsors of the above-referenced development (the "Development"). Additionally, we have examined other documentation describing the proposed ownership structure of the Applicant and the Developer. We have assumed and relied upon the genuineness of all certifications and have no reason to question them. The review of all such documents, individually and collectively, forms the basis for our opinion.

Based upon our review of the foregoing, it is our opinion that:

1. Connect is not affiliated with, or Controlled (within the meaning of 10 Texas Administrative Code Section 11.1(d)(30)) by, a for-profit organization with respect to the Development, based on the Certificate of Formation, Amended and Restated Bylaws, and Certification of Connect referenced above.

2. Connect is a "Qualified Nonprofit Organization" within the meaning of Section 2306.6706 of the Texas Government Code and Section 42(h)(5) of the Internal Revenue Code.

3. Connect is an organization described in paragraph (3) or (4) of Section 501(c) and is exempt from tax under Section 501(a) of the Internal Revenue Code. Connect is an organization that has its Internal Revenue Service documentation of designation as a Section 501(c)(3) or 501(c)(4) organization as of the beginning of the Application Acceptance Period for the 2020 tax credit allocation round. Connect will be the majority owner of the sole general partner of the Applicant.

4. Connect is an organization which specifically has the fostering of low-income housing as one of its tax exempt purposes, and the development and operation of the Development as low income housing is a legal purpose of the Applicant.

5. The Applicant is eligible for a housing credit allocation from the set-aside reserved for the use of qualified non-profit organizations based on the Applicant's representations in the tax credit application for the Development that Connect will have 100% control of the Applicant's managing general partner. Moreover, based on the Certification and the Board List, a majority of the members of Connect's Board of Directors reside within 90 miles of the proposed Development.

6. The Applicant will have the managing general partner or an affiliate or subsidiary that is also a non-profit entity or its non-profit affiliate or subsidiary meeting the requirements of Sections 2306.6706 and 2306.6729 of the Texas Government Code and Section 42(h)(5) of the Internal Revenue Code be the Developer or co-Developer as evidenced in the development agreement.
7. Connect prohibits any member of its Board of Directors (the "Board"), other than a chief staff member serving concurrently as a member of the Board, if any, from receiving material compensation for service on the Board.

8. Based on the Good Standing Certificates, Connect has the corporate authority to do business as a non-profit corporation in Texas.

In rendering Opinion 6 above, we have assumed that the development agreement that will be entered into for the Development will be consistent with the representations in the tax credit application for the Development regarding non-profit participation.

Sincerely,

[Signature]

LOCKE LORD LLP
My Connect Community

Financial Statements
and Independent Auditors’ Report
for the year ended December 31, 2018
# My Connect Community

## Table of Contents

**Independent Auditors’ Report**

<table>
<thead>
<tr>
<th>Financial Statements:</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement of Financial Position as of December 31, 2018</td>
<td>2</td>
</tr>
<tr>
<td>Statement of Activities for the year ended December 31, 2018</td>
<td>3</td>
</tr>
<tr>
<td>Statement of Functional Expenses for the year ended December 31, 2018</td>
<td>4</td>
</tr>
<tr>
<td>Statement of Cash Flows for the year ended December 31, 2018</td>
<td>5</td>
</tr>
<tr>
<td>Notes to Financial Statements for the year ended December 31, 2018</td>
<td>6</td>
</tr>
</tbody>
</table>
Independent Auditors’ Report

To the Board of Directors of
My Connect Community:

We have audited the accompanying financial statements of My Connect Community, which comprise the statement of financial position as of December 31, 2018 and the related statements of activities, of functional expenses, and of cash flows for the year then ended, and the related notes to the financial statements.

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

Auditors’ Responsibility – Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion – In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of My Connect Community as of December 31, 2018 and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Blazek & Vetterling

April 11, 2019
My Connect Community

Statement of Financial Position as of December 31, 2018

ASSETS

Cash $ 630,737
Contributions receivable 256,187
Other assets 9,931

TOTAL ASSETS $ 896,855

LIABILITIES AND NET ASSETS

Liabilities:
   Accounts payable and accrued expenses $ 3,404

Commitments (Note 3)

Net assets:
   Without donor restrictions 191,626
   With donor restrictions (Note 4) 701,825
   Total net assets 893,451

TOTAL LIABILITIES AND NET ASSETS $ 896,855

See accompanying notes to financial statements.
My Connect Community

Statement of Activities for the year ended December 31, 2018

<table>
<thead>
<tr>
<th></th>
<th>WITHOUT DONOR</th>
<th>WITH DONOR</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RESTRICTIONS</td>
<td>RESTRICTIONS</td>
<td></td>
</tr>
<tr>
<td><strong>REVENUE:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions</td>
<td>$ 285,979</td>
<td>$ 632,642</td>
<td>$ 918,621</td>
</tr>
<tr>
<td>Special event</td>
<td>201,897</td>
<td>201,897</td>
<td></td>
</tr>
<tr>
<td>Cost of direct donor benefits</td>
<td>(20,440)</td>
<td>(20,440)</td>
<td></td>
</tr>
<tr>
<td>Other income</td>
<td>8,177</td>
<td></td>
<td>8,177</td>
</tr>
<tr>
<td><strong>Total revenue</strong></td>
<td>475,613</td>
<td>632,642</td>
<td>1,108,255</td>
</tr>
<tr>
<td><strong>Net assets released from restrictions:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expenditure for program purposes</td>
<td>362,184</td>
<td>(362,184)</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>837,797</td>
<td>270,458</td>
<td>1,108,255</td>
</tr>
<tr>
<td><strong>EXPENSES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational and community programming</td>
<td>446,931</td>
<td>446,931</td>
<td></td>
</tr>
<tr>
<td>Management and general</td>
<td>84,750</td>
<td>84,750</td>
<td></td>
</tr>
<tr>
<td>Fundraising</td>
<td>181,929</td>
<td>181,929</td>
<td></td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>713,610</td>
<td>713,610</td>
<td></td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS</strong></td>
<td></td>
<td></td>
<td>394,645</td>
</tr>
<tr>
<td>Net assets, beginning of year</td>
<td>67,439</td>
<td>431,367</td>
<td>498,806</td>
</tr>
<tr>
<td><strong>Net assets, end of year</strong></td>
<td>$ 191,626</td>
<td>$ 701,825</td>
<td>$ 893,451</td>
</tr>
</tbody>
</table>

*See accompanying notes to financial statements.*
# My Connect Community

**Statement of Functional Expenses for the year ended December 31, 2018**

<table>
<thead>
<tr>
<th>Item</th>
<th>Educational and Community Programming</th>
<th>Management and General</th>
<th>Fundraising</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries and related expenses</td>
<td>$ 275,802</td>
<td>$ 42,535</td>
<td>$ 95,078</td>
<td>$ 413,415</td>
</tr>
<tr>
<td>Consulting services</td>
<td>83,469</td>
<td>1,126</td>
<td>80,726</td>
<td>165,321</td>
</tr>
<tr>
<td>Supplies</td>
<td>41,795</td>
<td>11,783</td>
<td></td>
<td>53,578</td>
</tr>
<tr>
<td>Disaster assistance</td>
<td>27,321</td>
<td></td>
<td></td>
<td>27,321</td>
</tr>
<tr>
<td>Professional fees</td>
<td>1,573</td>
<td>21,438</td>
<td>554</td>
<td>23,565</td>
</tr>
<tr>
<td>Occupancy</td>
<td>8,312</td>
<td>1,311</td>
<td>2,930</td>
<td>12,553</td>
</tr>
<tr>
<td>Computer and internet</td>
<td>5,948</td>
<td>938</td>
<td>2,097</td>
<td>8,983</td>
</tr>
<tr>
<td>Travel and meetings</td>
<td>2,120</td>
<td>5,526</td>
<td>336</td>
<td>7,982</td>
</tr>
<tr>
<td>Depreciation</td>
<td>591</td>
<td>93</td>
<td>208</td>
<td>892</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>$ 446,931</td>
<td>$ 84,750</td>
<td>$ 181,929</td>
<td>713,610</td>
</tr>
<tr>
<td>Cost of direct donor benefits</td>
<td></td>
<td></td>
<td></td>
<td>20,440</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td>$ 734,050</td>
</tr>
</tbody>
</table>

*See accompanying notes to financial statements.*
My Connect Community

Statement of Cash Flows for the year ended December 31, 2018

CASH FLOWS FROM OPERATING ACTIVITIES:

Changes in net assets $ 394,645
Adjustments to reconcile changes in net assets to net cash provided by operating activities:
  Depreciation 892
  Changes in operating assets and liabilities:
    Contributions receivable (112,242)
    Prepaid expenses (3,168)
    Accounts payable and accrued expenses (5,644)
  Net cash provided by operating activities 274,483

CASH FLOWS FROM INVESTING ACTIVITIES:

Purchase of property and equipment (4,505)

NET CHANGE IN CASH 269,978

Cash, beginning of year 360,759

Cash, end of year $ 630,737

See accompanying notes to financial statements.
My Connect Community

Notes to Financial Statements for the year ended December 31, 2018

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization – My Connect Community (Connect) is a non-profit organization formed in 2016 to provide programs to the community to support healthy prosperous lifestyles in safe and vibrant neighborhoods where residents choose to live, learn, work, worship and play. Connect was created with Member organizations KIPP, Inc., Legacy Community Health, St. Luke’s United Methodist Church, and the Young Men’s Christian Association of the Greater Houston Area. Each Member organization is represented on the Board of Directors. Connect engages community members, builds partnerships and secures funding, to provide a comprehensive approach to support the neighborhoods in the Sharpstown/Gulfton area of Houston, Texas.

Connect seeks to collaboratively provide high quality educational opportunities for everyone, including child development, kindergarten through 12 school-aged students and adult learning in the areas of Literature, Writing, Science, Math, Electives, Career Readiness and Community Service while also enlisting new talent into the field of education. Connect accomplishes this by working with partners to create opportunities for accessing high quality early childhood learning centers, kindergarten through 12 schools, and adult literacy, college and workforce training.

Connect managed a special program during 2017 and 2018 to support the community and its residents recover from Hurricane Harvey. Recovery included helping with temporary housing, transportation, replacement of basic furnishings, and car and home repairs.

Federal income tax status – Connect is exempt from federal income tax under §501(c)(3) of the Internal Revenue Code and is classified as a public charity under §509(a)(1) and §170(b)(1)(A)(vi).

Cash consists of demand deposits. At times, the balances exceed the federally insured limit per depositor per institution.

Contributions receivable that are expected to be collected within one year are reported at net realizable value. Contributions receivable that are expected to be collected in future years are discounted to estimate the present value of future cash flows. At December 31, 2018, all contributions receivable are due within one year. Contributions receivable from two donors represent 94% or approximately $217,000.

Property and equipment is reported at cost for purchased assets and at estimated fair value at the date of gift if donated and is included in other assets. Depreciation is computed on a straight-line basis over estimated useful lives of 5 to 40 years. Items costing more than $1,000 are capitalized.

Net asset classification – Net assets, revenue, gains, and losses are classified based on the existence or absence of donor-imposed restrictions, as follows:

- Net assets without donor restrictions are not subject to donor-imposed restrictions even though their use may be limited in other respects such as by contract or board designation.
- Net assets with donor restrictions are subject to donor-imposed restrictions. Restrictions may be temporary in nature, such as those that will be met by the passage of time or use for a purpose specified by the donor, or may be perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Net assets are released from restrictions when the stipulated time has elapsed, or purpose has been fulfilled, or both.
Contributions are recognized as revenue at fair value when an unconditional commitment is received from the donor. Contributions received with donor stipulations that limit their use are classified as restricted support. Conditional contributions are recognized in the same manner when the conditions are substantially met.

In-kind contributions – Donated materials and use of facilities are recognized as contributions at fair value as unrestricted contributions when an unconditional commitment is received from the donor. The related expense is recognized as the item is used. Contributions of services are recognized when services received (a) create or enhance nonfinancial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation.

Special events revenue is recognized when the event occurs. Amounts received in advance are reported as deferred revenue until earned. Cost of direct donor benefits represent the expenses recognized for food, beverages, facility rental, and entertainment.

Functional allocation of expenses – Expenses are reported by their functional classification as program services or supporting activities. Program services are the direct conduct or supervision of activities that fulfill the purposes for which the organization exists. Fundraising activities include the solicitation of contributions of money, securities, materials, facilities, other assets, and time. Management and general activities are not directly identifiable with specific program or fundraising activities. Expenses that are attributable to one or more program or supporting activities are allocated among the activities benefitted based upon direct employee salary allocations. Salaries and related costs are allocated on the basis of estimated time and effort expended.

Estimates – Management must make estimates and assumptions to prepare financial statements in accordance with generally accepted accounting principles. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, the amounts reported as revenue and expenses, and the allocation of expenses among various functions. Actual results could vary from the estimates that were used.

NOTE 2 – LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of December 31, 2018 include cash and contributions receivable totaling approximately $887,000. Connect is substantially supported by contributions and has an annual fundraising luncheon. It has a policy to structure its financial assets to be available as general expenditures, liabilities and other obligations become due. For purposes of analyzing resources available to meet general expenditures over a 12-month period, Connect considers all expenditures related to its ongoing program activities to be general expenditures.

NOTE 3 – RELATED PARTY TRANSACTIONS

During 2017, Connect agreed in principle to participate in the build-out construction and future planning use of a Community Hub building with two Member organizations represented on Connect’s Board of Directors (Board). The build-out on the KIPP, Inc. campus was completed in October 2018.
In January 2019, Connect entered into a 10-year license agreement for Connect’s future use of the building agreeing to pay $459,450 plus $60 for every hour that Connect uses the building. The balance due included a $434,450 payment due by January 30, 2019, which was paid, and $25,000 is due on June 30, 2019. The additional hourly use fees will be determined quarterly throughout the term of the agreement, which ends on September 28, 2028.

Connect received in-kind use of facilities from KIPP, Inc. for office and program space valued at $12,000 for 2018.

NOTE 4 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at December 31, 2018 are restricted as follows:

Subject to expenditure for specified purpose:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campaign to support future building use</td>
<td>$459,432</td>
</tr>
<tr>
<td>Educational and community support programming</td>
<td>162,282</td>
</tr>
<tr>
<td>Feasibility study</td>
<td>80,111</td>
</tr>
</tbody>
</table>

Total net assets with donor restrictions $ 701,825

NOTE 5 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 11, 2019, which is the date that the financial statements were available for issuance. As a result of this evaluation, no other events except as disclosed in Note 3, were identified that are required to be disclosed or would have a material impact on reported net assets or changes in net assets.
Certification of Board Member Residence

I certify that a majority of the board members of My Connect Community reside within 90 miles of the Connect South Apartments development site.

My Connect Community

[Signature]

Anne Whitlock
Founding Director
Development Team Members
Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).

**Developer:**

<table>
<thead>
<tr>
<th>Connect South Development, LLC</th>
<th>Richard Sciortino</th>
<th>(224) 927-5053</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>tbd</td>
<td>to be formed</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Housing General Contractor:**

<table>
<thead>
<tr>
<th>Cadence McShane Construction Company</th>
<th>Colby Rose</th>
<th>(713) 681-8500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>tbd</td>
<td>75-2627835</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Infrastructure General Contractor:**

<table>
<thead>
<tr>
<th>Cadence McShane Construction Company</th>
<th>Colby Rose</th>
<th>(713) 681-8500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>tbd</td>
<td>75-2627835</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Cost Estimator:**

<table>
<thead>
<tr>
<th>Cadence McShane Construction Company</th>
<th>Colby Rose</th>
<th>(713) 681-8500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>tbd</td>
<td>75-2627835</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Architect:**

<table>
<thead>
<tr>
<th>Alley Poyner Macchietto Architecture</th>
<th>Jay Palu</th>
<th>(402) 341-1544</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>tbd</td>
<td>requested</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

2/24/2020
<table>
<thead>
<tr>
<th>Role</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineer:</td>
<td>na</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civil Engineer:</td>
<td>Terra Associates, Inc.</td>
<td>Julio Mosqueda</td>
<td>(713) 993-0333</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:jom@terrassoc.com">jom@terrassoc.com</a></td>
<td>tbd</td>
<td>requested</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Affordable Housing Analysts</td>
<td>Bob Coe</td>
<td>(281) 387-7552</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:robertocoe2@gmail.com">robertocoe2@gmail.com</a></td>
<td>tbd</td>
<td>private</td>
</tr>
<tr>
<td>Appraiser:</td>
<td>na</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attorney:</td>
<td>Locke Lord, LLP</td>
<td>Cynthia Bast</td>
<td>(512) 305-4707</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:cbast@lockelord.com">cbast@lockelord.com</a></td>
<td>tbd</td>
<td>74-1164324</td>
</tr>
<tr>
<td>Accountant:</td>
<td>Novogradac &amp; Company LLP</td>
<td>George Littlejohn</td>
<td>(512) 349-3211</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:george.littlejohn@novoco.com">george.littlejohn@novoco.com</a></td>
<td>tbd</td>
<td>94-3108253</td>
</tr>
</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members*
### Originator of Underwriter:

<table>
<thead>
<tr>
<th><strong>Allied Orion Group</strong></th>
<th><strong>Trisha Keenan</strong></th>
<th><strong>(713) 622-5844</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:tkeenan@allied-orion.com">tkeenan@allied-orion.com</a></td>
<td>Phone: tbd</td>
<td>Proposed Fee: 46-3540884</td>
</tr>
</tbody>
</table>

Certified Texas HUB?: No

This is a direct or indirect, financial, or other interest with Applicant or other team members*: No

### Bond Issuer:

<table>
<thead>
<tr>
<th><strong>Amegy Bank</strong></th>
<th><strong>Sarah Hale</strong></th>
<th><strong>(281) 297-7944</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:sara.hale@amegybank.com">sara.hale@amegybank.com</a></td>
<td>Phone: tbd</td>
<td>Proposed Fee: requested</td>
</tr>
</tbody>
</table>

Certified Texas HUB?: No

This is a direct or indirect, financial, or other interest with Applicant or other team members*: No

### Syndicator:

<table>
<thead>
<tr>
<th><strong>The Richman Group Affordable Housing</strong></th>
<th><strong>Jason Wilber</strong></th>
<th><strong>(203) 869-0900</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:wilberj@richmancapital.com">wilberj@richmancapital.com</a></td>
<td>Phone: tbd</td>
<td>Proposed Fee: requested</td>
</tr>
</tbody>
</table>

Certified Texas HUB?: No

This is a direct or indirect, financial, or other interest with Applicant or other team members*: No

### Supportive Services Provider:

<table>
<thead>
<tr>
<th><strong>Portfolio Resident Services</strong></th>
<th><strong>Melinda Frazier</strong></th>
<th><strong>(713) 526-6634</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email: <a href="mailto:mfrazier@portfolioresidentservices.com">mfrazier@portfolioresidentservices.com</a></td>
<td>Phone: tbd</td>
<td>Proposed Fee: 26-4664616</td>
</tr>
</tbody>
</table>

Certified Texas HUB?: No

This is a direct or indirect, financial, or other interest with Applicant or other team members*: No

2/24/2020
<table>
<thead>
<tr>
<th>Title Company</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Charter Title</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td><a href="mailto:ab.tovar@chartertitle.com">ab.tovar@chartertitle.com</a></td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure Development</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td><a href="mailto:sarah@structuretexas.com">sarah@structuretexas.com</a></td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ESA Provider:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AEI Consultants</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td><a href="mailto:dwitt@aeiconsultants.com">dwitt@aeiconsultants.com</a></td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scope and Cost Review (formerly PCA) Provider:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>na</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preservation Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>na</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>na</strong></td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>
Explanation of Relationships

Cadence McShane Construction Company is serving in three roles: as the general contractor, infrastructure contractor and cost estimator for the project.
43 Architect Certification Form
The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible /hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.

The Engineer/Architect Certification dated on or after January 8 is included behind this tab.
Engineer/Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 CFR Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 CFR Parts 35 and 36, and the Department’s Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov’t Code, and the Texas Public Information Act.

I (We) certify that in accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units), at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA Standards with the exceptions listed in “Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities” (Federal Register 79 FR 29671) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

I (We) certify that the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8 and Tex. Gov’t Code §§2306.6722 and 2306.6730, will be met as described in 10 TAC Chapter 1, Subchapter B, including the accessibility requirements relating to Unit Type distribution.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) acknowledge that the Department may publish the full Development Plan on the Department’s website, release the Development Plan in response to a request for public information and make other use of the Development Plan as authorized by law.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov’t Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) meet the requirements at 10 TAC
§11.101(b)(8)(B), or the Applicant has requested a waiver of specific provisions of 10 TAC §11.101(b)(8)(B) as necessary for Rehabilitation Developments.

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B will be dispersed throughout the Development.

If the Applicant is applying for Multifamily Direct Loan funds, I (We) further certify that the Development meets the Property Standards in 24 CFR §92.251 or 24 CFR §93.301 and as further outlined in 10 TAC Chapters 11 and 13, as applicable.

If the Applicant is applying for Housing Tax Credits, Tex. Gov’t Code §2306.6712(d)(4) requires that the board by vote approve or reject an amendment that would result in a reduction of 3% or more in the square footage of the units or common areas. I(We) certify that the net rentable square footage of the Development is \( 69,291 \) square feet, and the common area square footage (to include all enclosed space for resident use such as interior corridors, property management offices, resident services offices, 24 hour front desk offices, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantries, meeting rooms, libraries, computer labs, classrooms, maintenance areas, break rooms, and flex space for resident use) is \( 17,200 \) square feet. This certification will be applied for square footage comparison at Cost Certification, unless the application is amended prior to Cost Certification.

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect after careful review of the Department’s accessibility requirements, including Tex. Gov’t Code §§2306.6722 and 2306.6730.

By: ____________________________

______________________________
Date

______________________________
Printed Name

______________________________
License Number and State

Alley Poyner Macchietto Architecture

Firm Name (If applicable)
February 24, 2020

Ms. Margaret Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Connect South Apartments, 20082, Texas Architect’s Accessibility Statement

Dear Ms. Holloway:

The development is comprised of one (1) apartment buildings with a total of 77 units. Based on this layout, the following statement describes how the development complies with the Fair Housing Requirements per 10 TAC §10.101(b)(8)(B).

DISTRIBUTION OF TOTAL NUMBER OF UNITS BY TYPE

• Twenty-Seven (27) one-bedroom, one-bathroom type units
• Thirty-Eight (38) two-bedroom, two-bathroom type units
• Twelve (12) three-bedroom, two-bathroom type unit

MOBILITY UNITS – 4 units (5% of total units)

• One (1) one-bedroom, one-bathroom type units
• Two (2) two-bedroom, two-bathroom type unit
• One (1) three-bedroom, two-bathroom type unit

HEARING AND VISUAL IMPAIRMENT UNITS – 2 units (2% of total units)

• One (1) one-bedroom, one-bathroom type unit
• One (1) two-bedroom, two-bathroom type unit

PARKING – 93 total parking spaces

• 5 accessible parking spaces
• 88 standard parking spaces

Sincerely,

Michael Alley
Partner,
Alley Poyner Macchietto Architecture
(402) 341-1544
Evidence of Experience
# Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

**Evidence of experience behind this tab includes:**

- [x] An Experience certificate issued by the Department under the 2014-2019 Uniform Multifamily Rules.
- [ ] An Experience certificate issued by the Department under the 2020 QAP.
- [ ] An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- [ ] Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(h)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

- [ ] Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(h)(1).

## DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

http://fedgov.dnb.com/webform

Once applicants have obtained a DUNS number, they must register with the SAM database: https://sam.gov/portal/public/SAM

Applicants may provide this information with the Application or upon award.

- [ ] Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
- [ ] Evidence of SAM.gov registration for the applicant entity will be provided upon award.

## Davis Bacon Labor Standards (Direct Loan Applications Only)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- [ ] Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- [ ] Community Development Block Grant (CDBG) funds (including NSP1 PI) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.
Mr. Richard Sciortino  
c/o Sarah Andre  
702 San Antonio Street  
Austin, Texas 78701

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2019 QUALIFIED ALLOCATION PLAN

Dear Mr. Sciortino:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the 2019 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any
point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH
Applicant Credit Limit
Documentation and Certification
Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

### Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th></th>
<th>Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th></th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Richard Sciortino</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>2</td>
<td>RJS Real Estate Services, Inc.</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>3</td>
<td>Connect South MM, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>My Connect Community</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Connect South GP, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Connect South Apts, LP</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Connect South Development, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Anne Whitlock</td>
<td>Yes</td>
<td>Submit Part II</td>
</tr>
<tr>
<td>9</td>
<td>Mushahad Khan</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Laura Capper</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Eric Coleman</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>R. Galen Hines-Pierce</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Stephen Ives</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Ann K. Johnson</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Emina Kobiljar</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Evan Matzen</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Tom Pace III</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Armando X. Orduna</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Jeanette Valdivieso</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Todd J. Watkins</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant] 02-24-20  Its: [Authorized Signer]
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Richard Sciortino

Which is:  
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [x] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>49.00%</td>
<td>75.00%</td>
</tr>
<tr>
<td>Lockwood South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>49.00%</td>
<td>75.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Richard Sciortino is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or Issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that the information and these statements are true, complete, and accurate:

By: ____________________________  Richard Sciortino  2-18-20

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  Printed Name  Date

2/12/
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: RJS Real Estate Services, Inc.

Which is: □ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
□ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
□ a Developer for the Applicant for this specific Application
X Developer for the Applicant for this specific Application
□ an Affiliate to the Applicant
□ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>0.00%</td>
<td>75.00%</td>
</tr>
<tr>
<td>Lockwood South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>0.00%</td>
<td>75.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Richard Sciotino is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

RJS Real Estate Services, Inc.

[Printed Name]

[Date]
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Anna Whitlock

Which is: 
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round:

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockwood South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Connect South Apartments</td>
<td>6</td>
<td>Houston</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Nathan Soriano is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate.

By: [Signature] Anna Whitlock

Printed Name: Anna Whitlock

Date: 2/9/2020
Community Input
<table>
<thead>
<tr>
<th>Community Input Scoring Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDHCA#: 20082</td>
</tr>
</tbody>
</table>

### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

| X Resolution(s) of either "no objection" or "support" is included behind this tab.** |
| Name of Local Government Body: City of Houston |
| Name of Local Government Body (if applicable) |
| ** Note that resolutions are due February 28, 2020 |

### 2. Quantifiable Community Participation - §11.9(d)(4)

| Application expects to receive QCP points. |
| ** Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization! |

### 3. Input from State Representative - §11.9(d)(5)

| X Letter of either support, neutrality, or opposition is included behind this tab.** |
| OR |
| Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** |
| ** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020. |

### 4. Input from Community Organizations - §11.9(d)(6)

| X Applicant has included one or more letters of support or opposition behind this tab. |
| A. Harmony House |
| Name of Community Organization: Harmony House |
| Meg Pohodich |
| Contact Name |
| X Support |
| B. Legacy Community Health |
| Name of Community Organization: Legacy Community Health |
| Katy Caldwell |
| Contact Name |
| X Support |
| C. St. Luke's United Methodist |
| Name of Community Organization: St. Luke's United Methodist |
| Tom Pace |
| Contact Name |
| X Support |
| D. Scenic Houston |
| Name of Community Organization: Scenic Houston |
| Claudia Williamson |
| Contact Name |
| X Support |
| E. Kipp Texas Public Schools |
| Name of Community Organization: Kipp Texas Public Schools |
| Sehba Ali |
| Contact Name |
| X Support |
| F. YMCA of Greater Houston |
| Name of Community Organization: YMCA of Greater Houston |
| Stephen Ives |
| Contact Name |
| X Support |

**Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.**

2/20/2020
A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of Applicant’s Application related thereto; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.
PASSED AND ADOPTED this 19th day of February, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is ____________________________

Assistant City Secretary

(Prepared by Legal Dept. Barbara J. Pierce)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

<table>
<thead>
<tr>
<th>AYE</th>
<th>NO</th>
<th>MAYOR TURNER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNCIL MEMBERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PECK</td>
</tr>
<tr>
<td>DAVIS</td>
</tr>
<tr>
<td>KAMIN</td>
</tr>
<tr>
<td>EVANS-SHABAZZ</td>
</tr>
<tr>
<td>MARTIN</td>
</tr>
<tr>
<td>THOMAS</td>
</tr>
<tr>
<td>TRAVIS</td>
</tr>
<tr>
<td>CISNEROS</td>
</tr>
<tr>
<td>GALLEGOS</td>
</tr>
<tr>
<td>POLLARD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ABSENT-ON PERSONAL BUSINESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARTHA CASTEX-TATUM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>KNOX</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROBINSON</td>
</tr>
<tr>
<td>KUBOSH</td>
</tr>
<tr>
<td>PLUMMER</td>
</tr>
<tr>
<td>ALCORN</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CAPTION</th>
<th>ADOPTED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Application Number</td>
<td>Development Name</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Parkway Meadows</td>
</tr>
<tr>
<td>2</td>
<td>Heritage Senior Residences</td>
</tr>
<tr>
<td>3</td>
<td>The Ella</td>
</tr>
<tr>
<td>4</td>
<td>Dian Street Villas</td>
</tr>
<tr>
<td>5</td>
<td>Magnificat Permanent Affordable Housing (PSH)</td>
</tr>
<tr>
<td>6</td>
<td>Regency Lofts</td>
</tr>
<tr>
<td>7</td>
<td>Hebron Village Supportive Housing (PSH)</td>
</tr>
<tr>
<td>8</td>
<td>Caroline Lofts</td>
</tr>
<tr>
<td>9</td>
<td>Evening Star Apartments</td>
</tr>
<tr>
<td>10</td>
<td>Ella Grand</td>
</tr>
<tr>
<td>11</td>
<td>Merritt Nova Senior Village</td>
</tr>
<tr>
<td>12</td>
<td>Campanile on Briar Hollow</td>
</tr>
<tr>
<td>13</td>
<td>Canal Lofts</td>
</tr>
<tr>
<td>14</td>
<td>Lockwood South Apartments</td>
</tr>
<tr>
<td>15</td>
<td>Jackson Hinds Garden (PSH)</td>
</tr>
<tr>
<td>16</td>
<td>OST Lofts</td>
</tr>
<tr>
<td>17</td>
<td>New Hope Housing Savoy (PSH)</td>
</tr>
<tr>
<td>18</td>
<td>Richmond Senior Village</td>
</tr>
<tr>
<td>19</td>
<td>Southlawn at Milby</td>
</tr>
<tr>
<td>20</td>
<td>Greenridge Terrace</td>
</tr>
<tr>
<td>21</td>
<td>Connect South Apartments</td>
</tr>
<tr>
<td>Applicant Name</td>
<td>Project Name</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Westview Terrace Apartments, LP</td>
<td>Westview Terrace</td>
</tr>
<tr>
<td>Greens on Westview LP</td>
<td>Greens on Westview</td>
</tr>
<tr>
<td>Parkway Meadows, Ltd.</td>
<td>Parkway Meadows</td>
</tr>
<tr>
<td>Heritage Senior Residences, L.P.</td>
<td>Heritage Senior Residences</td>
</tr>
<tr>
<td>Houston Ella 1718 W 26, LP</td>
<td>The Ella</td>
</tr>
<tr>
<td>CSH Dian Street Villas, Ltd.</td>
<td>Dian Street Villas</td>
</tr>
<tr>
<td>Magnificat Permanent Affordable, LLC</td>
<td>Magnificat Permanent Affordable Housing</td>
</tr>
<tr>
<td>DWR Regency 20, LP</td>
<td>Regency Lofts</td>
</tr>
<tr>
<td>Hebron Village Ltd.</td>
<td>Hebron Village Supportive Housing</td>
</tr>
<tr>
<td>Trinity East Village Family, LLC</td>
<td>Trinity East Village Family Housing</td>
</tr>
<tr>
<td>Evening Star Senior Housing Limited Partnership</td>
<td>Evening Star Villa</td>
</tr>
<tr>
<td>DDC Merritt Novo, Ltd</td>
<td>Merritt Novo Senior Village</td>
</tr>
<tr>
<td>Campanile on Briar Hollow LP</td>
<td>Campanile on Briar Hollow</td>
</tr>
<tr>
<td>NH Canal Lofts</td>
<td>Canal Lofts</td>
</tr>
<tr>
<td>Lockwood South Apts, LP</td>
<td>Lockwood South Apartments</td>
</tr>
<tr>
<td>Jackson Hinds Gardens, Inc.</td>
<td>Jackson Hinds Gardens</td>
</tr>
<tr>
<td>DWR OST 20, LP</td>
<td>OST Lofts</td>
</tr>
<tr>
<td>2020 Southlawn 90, LP</td>
<td>Southlawn at Milby</td>
</tr>
<tr>
<td>NHH Savoy, Ltd.</td>
<td>New Hope Housing Savoy</td>
</tr>
<tr>
<td>Richmond Senior Village, Ltd.</td>
<td>Richmond Senior Village</td>
</tr>
<tr>
<td>Greenridge Terrace, LP</td>
<td>Greenridge Terrace</td>
</tr>
<tr>
<td>Connect South Apts, LP</td>
<td>Connect South Apartments</td>
</tr>
</tbody>
</table>
January 28, 2019

Mr. Bobby Wilkinson, Executive Director  
Texas Department of Housing and Community Affairs  
P.O. Box 13941  
Austin, TX  78711-3941

RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct the Connect South Apts., LP, in Houston, Texas, TDHCA Application #20082

Dear Mr. Wilkinson,

Please accept this letter expressing my support to allocate tax credits from the Texas Department of Housing and Community Affairs to Connect South Apartments Development, TDHCA Application #20082.

I support this development, which is to be located at 6640 Hillcroft Aven. in Houston, Texas in Harris County. As the Texas Representative of District 137 located in Houston, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0492.

Sincerely,

[Signature]
Representative Gene Wu  
House District 137
January 6, 2020

Housing and Community Development Department  
2100 Travis St – 9th Floor  
Houston, TX 77002  

RE: Connect South Apartments, in Houston, Texas  

To whom it may concern,  

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apartments, an affordable housing development to be located in Houston at 6440 Hillcroft St in Harris County.  

Harmony House, Inc. is a 501(3)(c) nonprofit organization that serves the Houston community by providing residents with quality permanent and transitional housing along with wrap-around services to promote self-sufficiency and independence. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.  

Should you have any questions or concerns, please do not hesitate to contact me at 713-221-6262 or meg_pohodich@harmonyhouse.org. Thank you for your consideration.  

Sincerely,  

[Signature]  

Meg Pohodich  
Chief Executive Officer,  
Harmony House, Inc.  
602 Girard Street  
Houston, Texas 77007
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

HARMONY HOUSE, INC.
602 GIRARD ST
HOUSTON, TX 77007-6218

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 01-28-1993
- Sales and use tax, as of 01-28-1993

(provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17603939533

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Welcome to Harmony House, Inc.

Harmony House was founded in 1992 by a group of concerned social service, medical and business professionals dedicated to addressing the housing and health care needs of Houston’s escalating homeless population. Incorporated as Harmony House Interdenominational Church, a 501(C)3 in 1993, the founding fathers envisioned a self-supporting social service agency nurtured by a network of community interfaith churches. Experience gained at the agency’s first project, Harmony House Residence, convinced the board that the organization functioned more effectively as a community service agency rather than as a non-membership church. In 1998, the board amended the 501(C)3, renamed the agency Harmony House, Inc., and adopted the organization’s goal to provide the supportive services, tools and training to homeless persons who are ready to make the transition from homelessness to permanent housing, self-sufficiency, and independence.
About Us

Who we are

Harmony House Residence (HHR) and the Respite Center (HHRC) share a facility located at 602 Girard Street, Houston, Texas.

Now in its 25th year, the 87-bed Residence has evolved into Houston's premier damp/dry residential facility, providing transitional supportive housing to homeless working men who are gainfully employed and integrated into the Houston community.

Target population at the Respite Center is the homeless Houston/Harris County man released from the hospital with an acute physical injury or serious medical illness, including tuberculosis. HHRC partners with the Harris County Hospital District and Houston Department of Health and Human Services Tuberculosis (TB) Control Division, providing 3 to 12 months of housing, treatment and supportive services to homeless men recovering from injury or illness. Supported by a full-time nurse practitioner, HHRC patients enjoy an on-site medical clinic and pharmacy, hospital accommodations, catered meals, transportation to medical appointments, and a staff of professionals trained to oversee physician prescribed medication and treatment. The Respite Center provides a clean, dignified, and nurturing environment for patient healing, coordinating in-house resources with those available from community agencies.

The mission of Harmony House, Inc. is to provide quality permanent and transitional housing, medical respite care and primary health care to homeless persons in Texas, through a supportive, drug and alcohol free community.

HMIS privacy policy
Our Programs

Respite Care Center
The Respite Center is a 28 bed, self contained facility that provides a clean, dignified and nurturing environment for healing. This program intervenes at the time of hospital discharge for homeless men who are too sick to be on the streets, but not sick enough to be in the hospital. Patients receive intensive case management and referral to community supportive services. In-house services include a physician supervised nurse practitioner, pharmacy and substance abuse counseling.

Tuberculosis (TB) Recovery Center
The Recovery Center is a collaborative effort with the City of Houston, Bureau of Tuberculosis Control. This program contains 7 beds and provides three to twelve months of housing, treatment and supportive services. Since its opening in July 2000, 100% of those completing the program have been cured of TB.

Residential Housing
The Residence is a 87-bed long-term supportive program for working, but homeless men. This residential program provides the tools, training and supportive services for men who are ready to make the transition from homelessness to recovery and independence.

Monthly Barbecue
The Health Fair is a collaborative endeavor with the Harris County Hospital District, Healthcare for the Homeless Program. Every 3rd Saturday of the month, approximately 200 street homeless people access resources, including housing assessments, while enjoying a healthy BBQ meal, at Harmony House.

Prison Outreach
Harmony House actively communicates with incarcerated prisoners expecting to be released to ensure that they have a secure place to live upon parole. Each case is treated individually. Please contact our Prison Outreach Coordinator for more information.
Respite Care Center

In 1985, “Respite Care” was born as the health care community took on the challenge of providing acute medical services for homeless persons seeking a safe, secure place to recuperate from a physical injury or illness—providing the sick or injured a “respite” from the dangers of life on the streets. The defining factor separating respite services from simply providing 24-hour shelter-beds is the provision of medical services with nursing as a minimum. The HHRC program, a short-term (up to one year) specialized program provides the chronically homeless man released from the hospital with a physical injury or medical illness 24-hour-a-day acute and post acute care, the opportunity to rest while accessing hospitality and referral to community medical and supportive services that assist in completing recuperation and continuity of care when the resident returns to community housing.

Respite Center patients enjoy hospital style accommodations, a primary care medical clinic staffed by a nurse practitioner, Class D pharmacy, nutrition and substance abuse counseling, dietician prepared catered meals and transportation to and from medical appointments. The Respite Center’s staff of professionals, trained to oversee physician prescribed medication and treatment, supplements the patient’s basic needs with intensive case management, coordinating in-house resources with those available from community agencies. The City of Houston Department of Health and Human Services (HDHHS) Bureau of TB Control provides Directly Observed Therapy (DOT) for TB patients.

Forms are designed for use solely by Social Services and Case Managers. These are the forms required for patient intake at Harmony House Respite Center and TB Recovery program.

Respite Intake Packet

These forms should be faxed to 713-236.0118
Tuberculosis (TB) Recovery Center

Tuberculosis is a potentially lethal, airborne transmitted disease associated with indigence and poverty. Airborne particles containing TB bacilli can be transmitted when people with TB cough, sneeze or speak. Shelters and rooming houses offer a high potential for TB transmission, especially in the winter when these facilities are more likely to be crowded and inadequately ventilated. Homeless persons, released from a hospital after two weeks of TB treatment to ensure that they are non-infectious, require 6-9 months of fully supervised housing in a special shelter until therapy is complete and permanent housing is found.

Harmony House TB Recovery Center provides housing and supportive services for up to 12 months with dietician prepared catered meals and on-site case managed supportive services referrals. Patients enjoy access to the Harmony House Respite Centers’ primary care Medical Clinic, full-time nurse practitioner, pharmacy, licensed dietician, medical appointment transportation, substance abuse and anger management meetings and community supportive services referrals. The TB Recovery Center provides treatment and housing for the homeless, in collaboration with the City of Houston Department of Health and Human Services (HDHHS), Bureau of TB Control, which provides the treatment, Directly Observed Therapy (DOT).

Harmony House Active TB Center

After two weeks of hospitalization, patients may be released by hospitals when they are still infectious. Harmony House Active TB Center, a collaborative effort with the Houston Department of Health and Human Services Tuberculosis (TB) Control Division, provides negative-flow air accommodations for all persons with active TB until they become non-infectious, usually 2-4 weeks after admission. Patients are provided catered meals and medical services in a very restricted environment, with each patient housed in an individual negative air-flow room.
Residential Housing

Now in its twenty third year of operation, Harmony House Residence is Houston's premier damp/dry transitional housing facility for the working but homeless man. The target population served at HHR is the gainfully employed homeless man in Houston/Harris County, who pays a weekly fee for lodging. Residents range from present-day alcohol and/or substance abusers (damp), to those in active or long-term recovery (dry).

Harmony House Residence guests enjoy a clean, attractive, self-policing dormitory style residence, free access to the adjoining Respite Center’s primary care medical clinic, pharmacy, licensed dietician, substance abuse and anger management meetings, and case managed referrals to community supportive services. In 2006, the 70-bed Harmony House Residence provided long-term supportive shelter for 301 unduplicated homeless working men maintaining a 98% occupancy rate.
Monthly Barbecue

Homeless persons place a higher priority on fulfilling their basic needs, food, shelter, and income, than on obtaining needed health services, following through with a prescribed medical treatment plan or keeping follow-up appointments.

Over the past 14 years, Harmony House has provided more than 30,000 meals to the 200-250 homeless men, women and children who each month attend the event. The lunch-time Health Fair meals were originally intended as street outreach to the homeless — our way of introducing the homeless to the services available at Harmony House. With food acting as a magnet for the homeless, the meal-time event has developed trust and confidence in our staff and that of our collaborator, Harris County Hospital District, fostering an acceptance of medical intervention.

The program targets homeless men, women and children in the Downtown area. Past meals have offered a physical examination and screening by Harmony House staff and community agencies for one of the following diseases: obesity, diabetes, hypertension, HIV, hepatitis B & C, kidney disease, tuberculosis health related services, immunizations, and cancer.

The Health Fair program offers 200 plus homeless the opportunity to participate in medical screening, to receive a physical examination by a nurse practitioner, to obtain medication, physician guided counseling, referral, comfort and support while obtaining a healthy meal. On-site medical screening, linked in a referral relationship with public and private health care service providers, offers integrated one-stop health care together with the opportunity for accurate diagnosis, quality treatment and client follow through. With a short attention span and limited interest in health care, the homeless population responds most favorably to medical screenings that provide immediate results.
Harmony House Inc.
Providing Housing to Houston’s Homeless for more than 25 years.

Prison Outreach

Harmony House works closely with the Texas Department of Criminal Justice (TDCJ) to assist and house incarcerated men seeking parole in their transition back into society. Harmony House is on the approved Alternative Housing Resources list for TDCJ. Parolees, once released, are offered dormitory living, employment assistance and medical care through the on-site Harris Health community clinic. For more information, call 713-221-6216.
January 14, 2020

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Connect South Apts., LP; TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apts. LP, an affordable housing development to be located in Harris County at 6640 Hillcroft Ave. Houston, TX 77081.

Legacy Community Health Services, Inc. (Legacy) is a 501(3)(c) nonprofit organization and a Federally Qualified Community Health Center (FQHC). Legacy serves the Houston community by providing residents with access to affordable and comprehensive primary and preventative healthcare services. These services include adult primary care, pediatrics, behavioral health, dental, HIV/STD screening & treatment, LGBTQ services, OB/GYN, pharmacy, vaccinations & immunizations, and vision services. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts., LP will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832.548.5050 or kcaldwell@legacycommunityhealth.org. Thank you for your consideration.

Sincerely,

Katy Caldwell
Chief Executive Officer
Legacy Community Health Services
1415 California St.
Houston, TX 77006
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

LEGACY COMMUNITY HEALTH SERVICES, INC.
PO BOX 66308
HOUSTON, TX 77266-6308

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 01-25-1982
- Sales and use tax, as of 01-25-1982
  
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17600096378

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
About Us

As a full-service, Federally Qualified Health Center, Legacy identifies unmet needs and gaps in health-related services and develops client-centered programs to address those needs. A United Way-affiliated agency since 1990, we currently provide adult primary care, pediatrics, dental care, vision services, behavioral health services, OB/GYN and maternity, vaccinations and immunizations, health promotion and community outreach, wellness and nutrition, and comprehensive HIV/AIDS care.

Legacy was formed in 2005 as a result of the merger of two leading Houston area community organizations—Montrose Clinic and The Assistance Fund—that had both been providing Houston and the Harris County area with quality health care and medication services for nearly 30 years.

Legacy’s strong reputation fueled significant growth in the mid to late 2000s. The City of Houston awarded Legacy the opportunity to open a satellite location at 5602 Lyons Avenue in 2006, in part because of our reputation for quality health care and fiscal prudence. Legacy now occupies the entire building, providing health care and social services to any and all Houstonians with a focus on individuals and families living in the greater Fifth Ward.

In 2010, Legacy acquired the CHRISTUS Health clinic in Southwest Houston, a location that now sees more patients than any other Legacy location. Later in the same year, Legacy opened a clinic in Neighborhood Center’s Baker-Ripley complex. Thanks to these locations, Legacy is able to offer adult primary care, OB/GYN and maternity, pediatrics, dental care, vaccinations and immunizations, and behavioral health services to residents in the Gulfton area.

2012 saw Legacy branch out once again, opening campuses in medically underserved areas in Baytown and Beaumont. On September 1, Legacy took over clinical operations of both a long-standing behavioral health practice in Baytown, and a well-established pediatric practice in Beaumont.

What are the features and benefits of an FQHC?

A federally Qualified Health Center addresses the unmet needs of those who find themselves lacking in certain health care services. Legacy works with a wide range of health insurance providers already, but as an FQHC we also offer a sliding fee scale. We provide wrap-around health services including preventative health, dental, behavioral health and substance abuse services.

More information about FQHCs can be found at FQHC.org.
Adult Medicine

Legacy's Adult Medicine services provide coordinated and comprehensive care for men and women 18 and older. Our goal is to promote health with good preventative care and, if needed, to manage common illnesses. By delivering the care and treatment you need, when you need it, we can help to ensure your day-to-day well being.

Our capabilities include:

- **Physical examinations** – annual checkups that include blood pressure testing and appropriate preventative lab tests
- **Chronic disease management** – early diagnosis and treatment of conditions such as diabetes, high cholesterol, and high blood pressure
- **Men's services** – cancer screening (prostate, testicular, colon), screening and treatment of sexually transmitted diseases, and routine blood work such as screening for diabetes and high cholesterol
- **Women's services** – cancer screening (breast, cervical, colon), screening and treatment of STDs, contraception, and routine blood work such as screening for diabetes and high cholesterol
- **Acute care** – common infections and conditions such as asthma, chronic obstructive pulmonary disease exacerbations, skin infections, and urinary tract infections – as well as performing other non-emergency procedures
- **Education and consultation** – helping you to understand the best ways to maintain the good health of yourself, your children, and your family

As part of our dedication to providing total care for everyone in the community – regardless of their ability to pay – we also give you seamless access to additional services that include mental health, dental, vision, and obstetrics. By doing so, Legacy can be your “home for health,” a place where you can get patient-centered attention in a warm, respectful, non-judgmental setting.

Our Adult Medicine services are just part of Legacy’s commitment to bring comprehensive, wrap-around care to all of our neighbors and to open our doors, our arms, and our hearts to all the patients we serve. And we do that by connecting our communities to health every day, in every way.

Adult Medicine services are offered at:

1. Montrose
2. Baker-Ripley
3. Mapleridge
4. Lyons
5. San Jacinto
6. South Park
7. Northline
Behavioral Health

If you ask most people about good health, they’ll probably talk about physical well-being. And that’s true. But at Legacy, we believe it goes beyond that.

We believe that good health is about the mind as well as the body, so we provide behavioral health services that deliver support and treatment in an accepting, respectful environment. We’re committed to helping you be the best person you can be and live a life that’s rich with joy, happiness, and harmony.

Legacy’s Behavior Health Services offer assessment, medication management, therapy, and psychological testing for all patients. They’re comprehensive and caring, and reflect our vision of connecting our communities to health every day, in every way.

Our diverse team of psychiatrists, psychologists, and therapists treat a broad range of conditions, including but not limited to:

- Depression
- Bipolar disorder
- Anxiety
- Schizophrenia
- Attention deficit disorders
- Autism spectrum disorders
- Developmental delays
- Learning disabilities

We also recognize that sometimes keeping a healthy mind and body means assistance needs to extend to other areas of life, like school, work, housing, and the ability to support oneself. Our Clinic Social Work team is available to provide comprehensive services including resource linkage, school advocacy, and connection to immigration and legal resources, just to name a few.

We accept most insurance plans, too, and provide care for anyone who comes through our doors, regardless of their ability to pay. And we’re sensitive to cultural differences, ensuring you’ll be treated with the dignity, consideration, and sense of belonging you deserve.

Our Behavior Health Services are just part of Legacy’s commitment to bring comprehensive wrap-around services to all of our neighbors and to open our doors to everyone in the community.
Dental Care (Adult & Pediatric)

At Legacy, we believe that a great smile can truly brighten the entire community. And our Dental Services are designed to put a big, happy, healthy one on every face in the neighborhood.

We offer routine general dentistry for children and adults that is designed to diagnose, treat, manage, and monitor your oral health. But beyond that, we understand there's a link between taking care of your teeth and taking care of your body, and we have the technologies, experience, and skills to help detect a range of conditions that can affect your general well-being.

Our Adult and Pediatric Dental Services include:

- **Children's dentistry** – first dental appointments (recommended at 6 months old) and routine children's dentistry
- **Dental cleanings** – professional dental cleanings which are recommended at least twice a year for adults and children to improve oral health,
- **Dental examinations** – a general evaluation of your oral health, hygiene, and risks
- **Dental screenings** – procedures that can help identify larger health concerns like oral cancer, diabetes, and HIV
- **Fillings** – finding and repairing cavities to prevent further tooth decay
- **Urgent care** – treating emergencies ranging from extreme toothaches to cracked molars

Like all of Legacy's services, we treat our neighbors regardless of their ability to pay. We also offer access to anyone of any age, too – both individuals and families – and have treated patients as young as six months as well as brothers, sisters, parents, grandparents, and great-grandparents.

We think that a bright smile – and sound, proper dental practices – can have a lot of power and bring a lot of sunshine to your life. And giving you a reason to smile is another way that we're connecting our communities to health, every day, in every way.

Our Dental Services are just part of Legacy's commitment to bring comprehensive wrap-around services to all of our neighbors and to open our doors, our arms, and our hearts to everyone in the community.

Dental Care services are offered at:
1. Montrose
2. Baker-Ripley
3. Lyons
4. San Jacinto
Endocrinology

Dealing with a hormonal condition can be stressful and complicated. Working with an Endocrinologist, a physician who has been specially trained in hormonal care, can provide you with the care and resources you need to better manage your condition.

Legacy’s trusted Endocrinology team works with patients over the age of 17 to diagnose and treat health issues related to the endocrine system including:

- Uncontrolled or difficult to manage diabetes
- Disease and disorders of the adrenal glands
- Metabolic disorders
- Thyroid Problems including hypothyroid and hyperthyroid disorders
- Lipid disorders including high cholesterol and elevated triglycerides
- Problems with menstruation or menopause
- Pituitary disorders
- Problems with calcium metabolism or osteoporosis

Depending on your reason for a meeting with an Endocrinologist, your first visit may include a discussion about your current care plan, your medical history, a detailed health assessment and additional lab testing if needed. Based on this, our team will work with you to build or update your care plan.

If you are a patient with diabetes, you can take part in a free Legacy program, Take Control of Diabetes. The program provides patients with access to a team of health care providers such as Nutritionists, Pharmacists, Patient Educators, and (other?) who will work with you and your physician to set lifestyle goals, diet and medication plans to better manage your condition. Our Endocrinologists can also connect non-diabetic patients with the same group of experts at Legacy to promote your good health and perhaps even prevent diabetes. These programs and integration of services are all part of our commitment to making Legacy your trusted medical home.

Endocrinology services are currently offered at Legacy’s Montrose, Mapleridge and San Jacinto locations.
Geriatrics

Legacy Geriatricians provide a wide variety of services, including new patient consultations, annual wellness exams, and linking patients and caregivers to resources and support. If you’re about to become or have recently become eligible for Medicare, we encourage you to schedule your Medicare Initial Preventive Physical Examination (IPPE) at Legacy Community Health.

You can learn more about the visit here or call us today at (832) 548 5000 to schedule an appointment with one of our caring Providers.

Curious about what Medicare plans we accept? See our updated list of 2019 Medicare Advantage Plans. (updated as of October 2019)

Legacy Geriatricians provide a wide variety of services, including new patient consultations, annual wellness exams, and linking patients and caregivers to resources and support. Geriatric services are currently offered at Legacy’s Fifth Ward, Northline, and San Jacinto clinics.

Our geriatricians are experts at providing care for:

- Annual Exams for Seniors
- Chronic disease management (e.g., arthritis, diabetes and heart disease)
- Constipation
- Difficulties with Personal Care/Managing at Home
- Falls/Difficulties with Walking
- Frailty
- Incontinence
- Unexpected Weight Loss
- Alzheimer’s Disease and other Dementia
- Anxiety
- Changes in Mood or Behavior
- Depression
- Memory Problems
- Medication Management
- End of Life Planning

What can I expect during a visit with a Geriatrician?

Since seniors often have complicated health issues, visits with our Geriatricians allow ample time to address each issue, create a treatment plan, and determine how to manage chronic illnesses, such as arthritis and diabetes. New patients receive a comprehensive assessment of their physical health, functional ability, and cognition and mental health. We also review immunization status, and any prescription and over-the-counter drugs, vitamins and supplements a patient is taking.

What other types of Providers are available to seniors and families at Legacy?

Legacy Geriatricians also works closely with our Nurses, Registered Dietitians, Patient Educators, Social Workers, and other specialists such as Dentists, Ophthalmologists, Pharmacists and Psychiatrists/Psychologists to ensure we are treating the whole patient for optimal health and quality of life.
LGBTQ Services

Legacy first opened its doors to the LGBTQ community in 1978 as the Montrose Clinic, whose focus was helping HIV-positive Houstonians. In the three decades that followed, we have expanded our scope of services to become a nationally recognized leader in HIV/AIDS primary care, prevention, and treatment. And as we grew larger, our dedication to serving LGBTQ patients with dignity, respect, and compassion grew stronger.

Legacy’s medical and behavioral specialists, staff, and consultants recognize that LGBTQ patients often have unique needs that require equally unique responses. Given our roots, we have the range of experience and expertise to bring health, hope, and peace of mind to our LGBTQ patients, regardless of what issues they may be facing.

Our comprehensive services include:

- **HIV/STD screening and prevention** – available to anyone who asks, with a choice between confidential or anonymous testing
- **HIV/AIDS treatment** – primary health care, as well as vision, case management, medication adherence counseling, educational workshops, financial assistance, and wellness services
- **Transgender specialty care** – including individual and family therapy; psychiatric evaluation and consultation prior to and during hormone replacement therapy or gender affirmation surgery; and psychiatric care for gender non-conforming children and youth – [Click here for more information](#)
- **Vision tests** – for HIV patients at our Frost Eye Clinic, which is supported by the Ryan White Care Act
- **Social services** – assisting transgender patients, including resource linkage, for areas such as school advocacy, housing, financial, employment, and legal needs
- **Body Positive Wellness Center** – working with patients on the best methods for working out and building muscles

We provide this care to anyone in the community regardless of their ability to pay, and offer it in a safe, judgment-free, patient-centered environment that is designed to reduce apprehension, enhance comfort, and promote personalized attention.

Our LGBTQ services are just part of Legacy’s commitment to bring comprehensive wrap-around care to all of our neighbors and to open our doors, our arms, and our hearts to all the patients we serve. And we do that by connecting our communities to health every day, in every way.

Related Post

[Legacy Staffers and Intern Appointed to Mayor Turner’s LGBT Advisory Council](#)
OB/GYN & Maternity

At Legacy, we understand that women face different concerns as they go through different stages of their lives. So we offer a comprehensive range of OB/GYN services that are highly personalized, respectful, patient-centered, and designed to help women of any age deal with issues of almost every type.

We believe that good health is one of a woman’s greatest necessities—and that makes it one of our greatest priorities. Legacy’s providers have the knowledge and compassion necessary to help prevent disease and preserve your well-being, with capabilities that include:

- **Birth planning** – working with mothers to determine when they want to conceive, and then building a program for a safe, healthy pregnancy and delivery
- **Contraceptive counseling** – advice, guidance, and education on the different forms of birth control
- **Free pregnancy testing** – most of our clinics offer free pregnancy testing, no appointment needed
- **Management of irregular menstruation** – issues ranging from the onset menstruation to those related to menopause
- **Prenatal care** – for both normal and high-risk pregnancies
- **Routine annual examinations** – pap smears, human papillomavirus (HPV) testing, and pelvic and other exams
- **Routine ultrasound and genetic testing** – prenatal procedures that provide critical information about the health of your baby
- **Sexually transmitted infection** – diagnosis, treatment of STIs, and educational programs focused on prevention

We understand how personal the relationship between you and your physician can be. That is why we strive to keep your needs and concerns met at all times. We take pride in providing care to everyone in the community, regardless of ability to pay or cultural background, ensuring that you will be treated with dignity, respect, and given care by providers who are up to date on all the latest treatments and procedures available.

Our OB/GYN services are just part of Legacy’s commitment to bring comprehensive wrap-around care to all of our neighbors and to open our doors, our arms, and our hearts to all the patients we serve. And we do that by connecting our communities to health every day, in every way.

OB/GYN & Maternity services are offered at:
1. Montrose
2. Southwest
3. Mapleridge
4. Lyons
5. Santa Clara
6. San Jacinto
7. South Park
8. Deer Park
9. Northline
10. Bissonnet
Legacy Community Health Pharmacy Services

At Legacy, we believe a team-based approach to care, including a pharmacist, can help patients live healthier lives. Our specially trained pharmacists can quickly address a member’s medication needs, help coordinate care, provide education, and improve access to health care between visits. We also believe health is personal and should be treated that way. Our pharmacists live and work in the communities they serve, and are committed to building relationships with their members. It’s another way we’re connecting our communities to health, every day, in every way.

The Legacy Pharmacy offers a full range of services for Legacy and non-Legacy patients, including:

- Filling prescriptions
- Prescription refill authorization
- Prescription delivery
- One-on-one medication counseling
  - Medication adherence
  - Smoking cessation
  - Health coaching
  - Medication reconciliation
- Immunizations
- Health coaching and education
- Medication syncing
- Medication therapy management
  - Diabetes
  - Hypertension
  - Hyperlipidemia
  - Asthma/COPD

PrEP for HIV Prevention – Available Same Day!

Pre-exposure prophylaxis, known as PrEP, is a once-daily pill that significantly reduces your risk of acquiring HIV. Legacy offers same-day PrEP appointments to help provide the protection you need in one convenient visit!

Simply walk-in to the Legacy Montrose, Fifth Ward and Beaumont Clinics, Monday – Friday, no appointment needed. You’ll meet with one of our expert health care providers who can help you decide if PrEP is right for you and quickly get started. The visit will also include lab testing. PrEP is available at low or no cost to most individuals. Our eligibility specialists are available to assess your financial situation and find assistance programs available to you. PrEP can be available the same day or next depending upon the location and timing of visit.

Once you’ve started PrEP, you’ll be referred to our Pharmacy PrEP program which makes it easy to continue PrEP by coordinating lab testing, refills and follow-up visits in one convenient appointment with a Pharmacist.

Stop by Legacy Montrose, Fifth Ward or Beaumont Clinics or call (713) 814 3300 to learn more or click here to request a callback.

Introducing Legacy Pharmacy – Montrose Curbside Pickup

Picking up your prescription just got a whole lot easier, with these simple steps

- Order your refill through our mobile app. You’ll be notified once it’s ready!
- Let us know you’ve arrived with a quick message through the app.
- A team member will deliver your prescription directly to your vehicle.

Stop in the Legacy Pharmacy – Montrose to register for Curbside Pickup today!

We accept most private insurance plans and Medicare Part D Plans.

Our Pharmacy Services are just part of Legacy’s commitment to bring comprehensive health care services to all of our neighbors.

Contact our pharmacists with any questions at:

**Legacy Pharmacy – Montrose**
1415 California St.
Houston, TX 77006

Hours:
Monday – Friday
7:30 a.m. – 7:00 p.m.
Saturday
8:00 a.m. – 5:00 p.m.

Tel: (713) 665 8800
Fax: (713) 559 3268
PharmacyMontrose@LegacyCommunityHealth.org

**Legacy Pharmacy – Lyons**
3811 Lyons Ave.
Houston, TX 77020

Hours:
Monday – Friday
8:15 a.m. – 5:15 p.m.

Tel: (713) 366 7400
Fax: (713) 559 3269
Pharmacy Lyons@LegacyCommunityHealth.org
January 14, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apartments, LP, TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

I write this letter in support of Connect South Apartments, LP, a mixed income housing project in the Gulfton Community of Houston, being developed by Connect Community. Affordable housing has been a serious need in the community, and we are convinced that this project will make a significant difference in the life of our constituents. As a church with a campus in the neighborhood, serving the very diverse population and demographic, we are working in every way to support this project.

St. Luke’s United Methodist Church’s Gethsemane campus is in the heart of the Gulfton Community. 90% of our participating members come from the surrounding neighborhoods. St. Luke’s provides the opportunity for spiritual development for the diverse population through worship services and Bible studies in English, Spanish, and Swahili. Additionally, we serve as the host for a food pantry and other basic needs ministry, English as a Second Language classes, a ministry for at risk youth who have been impacted by the juvenile justice system, and a new early childhood education program. We operate a summer program for children, and perhaps our most significant contribution is serving as a source of community building with family activities across the diverse cultures in the neighborhood. We even have a supportive relationship with the mosque immediately adjacent to our church facility.

Should you have any questions or concerns, please do not hesitate to contact me at (713) 402-5013 or tpace@stlukesmethodist.org. Thank you for your consideration.

Sincerely,

[Signature]

Dr. Thomas J. Pace III  
Senior Pastor  
St. Luke’s United Methodist Church  
3471 Westheimer  
Houston, TX 77227
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

ST. LUKE'S METHODIST CHURCH FOUNDATION INC.
3471 WESTHEIMER RD
HOUSTON, TX 77027-5334

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 12-11-1961

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32020364272

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Top 10 Serving Opportunities for Winter 2020

1. Foster the habit of prayer in our little ones!
   **Prayer Egg Volunteers as available**
   Every year during the Lenten season, our children pray for one another. Each Sunday of Lent, they receive an egg with a slip inside containing the Lord's Prayer and the names of other children to pray for during that week. We would love volunteers to stuff the eggs with the prayer slips. Contact Paige Patterson (pfarrow@stlukesmethodist.org).

2. Take worship outside our walls.
   **Camera Operator | Contemporary Worship | Sundays at 8:45 a.m. | as available**
   Our Livestream ministry carries the message of Jesus’ love to a wider audience. Bring worship to people who are at home, on vacation, or just dipping their toes into church life as we launch livestreaming in our Contemporary service! No experience necessary – just a willingness to serve. Contact John Manigold (jmanigold@stlukesmethodist.org).

3. Give the gift of life.
   **Blood Drive | February 2 | 8 a.m.-12:45 p.m.**
   Visit the Donor Coach in the parking lot to donate blood. This precious gift will keep our blood centers full! For more information or to sign up, email Madeline Beem (mbeem@stlukesmethodist.org).

4. Provide a warm welcome to our families!
   **Children's Ministry Host | 10:45-11:10 a.m. | once per month**
   Welcome families and assist with our children's check-in system and wayfinding. Show God’s love through hospitality and helpfulness will make Sunday mornings a joy for our children and their families! Contact Brittney Ford (brittneyford08@gmail.com).

5. Highlight St. Luke’s many opportunities to live and love like Jesus.
   **Get Connected Fair Greeter | February 2 | 9:30 a.m.-12 p.m. | 30 minute shifts**
   Welcome our church family to the Get Connected Fair, where they will learn more about St. Luke's countless ways to serve and learn in community. Guide them to ministry tables and be available to answer questions. Contact Claud Riddles (claudriddles@gmail.com).

6. Help make Sunday mornings happen!
   **Receptionist | 2nd, 3rd, or 5th Sunday of the month | 8:20-9:40, 9:40-10:50, or 10:50-12:30**
   Greet guests, assist baptism families, answer phones and help in the office area as needed. Contact Anona Karnaky (akarnaky@stlukesmethodist.org).

7. Draw people into life-changing community.
   **Small Group Launch Team | February 10 | 7-8:30 p.m.**
   Join Rev. Michelle Manuel in hosting the Small Group Launch event at which SLUMC’s new small groups form. Volunteers will check people in, serve as a table host, or help with set up and clean up. Childcare is available upon registration. Contact Michelle Manuel (mmanuel@stlukesmethodist.org).

8. Fight hunger in Houston.
   **Kids Meals | Mondays | 6 p.m.**
   Bring your friends on a Monday evening to help make 650 sandwiches for hungry preschoolers around Houston. Contact Madeline Beem to reserve a date (mbeem@stlukesmethodist.org).

9. Make a lasting difference in the life of a child.
   **Kids Hope Mentor | Now-May | 1 hour per week**
   Kids Hope USA builds caring relationships between adults and at-risk elementary age students with the proven model of one adult and one child meeting for one hour each week. Playing games, completing homework, making crafts, putting puzzles together, flying kites and shooting hoops are just some of the fun activities mentors and students share. Contact Karen McCarver (kmccarver@stlukesmethodist.org).

10. Looking to do something meaningful with your friends?
    **Wednesday Night Fellowship | Gethsemane Community | Wednesdays from 5:30-7:30 p.m.**
    Gather your crew on a Wednesday evening to help cook and serve dinner to our Gethsemane community. For available dates and more information, email Madeline Beem (mbeem@stlukesmethodist.org).
Sunday Serve | Bean & Rice
Come for lunch in Canterbury Hall and bag beans and rice to be distributed to Christian Community Service Center and other local food pantries. Register here!

KIDS HOPE USA
KIDS HOPE USA is a church/school mentoring program for at risk elementary aged children. St. Luke’s provides caring, trained mentors at Sutton Elementary School and Briarmeadow Charter School. By spending just one hour per week, reading, talking, playing and listening to a child at school, children feel loved and valued and that helps them to learn, grow and succeed. For more information or to volunteer please contact Marci Pampe or Karen McCarver.

Woodshop
Woodshop volunteers make approximately 10,000 wooden toys per year for children in need around the world. They also custom make furniture and items for community partners, create sets and backdrops for our day school and ministries and repair items around the church as needed. No experience is needed! Come learn, create, and fellowship with friends. Email Madeline Beem for more info.

About the Houston Project
The Houston Project Committee was established in 1977 to provide grants to organizations whose work enriches the quality of life in the greater Houston area. Today, the Houston Project provides not only needed funds, but volunteer support as well. Since its inception, the total amount donated by St. Luke's through the Houston Project is $6,365,182.

Apply for Houston Project Grant
2018 Recipients
2019 Recipients
Outreach Ministries
We give ourselves away in generosity and service

Coming Up!

Blood Drive
SUNDAY, FEBRUARY 2
Westheimer | Center Parking
9:00 am - 12:30 pm

Register Here!

Serve75!

GET CONNECTED FAIR
SUNDAY, FEBRUARY 2
Westheimer | Johnson Gathering
9:00 am - 12:30 pm
Upcoming Opportunities to Serve


Agape Development focuses on transforming the third ward by creating opportunity and empowering the community for sustainability rather than dependency. Their Getting Ahead job-readiness program provides hands-on accountability and support as community members seek transformation through employment.

Serve75 Book

Learn More!

Our mailing address is:
3471 Westheimer
Houston, Texas 77027

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.
November 19, 2019

Anne Whitlock  
Connect Community - Houston  
6700B Bellaire Blvd.  
Houston, Texas 77074

Dear Anne:

On behalf of Scenic Houston’s board of directors, thank you for sharing about the upcoming redevelopment in the Gulfton area. With a mission to improve the visual and functional character of Houston’s streetscapes, Scenic Houston is excited to learn about the planned improvements along Hillcroft Avenue from Bellaire to High Star Drive, as identified in the Gulfton Complete Community Action Plan. Connect Community’s holistic approach to public space improvements in conjunction with the development of the tract of land at Hillcroft Avenue and High Star Drive – which will include mixed income housing, city facilities, parking and a central park – is a model for development initiatives across the region.

Connect Community’s mission of a safer built environment for pedestrians and cyclists, aligns well with Scenic Houston’s goals for more scenic, functional communities. As such, utilizing its streetscape expertise, Scenic Houston is prepared to partner with Connect Community by either leading community feedback meetings, educating design consultants on Scenic Houston’s Streetscape Resource Guide principles, and/or assisting in securing resources for streetscape elements above and beyond the City of Houston standards. We welcome further discussions to develop these and other ideas and increase our involvement in this important development effort.

Anne, thanks to your leadership, the Gulfton area is headed towards becoming a healthier, more functional neighborhood. Scenic Houston is gratified to have been part of the discussion to date. We look forward to working with you in the coming months.

Sincerely,

Claudia Williamson  
Interim President & CEO

Bill Odle, ASLA  
Streetscape Committee Chair
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

SCENIC TEXAS, INC.
5615 KIRBY DR STE 645
HOUSTON, TX 77005-2489

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 05-24-1984
- Sales and use tax, as of 02-21-1986

(provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17601276557

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Our Mission

Scenic Houston's mission is to enhance the scenic character of the spaces where we live, work and visit.

About Scenic Houston

Scenic Houston began as a group of concerned business leaders who saw that the billboard boom of the 60s and 70s was adversely affecting the city's image. By 1980, there were more than 10,000 (with the number rising) of these unpermitted billboards in Houston.

Thanks to Scenic Houston's advocacy efforts in the early 1980s, a municipal sign code was put in place that prohibited new billboards and provided for reduction, over time, of existing billboards. The Houston billboard inventory has dropped significantly. There are 1,309 billboards in Houston today (an 87% reduction), almost all along the major freeways where federal law protects them from removal.

Scenic Houston believes attention to the visual aspects of Houston's streetscapes is key to maintaining healthy neighborhoods in a vibrant, economically competitive city. Our vision is to improve the quality of life for all Houstonians by making it a more visually attractive place to live and work.

While Scenic Houston will always maintain its sign regulatory focus, the mission has broadened to encompass city streetscape enhancement. We believe attention to the visual aspects of Houston's streetscapes is key to maintaining healthy neighborhoods in a vibrant, economically competitive city. From the billboard experience, we understand that setting streetscape standards for future growth and redevelopment will yield significant, positive results – both near term and over time.
Airport Corridor Improvement Initiative

Houston is a world-class city. But that’s certainly not the image we project to business partners or the best-and-brightest we want to lure here to study and work. The unsightly condition of Houston’s airport corridors creates an unfavorable first impression. Scenic Houston is confident that we can re-shape our airport entryways, our welcome to Houston. We can reverse the negative first impression. Scenic Houston is outlining a plan to dramatically improve the appearance and conditions of these high-visibility areas, and will seek public support and approval of the proposed elements of the plans. Public and private resources will be marshaled to design and create landscaping and other improvements in these corridors.

The Streetscape Resource Guide

Scenic Houston has conducted an inventory and analysis of all public regulations that impact the visual aspects of Houston’s streets and public spaces. Utilizing this information as well as reference data on best practices in other U.S. cities, Scenic Houston has produced in coordination and collaboration with senior staff of the City of Houston Planning and Public Works Departments, the Scenic Houston Streetscape Resource Guide. This guide is a practical, photo-rich companion to Houston’s current streetscape development regulations. It can be used by all stakeholders interested in how Houston streets can be constructed and redeveloped to build healthier, more attractive neighborhoods, improve impressions of the City and foster economic growth. Click here to view/download the Streetscape Resource Guide.

Scenic City Certification Program

The Scenic City Certification Program recognizes municipalities that implement high quality scenic standards for public roadways and public spaces. Cities with strong scenic standards reflect civic pride, benefit from a solid sense of community character and are well-positioned for economic growth. Any Texas city may apply to the Program for an objective review of existing municipal infrastructure ordinances as they relate to public roadways and public spaces. The evaluation compares these standards to the Scenic City model devised by 17 Scenic City Program Partner organizations. Assessment is points-based, and every city applicant receives a detailed, scored evaluation. Official certification can be earned by cities that score in the upper range and verify threshold standards for landscaping, tree planting and sign regulation. For more information, visit: www.sceniccitycertification.org
STREETSCAPE RESOURCE GUIDE

Download the Streetscape Resource Guide
www.shsrg.org
Pedestrian Realm

- Reduce green median areas to allow for open and friendly pedestrian space at sidewalks — add pedestrian benches and larger walkways
- Provide sufficient pedestrian walkways
- Enhance lighting and seating in high volume pedestrian areas
- Utilize native and sustainable landscaping around shade trees
- Follow the City’s recommended tree list
- Consider appropriate placement for all signs
- Create an easement to allow for a wider pedestrian realm

Travelway Realm

- Provide sufficient pedestrian waiting areas
- Ensure proper drainage
- Supply accessible ramps and access to pedestrian signal buttons
- Allow for safe passage of pedestrians
- Repair and consolidate curb cuts

Shared Realm

- Add landscaped stormwater planters to clean stormwater and provide a sustainable buffer from pedestrian travelway
- Ensure adequate lighting and avoid light pollution
- Landscape between walkways, streets, and parking lots
- Provide ADA compliance
- Align above-ground utilities and poles
- Minimize number of poles by consolidating utilities and signage
January 16, 2020

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Connect South Apts, LP TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apts LP, an affordable housing development to be located in Houston, TX at 6640 Hillcroft Ave. in Harris County.

KIPP Texas Public Schools is a 501(3)(c) nonprofit organization that serves the Houston Gulfton/Sharpstown community by providing residents with tuition-free, academically excellent schools preparing students to pursue college, career, and beyond educational experience in PK3-12th grade. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832-372-4617 or Sehba.Ali@kipptexas.org. Thank you for your consideration.

Sincerely,

Sehba Ali
CEO
KIPP Texas Public Schools
10711 KIPP Way
Houston, Texas 77099
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

KIPP TEXAS, INC.
10711 KIPP WAY DR
HOUSTON, TX 77099-2675

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 03-12-2002
- Sales and use tax, as of 03-12-2002
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- State portion of hotel occupancy tax, educational as of 03-12-2002
  (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 10106396020

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
About

KIPP Texas Public Schools are open-enrollment, public, tuition-free charter school network of 55 schools with more than 29,000 pre-K-12 students across the state. Together with our families and communities, we create joyful, academically excellent schools that prepare our students to pursue any path they choose—college, career, and beyond—so they can lead fulfilling lives and build a more just world.

By the Numbers

- KIPP Texas students graduate college at a rate three times higher than the national average for low-income students.
- KIPP Texas students enter by lottery with no test for admission and no screening.
- Approximately 88% of our student population is economically disadvantaged and 37% are English Language Learners.

KIPP Texas is hiring a diverse team of dynamic, collaborative, and dedicated individuals with an unyielding belief that every child will succeed. Click below to learn more.
A Right to Education

Together with our families and communities, we create joyful, academically excellent schools that prepare our students to pursue any path they choose — college, career, and beyond — so they can lead fulfilling lives and build a more just world.

We are committed to equity in education with an instructional program in which students will be given the opportunity to master the fundamental skills of reading, writing, listening, speaking, spelling, and mathematics. Other fundamental learning in the arts, literature, foreign language, natural sciences, social sciences, physical education, and college and career readiness skills is provided for all students. Recognition is given and provisions are made for the individual capabilities, creative talents, needs, and interests of each student.

At KIPP Texas, our Core Values are our cultural “North Star”.

As a Team & Family, we:

- CHAMPION EQUITY
- CHASE EXCELLENCE
- PERSIST WITH PURPOSE
- BRING JOY
- RISE TOGETHER

KIPP Texas Public Schools relentlessly pursues preparing all students for success in college, leadership, and life. We acknowledge that we have blind spots and we have opportunities to grow and improve. With this, we have examined our practices which has led us to formally establish an unwavering commitment to diversity, equity, and inclusion.

Learn More About...

- Our Results
- KIPP Through College
- Our Schools
- Enrollment
- Joining Our Team
- Supporting KIPP
Frequently Asked Questions

How much does it cost to send my child to a KIPP Texas school?

Are entrance exams required to attend a KIPP Texas Public School?

What are restorative practices and how does KIPP Texas use this practice?

What is the KIPP Texas philosophy and approach on social-emotional learning?

Does KIPP Texas use social-emotional learning?

What is KIPP Through College?

What is the academic philosophy of KIPP Texas Public Schools?

Are there extra-curricular activities, clubs and sports at KIPP Texas schools?

Do you have PreK programs at all KIPP Texas schools?

Is there after school care at KIPP Texas schools?

How can I get involved and help support the KIPP Texas mission?
KIPP Texas-Houston has 31 tuition-free schools educating close to 16,000 students from educationally underserved communities and is part of the KIPP Texas network of more than 55 pre-K-12 schools with 29,000 students across Austin, Dallas-Fort Worth, Houston, and San Antonio.

Why KIPP Texas-Houston

Together with our families and communities, KIPP Texas-Houston creates joyful, academically excellent schools that prepare our students to pursue any path they choose—college, career, and beyond—so they can lead fulfilling lives and build a more just world.

SEE OUR SCHOOLS

2019 – 2020 SCHOOL YEAR CALENDAR
Our success in achieving the mission of creating equitable and joyful schools rests heavily on all members of our instructional team fully embracing four elements of our design: Culture, Alignment, Rigor/Ratio, and Engagement.

**CULTURE**

A strong and positive culture is our lifeblood. Creating a rigorous, joyful student culture that drives learning and character development is paramount to our success.

**ALIGNMENT**

We rely on aligned curriculum as an important lever in the Teaching and Learning cycle while also acknowledging that an effective teacher is the highest lever in the cycle.

**RIGOR/RATIO**

We believe that without struggle, there can be no progress. Therefore, we believe that our students should be engaged in rigorous and productive struggle in order to reach the demands of college-readiness.

**ENGAGEMENT**

We base our belief about engagement in research-based practices and neuroscience. Research has shown us that deep learning only happens when people are cognitively and emotionally engaged with the material in front of them and when people feel safe in their environment.

---

**Our Primary Schools**

Our primary schools are founded on community, care and the cultivation of a love for learning. Our goal is for students to love school from the very start. There is a strong emphasis on Foundational Literacy, Conceptual Math, and exposure to STEAM experiences (science, technology, engineering, arts, and math).

[VIEW PRIMARY SCHOOLS]
Our Middle Schools

Middle school is the place and space to begin the development of our student’s identities as informed and engaged citizens of their school, communities, and of the world. They learn to think deeply, to write passionately, and to engage thoughtfully with rigorous learning experiences.

VIEW MIDDLE SCHOOLS

Our High Schools

High schools are designed to ensure students explore the possibilities beyond high school in a safe environment. They build their intellectual expertise through rigorous coursework and Advanced Placement classes. They feed their thirst for learning and leadership through a broad range of learning experiences whether it is advocacy, class debates, taking action in their communities, bringing us inspiration through the arts, designing new prototypes, compete athletically, and so much more. They graduate ready to choose a path that creates a fulfilling life whether it is college or another viable path.

VIEW HIGH SCHOOLS
Mastering the Fundamentals

Our primary responsibility is to provide an instructional program in which students will be given the opportunity to master the fundamental skills of reading, writing, listening, speaking, spelling, and mathematics. Likewise, other fundamental learnings in the arts, literature, foreign language, natural sciences, social sciences, physical education, and college and career readiness skills must be provided for all student. Recognition must be given to and provisions made for the individual capabilities, creative talents, needs, and interests of each student.

KIPP Texas-Houston Schools

PRIMARY SCHOOLS
KIPP Climb Academy
KIPP CONNECT Houston Primary
KIPP CONNECT Houston Primary
KIPP Dream Prep
KIPP Explore Academy
KIPP Journey Primary
KIPP Legacy Preparatory
KIPP Mosaic Primary
KIPP NEXUS Primary
KIPP Peace Elementary
KIPP SHARP
KIPP SHINE Prep
KIPP Unity Primary
KIPP ZENITH Academy

MIDDLE SCHOOLS
KIPP 3D Academy
KIPP Academy Middle School
KIPP Academy West
KIPP CONNECT Houston Middle School
KIPP Courage College Prep
KIPP Intrepid Preparatory School
KIPP Journey Collegiate
KIPP Liberation College Prep
KIPP Mosaic Academy
KIPP Polaris Academy for Boys
KIPP Prime College Preparatory
KIPP Sharpstown College Prep
KIPP Spirit College Prep
KIPP Voyage Academy for Girls
NEXUS Middle School

HIGH SCHOOLS
KIPP CONNECT Houston High School
KIPP East End High School
KIPP Generations Collegiate
KIPP Houston High School
KIPP Northeast College Preparatory
KIPP Sunnyside High School

Enroll Your Child
Apply now and learn more about enrolling a student at KIPP Texas Public Schools!

Join Our Team
View career opportunities for talented people who work hard to inspire a life-long love of learning.

Support
Your support ensures that greater numbers of KIPPsters acquire the knowledge and skills they need to thrive.
January 17, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Connect South Apts, LP; TDHCA #20082 in Houston, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice support for Connect South Apts, LP, an affordable housing development to be located in Houston, TX at 6640 Hillcroft Ave. in Harris County.

The YMCA of Greater Houston is a 501(3)(c) nonprofit organization and serves the Houston Gulfton/Sharpstown community by providing programs that nurture the potential of children and teens, improve the community’s health and provide opportunities for individuals to give back and to support neighbors. This might be through group exercise, child watch, teen programs, youth sports, informal education and family activities, to name a few.

As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apts will serve our clients well and will help promote a high quality of life for the underserved citizens of Houston and Harris County.

Thank you for your consideration.

Sincerely,

Stephen Ives  
President/CEO  
YMCA of Greater Houston  
2600 North Loop West, Suite 300  
Houston TX 77092
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 06, 2020

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER H
PO BOX 3007
HOUSTON, TX 77253-3007

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 11-04-1997
- Sales and use tax, as of 11-04-1997
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32000253875

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Our mission is to put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all. Everyone is welcome.

Our Cause
The Y is a cause-driven organization that is for youth development, for healthy living and for social responsibility. A strong community can only be achieved when we invest in our kids, our health and our neighbors.

- The Y is community-centered. For over 125 years, we've been listening and responding to our communities.
- The Y brings people together. All ages and backgrounds connect to bridge the gaps in community needs.
- The Y nurtures potential. We believe that everyone should have the opportunity to learn, grow and thrive.
- The Y has local presence and global reach. We mobilize local communities to effect lasting, meaningful change.

Areas of Focus
At the Y, we’ve always known that positive change only comes about when we invest in our kids, our health and our neighbors. All of our programs and community initiatives fall into one or more of the following focus areas.

Youth Development
Values and skills learned early are vital building blocks for life. Because of the Y more young people are taking a greater interest in learning and making smarter life choices. Children and teens are realizing their potential by learning values and positive behaviors, and exploring their unique talents and interests. That makes for confident kids today and contributing and engaged adults tomorrow.
Healthy Living

Being healthy means more than simply being physically active; it’s maintaining a balanced spirit, mind and body. At the Y you can work toward that balance by challenging yourself to learn a new skill or hobby, fostering connections with friends through our lifelong learning programs, or bringing your loved ones closer together.

Social Responsibility

We know that when we work as one, we move people and communities forward. We are committed to providing support to our neighbors and opportunities for kids, adults and families to give, join in or advocate in the name of stronger communities.

Support Our Mission

Your support can offer the chance of a lifetime to the people who need it most in every corner of Greater Houston.

Give Today

Y Stories

Learn about the impact the Y has in the community through real-life stories from our members.

Read Y Stories

Become a Member
Program Registration

8952 programs meet your criteria

Tiny Tots Flag Football Demo Day Mar 21 Sa 11 am Ages 03-05 - Youth Sports Clinics

Mar 21
Sat 11-11:45 am

Langham Creek Family YMCA

Register

$0.00 (member), $0.00 (program member), $0.00 (corporate member)

Tiny Tots Baseball Demo Day Mar 21 Sa 10:15 am Ages 03-05 - Youth Sports Clinics

Mar 21
Sat 10:15-11 am

Langham Creek Family YMCA

Register

$0.00 (member), $0.00 (program member), $0.00 (corporate member)

Tiny Tots Soccer Demo Day Mar 21 Sa 9:30 am Ages 04-05 - Youth Sports Clinics

Mar 21
Sat 9:30-10 am

Langham Creek Family YMCA

Register

$0.00 (member), $0.00 (program member), $0.00 (corporate member)

Tiny Tots Volleyball Demo Day Mar 21 Sa 9 am Ages 03-05 - Youth Sports Clinics

Mar 21
Sat 9-9:30 am

Langham Creek Family YMCA

Register

$0.00 (member), $0.00 (program member), $0.00 (corporate member)

Pilates Reformer 60 Minutes 12 Group Sessions - Adult Group Fitness

Feb 01-Dec 31 (47wks)

Monty Ballard YMCA @ Cinco Ranch

Register

$264.00 (corporate member), $264.00 (member), $312.00 (program member)

Pilates Reformer 60 Minutes 06 Group Sessions - Adult Group Fitness

Feb 01-Dec 31 (47wks)

Monty Ballard YMCA @ Cinco Ranch

Register

$150.00 (corporate member), $150.00 (member), $168.00 (program member)
Monty Ballard YMCA @ Cinco Ranch

Pilates Reformer 60 Minutes 01 Group Session - Adult Group
Fitness
Feb 01-Dec 31 (47wks)
Monty Ballard YMCA @ Cinco Ranch

Pajamas and Board Games Mar 20 F 4:30 pm - Family Programs
Mar 20
Fri 4:30-8:30 pm
Harriet and Joe Foster Family YMCA

Boy Scouts Group Swim Test YMCA Supplies Feb-Dec M-Su 6:30 am - Swim Lessons - Specialty
Feb 01-Dec 31 (47wks)
Mon, Tue, Wed, Thu, Fri, Sat, Sun 6:30 am-8:30 pm
Thelma Ley Anderson Family YMCA

Boy Scouts Group Swim Test Unit Supplies Feb-Dec M-Su 6:30 am - Swim Lessons - Specialty
Feb 01-Dec 31 (47wks)
Mon, Tue, Wed, Thu, Fri, Sat, Sun 6:30 am-8:30 pm
Thelma Ley Anderson Family YMCA

Boy Scout Swimming Merit Badges Sep 19 Sa 8 am - Swim Lessons - Specialty
Sep 19
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges Nov 14 Sa 8 am - Swim Lessons - Specialty
Nov 14
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges Oct 17 Sa 8 am - Swim Lessons - Specialty
Oct 17
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges May 16 Sa 8 am - Swim Lessons - Specialty
May 16
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges Dec 12 Sa 8 am - Swim Lessons - Specialty
Dec 12
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges Jun 20 Sa 8 am - Swim Lessons - Specialty
Jun 20
Sat 8-11:30 am
T.W. Davis Family YMCA
Boy Scout Swimming Merit Badges Apr 11 Sa 8 am - Swim Lessons - Specialty
Apr 11
Sat 8-11:30 am
T.W. Davis Family YMCA

Boy Scout Swimming Merit Badges Mar 14 Sa 8 am - Swim Lessons - Specialty
Mar 14
Sat 8-11:30 am
T.W. Davis Family YMCA

Pool Egg-starvaganza Apr 05 Su 3 pm Ages 06-15 - Family Programs
Apr 05
Sun 3-3:20 pm
Thelma Ley Anderson Family YMCA

Pool Egg-starvaganza Apr 05 Su 2:30 pm Ages 06-15 - Family Programs
Apr 05
Sun 2:30-2:50 pm
Thelma Ley Anderson Family YMCA

Pool Egg-starvaganza Apr 05 Su 2 pm Ages 01-05 - Family Programs
Apr 05
Sun 2-2:20 pm
Thelma Ley Anderson Family YMCA

Care of the Caregiver Mar 03 Tu 12 pm - Active Older Adults
Mar 03
Tue 12-1 pm
Trotter Family YMCA

St. Martin’s Church Tour Mar 31 Tu 12:30 pm - Active Older Adults
Mar 31
Tue 12:30-1:30 pm
Trotter Family YMCA

Declutter and Downsize Mar 27 F 10:30 am - Active Older Adults
Mar 27
Fri 10:30-11:30 am
Trotter Family YMCA
Our Impact

Better Us Campaign, 2020

$27 Million+
Of Impact

750,000
People Served

3X
Help Us Multiply Our Impact In 2020

MULTIPLYING OUR IMPACT IN THE GREATER HOUSTON AREA

750,000 People Served, $27 Million of Community Impact

- $7.8M Financial Assistance
- $6.3M YMCA Operation Backpack serving 126,000 youth
- $1.7M Immigration Services
- $410K in camperships and scholarships to YMCA Camp Cullen
INCREASE SOCIAL EQUITY FOR ALL

- $6.6M in International Services, helping nearly 40,000 refugees and immigrants through resettlement programs since its inception
- $1.1M for teen programs including Y TEEN L.I.F.E., Youth in Government, mentoring, college readiness and service-learning
- $685K in Opportunity Centers including food pantries

IMPROVE ACADEMIC ACHIEVEMENT

- $560K in Education Programs
- $491K in scholarships for Day Camps
- Power Scholars Academy™, a six-week summer program tackling summer learning loss in math and reading and fostering physical and social-emotional growth in low-income children
- A'STEAM: Educational program focused on arts, science engineering and math offered as an afterschool program without cost to schools with 30% or more free and reduced lunch
CHILDHOOD OBESITY

• $404K in Community Health classes offering education and support, focusing on specific chronic health issues (e.g., diabetes prevention) to help those in our community gain control of their wellness

• $115,000 in funding for Kamp K’aana, a childhood obesity camp

ELIMINATE DROWNING

• 4,633 kids learned lifesaving skills through the Y’s Safety Around Water program, which partnered with 161 apartments, school districts and community organizations in 2018

• 2,588 day campers received water safety education, and 1,387 of those children learned how to swim at least 10 feet to safety

Help Us Multiply Our Impact in 2020

GIVE TODAY

Mission and Focus

Y Stories
January 5, 2020

Housing and Community Development Department
2100 Travis St – 9th Floor
Houston, TX 77002

RE: Connect South Apartments, in Houston, Texas

To whom it may concern,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Connect South Apartments, an affordable housing development to be located in Houston at 6440 Hillcroft St in Harris County.

Gulfton Super Neighborhood Council is a civic group comprised of area residents and stakeholders serving the Houston community by providing residents with a platform to discuss issues, identify and implement priority projects for the Gulfton neighborhood. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Connect South Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Houston and Harris County.

Should you have any questions or concerns, please do not hesitate to contact me at 832.875.0179 or gulftonsnc@gmail.com. Thank you for your consideration.

Sincerely,

[Signature]

Sandra Rodriguez
President
Gulfton Super Neighborhood Council
P.O. Box 36968
Houston, Texas 77236
Gulfton is located just outside of Loop 610, in southwest Houston, south of US 59. Although it includes two small areas of single-family homes, large apartment complexes dominate the area’s landscape along with scattered commercial and light industrial uses. Most of Gulfton was originally developed as a rural subdivision called Westmoreland Farms. The large acreage parcels and widely-spaced grid pattern of roads made it possible for very large apartment complexes to be built in the area starting in the 1960s, many of which were restricted to adults. Gulfton is home to many recent immigrants from Mexico and Latin America.

- Houston City Council Districts J
- Houston Independent School District (3 public schools - HISD)
- 1,815 acres (2.84 sq. miles)
- Your Super Neighborhood’s Demographics, Land Use Map, and Resource Assessment
Join us for our next Gulfton Super Neighborhood Council meeting on Monday, February 17 at noon at the Southwest Multi-Service Center 6400 High Star 77074.

We will finalize our committees, discuss our projects with Metro & nominate board members. Bring your stakeholder letter if you are interested in holding a stakeholder seat.

We look forward to see you Monday. Be on the lookout for an email today with updates.

February 14 at 7:17 AM · 1 Share

Like
Comment
Share

Gulfton Super Neighborhood Council shared a post.

February 12 at 11:00 AM

St. Luke's UMC - Gethsemane Campus

CCSC Food Fair this Saturday, Feb 15! Share with someone who needs this.

#foodfair
#ccscfoodpantry
#houstonfoodbank
#stlukesgethsemane

February 12 at 9:47 AM · 1 Share

Like
Share

Suggest Edits
Join Houston's Workforce TODAY!

HIRE HOUSTON YOUTH

Apply at HireHoustonYouth.org/Youth

- Applications Open February 10th
- For Youth Ages 16 to 24
- Must Be Eligible to Work in the U.S.
- Make at Least $9 per Hour
- Year-round and Summer Opportunities
- City of Houston, Corporate, and Nonprofit Jobs

For More Information, Email Us at HireHoustonYouth@HoustonTx.Gov

Want updates? @hireHOUyouth

Mayor's Office of Education
February 10 at 1:59 PM

The Hire Houston Youth applications are now open for City of Houston and corporate positions with plenty more to come! Houston Mayor Sylvester Turner has challenged us to...

See More
Great meeting in Gulfton/Sharpstown today to discuss plans for Houston METRO service improvements in area. These neighborhood-level transit options are direct result of community advocacy and METRO’s engagement.

January 27 at 6:10 AM  ·  Gulfton Super Neighborhood Council

Join us for our next Gulfton Super Neighborhood Council meeting today January 27 at noon at the Southwest Multi-Service Center 6400 High Star 77074.

We will discuss our role within Complete Communities and Gulfton’s Action Plan. Please make plans to attend.

Subscribe to receive our notifications: http://eepurl.com/bYe-lb

January 15  ·  Gulfton Super Neighborhood Council

Click "See More" below to see more of Gulfton Super Neighborhood Council on Facebook.
Do you have a degree from outside the U.S. but have difficulty mastering English skills for the workplace? With our FREE program, you can learn online and have the support of a teacher. To qualify, you must:
- Have a degree from another country
- Have a home computer and Internet
- Attend orientation, registration and face-to-face classes during the first week to learn how to use the program
- Expected to commit to at least 10 hours a week of practice

For more information, call the campus or email us at adulted@bakerripley.org. Please bring your ID to register.

Katarina Vukasinovic  BakerRipley Gulfton Sharpstown Campus
January 14 ·  📆

Dear Gulfton community! Do you have a diploma from your home country, but you need more practice in English to find a job? We have a solution for you! Come join...

See More

1 Share
Required Third Party Reports
## Required Third Party Reports

ALL third-party reports must include the following statement:

“All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.”

Complete the information below as applicable [§11.205].

<table>
<thead>
<tr>
<th>1. <strong>Environmental Site Assessment (ESA) (All Multifamily Applications)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prepared by:</strong> AEI Consultants</td>
</tr>
<tr>
<td><strong>X</strong> Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.</td>
</tr>
<tr>
<td><strong>X</strong> If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.</td>
</tr>
<tr>
<td><strong>☐</strong> Development is funded by USDA and is not required to supply an ESA.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. <strong>Environmental Clearance (Direct Loan applications only)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>All Applications for Direct Loans awarded HOME, NHTF, or NSP1 PI must complete an environmental clearance process in accordance with 24 CFR Parts 50 or 58 or 24 CFR 93.301(f), as applicable, prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.</strong></td>
</tr>
<tr>
<td><strong>☐</strong> Property has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58 or 24 CFR 93.301(f), as applicable, and documentation of HUD Environmental Clearance is included behind this tab.</td>
</tr>
<tr>
<td><strong>☐</strong> Applicant has submitted an environmental packet to TDHCA and clearance is pending.</td>
</tr>
<tr>
<td><strong>☐</strong> Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan. <a href="http://www.tdhca.state.tx.us/program-services/environmental/index.htm">http://www.tdhca.state.tx.us/program-services/environmental/index.htm</a></td>
</tr>
<tr>
<td><strong>☐</strong> A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:</td>
</tr>
<tr>
<td><strong>Name of Firm:</strong></td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
</tr>
<tr>
<td><strong>Contact Telephone:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. <strong>Primary Market Area Map</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>☐</strong> Primary Market Area (PMA) map with definition of PMA is included behind this tab.</td>
</tr>
<tr>
<td><strong>Prepared by:</strong> Affordable Housing Analysts</td>
</tr>
<tr>
<td><strong>Development Site Location:</strong></td>
</tr>
<tr>
<td>Longitude: -95.49415</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. <strong>Scope and Cost Review (SCR) (formerly PCA)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prepared by:</strong> na</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. <strong>Appraisal</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prepared by:</strong> na</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. <strong>Feasibility Report</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prepared by:</strong> Terra Engineering</td>
</tr>
</tbody>
</table>

2/27/2020
Environmental Site Assessment Certification
TDHCA #20082 Connect South Apartments

The Phase I Environmental Site Assessment was conducted by AEI Consultants, Inc. on February 11, 2020. Based on findings in the report, AEI recommended that a Asbestos Operations and Maintenance (O & M) Plan, an asbestos survey adhering to the AHERA sampling protocol, implementation of a Lead-Based Paint Operations and Maintenance (O & M) Plan, and a noise study be conducted.

We will allocate funds towards the recommended studies identified above and towards following any mitigation recommendations that come from those studies.

___________________________
Richard Sciortino
Authorized Signer
Connect South Apts, LP
## Connect South Apartments

TDHCA# 20082

Geographies Selected:

<table>
<thead>
<tr>
<th>Geocode/ID</th>
<th>State</th>
<th>County</th>
<th>MCD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 48201420800</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>2 48201420900</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>3 48201421000</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>4 48201421101</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>5 48201421102</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>6 48201421201</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>7 48201421202</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>8 48201421300</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>9 48201421401</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>10 48201421402</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>11 48201421403</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>12 48201421500</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>13 48201421600</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>14 48201421700</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>15 48201421800</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>16 48201422600</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>17 48201422701</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>18 48201422702</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
</tbody>
</table>
Tie Breakers
# Tie-Breaker Information

### Tie-Breaker #1 (10 TAC §11.7(1))
Applications proposed to be located in a census tract with a poverty rate below the average poverty rate for all awarded Competitive HTC Applications from the past three years, 17.0341 (with Region 11 adding an additional 15% to that value and Region 13 adding an additional 5% to that value), are eligible for the first tie-breaker. Any of the tied Applications that meet the first part of the tie-breaker will progress to the second part. Then the Development in the census tract with the highest percentage of statewide rent burden for renter households at or below 80% Area Median Family Income (AMFI), will win the tie-breaker. Tied Applications that do not meet the first part of the tie-breaker or that are still tied after applying the second part of the tie-breaker will proceed to the second tie-breaker to break the tie.

<table>
<thead>
<tr>
<th>Is Site in Region 11 or 13?</th>
<th>No</th>
<th>Poverty Rate = 41.8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 17.0341.</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 32.0341.</td>
<td>No</td>
<td>Applicable Poverty Rate = NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 13?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 22.0341.</td>
<td>No</td>
<td>Applicable Poverty Rate = NA</td>
</tr>
</tbody>
</table>

| Rent Burden Rank = | 32 | (lower number wins tie) |

### Tie-Breaker #2 (10 TAC §11.7(2))
Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.

- **Development Longitude:** -95.49415
- **Development Latitude:** 29.710956
- **Target Population:** General
- **Closest Development serving same Population:** Coral Hills Apartments
- **Application Number:** 5623
- **Address:** 6363 Beverly Hills Street
- **Year of Award:** 2005

2/12/2020
Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department's ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Application #20082  Development Name Connect South Apartments
Development City Houston  Development County Harris

☑ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

☐ My Development Site is located in an area that is:
  ☐ Urban
  ☐ Rural (skip to page 4 of the packet)

☐ My Development Site is located in a distinct area known locally as (or named by the CRP as) Gulfton Complete Community and the Southwest Houston Tax Increment Reinvestment Zone #20 that is larger than the assisted housing footprint.

☐ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 22 in this documentation packet) and Gulfton Complete Community Boundary Map (page 75 in this documentation packet).

☐ This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 22 in this documentation packet).

☐ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):
  Gulfton Complete Community Action Plan

☐ The document(s) is included in its entirety.


NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan's specific area. No more than two (2) local plans may be submitted for each proposed Development. A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone ("TIRZ") or Tax Increment Finance ("TIF") or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.
The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
   □ This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or see page 71 in this documentation packet for a resolution adopting the Gulfton Complete Community Action Plan
   □ This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
   □ A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 21 in this documentation packet).
   □ A description of the problems identified by the process can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 22 in this documentation packet).
   □ A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 21 in this documentation packet).

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
   □ A description of the goals of the plan can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (pages 23 – 24 and pages 26 – 64 in this documentation packet).
   □ A description of the plan’s timetable can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (pages 26, 30, 34, 38, 42, 46, 52, 56, 60, and 624 in this documentation packet).
   □ A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) Letter from the City of Houston (pages 9 – 11 in this documentation packet) and Evidence of funding flowing through the area (pages 76 - 82 in this documentation packet), which documents at least $1.6 billion in funding for the plan.
   □ Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) Evidence of funding flowing through the area (pages 76 - 82 in this documentation packet) and Evidence of New Development and Improvements in the CRP Area (pages 83 - 85 in this documentation packet).

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.
   □ The plan is current at the time of Application, and the effective period for the plan is 5 years beginning in August 2018 and can be found at (document name, page number(s), etc) Gulfton Complete Community Action Plan (page 26 in this documentation packet) and the Gulfton Complete Community Action Plan Creation Ordinance (page 71 in this documentation packet); or
   □ Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) Evidence of funding flowing through the area (pages 76 - 82 in this documentation packet); AND.
   □ Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) Letter from the City of Houston (pages 9 – 11 in this documentation packet).
**URBAN CRP Requested Scoring.** Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.
   - A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter). see pages 9 - 11 in this documentation packet for a letter from the City of Houston regarding the CRP Area

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   - An adopted resolution from the city of Houston is included in this packet (a letter MAY NOT be submitted in place of a resolution). see pages 6 - 8 in this documentation packet for a resolution from the City of Houston regarding the development
   - An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

   **NOTE:** A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
   - Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP. see page 86 in this documentation packet for map of Community Assets
   - A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included. see page 86 in this documentation packet for map of Community Assets and page 87 in this documentation packet for documentation on the Community Assets

<table>
<thead>
<tr>
<th>Grocery</th>
<th>Outdoor Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pharmacy</td>
<td>Meals on Wheels</td>
</tr>
<tr>
<td>Childcare Center</td>
<td>School rated A or B by TEA in 2019</td>
</tr>
<tr>
<td>Indoor Recreation</td>
<td></td>
</tr>
</tbody>
</table>

Provide any comments or additional information in the box below, if applicable.
Planning Documents

Gulfton Complete Community Action Plan

Evidence of Problem Identified
Evidence of Goals
Evidence of Plan's Timetable
Evidence of Public Input Process

Gulfton Complete Community Action Plan Adoption Ordinance

Gulfton Complete Community Boundary Map

Excerpts from the 2020-2024 Capital Improvement Plan

Evidence of Committed Funding

Evidence of New Development and Improvements in the CRP Area

Point Items

11.9(d)(7)(A)(iv)(I) - Concerted Revitalization Plan Resolution

11.9(d)(7)(A)(iv)(II) - CRP Letter from the City of Houston

11.9(d)(7)(A)(iv)(III) - Community Assets Map

11.9(d)(7)(A)(iv)(III) - Community Assets Documentation
A RESOLUTION IDENTIFYING CERTAIN PROPOSED DEVELOPMENTS OF AFFORDABLE RENTAL HOUSING AS CONTRIBUTING TO THE CONCERTED REVITALIZATION EFFORTS OF THE CITY OF HOUSTON, TEXAS MORE THAN ANY OTHER IN THE CONCERTED REVITALIZATION PLAN AREA IN WHICH THE APPLICABLE DEVELOPMENT IS LOCATED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column captioned "Applicant Name" (individually referred to as "Applicant") on Schedule I attached hereto has proposed a development for affordable rental housing ("Housing Community") whose name and location are set forth on Schedule I beside the name of such Applicant in the columns captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth on Schedule I beside the name of such Applicant in the column captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs (the "TDHCA") for an allocation of 2020 Competitive 9% Housing Tax Credits ("HTCs") for the Applicant's Project; and

WHEREAS, the City Council finds that HTCs are awarded by TDHCA through a competitive point scoring system and that additional points are awarded to developments that are located in an area ("CRP Area") for which a concerted revitalization plan ("CRP") has been adopted and that are explicitly identified by a municipality in a resolution as contributing more than any other to the municipality's concerted revitalization efforts within the CRP Area in which the development is located; and

WHEREAS, the City Council finds that the 2020 Qualified Allocation Plan ("2020 QAP") prepared by the TDHCA for the awarding and allocation of HTCs provides that a Tax Increment Reinvestment Zone ("TIRZ") may qualify as a CRP Area, provided that the plan applicable thereto meets the requirements set forth in § 11.9(d)(7)(A)(ii) of the 2020 QAP; and

WHEREAS, the City Council finds that each Applicant's Project listed on Schedule I is located in a separate CRP Area whose name is set forth on Schedule I beside the name of such Applicant's Project in the column entitled "Concerted Revitalization Area"; and
WHEREAS, the City Council finds that only one Applicant's Project listed on Schedule I is located in each CRP Area listed on Schedule I in the column entitled "Concerted Revitalization Area"; and

WHEREAS, the City Council finds that once a resolution has been submitted to the TDHCA it may not be changed or withdrawn; and

WHEREAS, the City Council, as the governing body of the City, desires to assist each Applicant and the success of each Applicant's Project by explicitly identifying each Applicant's Project as contributing more than any other to the CRP of the CRP Area in which such Applicant's Project is located; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby explicitly confirms that it supports each Applicant's Project listed on Schedule I as contributing more than any other to the Consolidated Revitalization Plan for the CRP Area in which such Applicant's Project is located and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 19th day of February, 2020.

[Signature]
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is ______________

[Signature]
Assistant City Secretary

(Prepared by Legal Dept. [Signature] Senior Assistant City Attorney)

(Requested by Tom McCasland, Director, Housing and Community Development Department)
<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Project Name</th>
<th>Project Address</th>
<th>Concerted Revitalization Area</th>
<th>TDHCA Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>NHM Savoy, Ltd.</td>
<td>New Hope Housing Savoy</td>
<td>approximately 6301 Savoy Drive</td>
<td>TIRZ 20 - Southwest Houston</td>
<td>20075</td>
</tr>
<tr>
<td>Connect South Apts, LP</td>
<td>Connect South Apartments</td>
<td>6440 Hillcroft Avenue</td>
<td>Gulfton - Complete Community</td>
<td>20082</td>
</tr>
</tbody>
</table>
February 17, 2020

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Connect South Apartments, TDHCA #20082
Concerted Revitalization Plan of the Gulfton Complete Community

Dear Mr. Wilkinson:

Please accept this letter as documentation in compliance with §11.9(d)(7)(A) of the 2020 Qualified Allocation Plan (“QAP”), Concerted Revitalization Plan in Urban Areas. Connect South Apartments, located approximately at 6440 Hillcroft Avenue, is located within the City of Houston’s Gulfton Complete Community. Mayor Turner announced the creation of the Complete Communities program on April 17, 2017 with support from City Council members being granted during the August 28, 2018 meeting of City Council. Gulfton CC’s success is based on a collaboration between city departments, Texas Dept. of Transportation (“TxDOT”), community stakeholders and private developers to incentivize investment in the Gulfton Complete Community and revitalize this once vital area. Since its establishment, the City (through the involvement of 27 separate departments) has coordinated several community development initiatives, including input from 349 separate groups and individuals to establish the Gulfton Complete Community Action Plan (the “Action Plan”) which identifies problems plaguing the area and targeted solutions over the coming 5 years.

The City of Houston formally adopted the Gulfton Complete Community Action Plan on August 28, 2018 via Motion 2018-0439. Capital Improvement Project funding that is being used in the area was approved most recently in the 2020-2024 Capital Improvement Plan that was adopted on July 10, 2019. The two documents combined meet the requirements under Section 11.9(d)(7) of the 2020 Qualified Allocation Plan for a Concerted Revitalization Plan (“CRP”).

The planning process for the Gulfton Complete Community Action Plan has resulted in a series of nine “pillars” of goal making and strategic planning for the revitalization of the area, They include, Civic Engagement, Economy and Jobs, Education, Health, Housing, Mobility and Infrastructure, Neighborhood Character, Parks and Community Amenities, and Safety. Each priority goal and benchmark that were identified through the public input process can be classified by these nine “pillars”, which helps provide a clear path forward and a framework that can be referenced throughout the implementation of the Gulfton Complete Community Action Plan.
The Action Plan specifically outlines fourteen measurable benchmarks by which to measure our progress towards success. They include targets such as increasing voter participation, reducing the unemployment rates, and maintaining residents’ access to healthy food, and reducing resident’s rent burden, the latter of which Connect South Apartments will directly contribute to through the construction of 120 affordable housing units. These measurable improvements within the Action Plan area are based on the targeted efforts outlined and supported by the city’s Capital Improvement Plan that is vital to our City. The City of Houston is proud to announce that the Gulfton Complete Community has already seen some early success from its targeted efforts, some of which include the roll out of:

- The Young Adults Building Communities (Y-ABC) program to empower young people to be a voice of positive change in their community,
- A 10-week job training program from the National Home Building Institute,
- Digital skill training offered by Facebook for small businesses,
- The Out 2 Learn website featuring detailed information on youth programs,
- Youth programming offered through the Houston Public Library system at the HPL Express Southwest Library branch,
- The dedication of prioritized bike lanes by the Houston Public Works Department,
- A survey of streetlights to inform CenterPoint Energy of necessary repairs, and
- The Houston Police Department’s bike patrol program.

These early success indicate that the area is improving and that it is well-suited for the placement of housing. In order to continue to meet each benchmark, the Action Plan offers a clearly defined timetable of short-, medium-, and long-term actions, with specific partners and potential programs that can be implemented in order to support revitalization. The Gulfton Complete Community’s successes and progress towards revitalization are being implemented by the area’s numerous community stakeholders including the Gulfton Neighborhood Support Team, the Gulfton Super Neighborhood Council, the Sharpstown Management District, numerous city departments, and several non-profit organizations. These early success indicate that the area is improving and that it is well-suited for the placement of housing.

The Gulfton Complete Community Action Plan also has a history of sufficient, documented, and committed funding in order to accomplish its goals and projects within the projected 5-year period. The underlying motive behind funding these programs is to improve safety, mobility, and lifestyles of Houstonians, and in turn to have a positive impact on the local economy. The City’s adopted CIP for 2019-2023 includes over $1.6 billion of identified projects dedicated towards investments in drainage, water service, sidewalks, road improvements, parks and health services within the Gulfton Ward Complete Community. A $300 million TxDOT project which overlaps part of the Gulfton CC will improve mobility and drainage in the area.

The City of Houston considers Connect South Apartments as contributing more than any other development to the concerted revitalization efforts in the Gulfton Complete Community as it, in the alignment with the goals of the Action Plan, proposes to build 120 new, affordable housing units for families in a neighborhood where households are cost-burdened and in need of new housing options in the wake of the City of Houston’s recovery from Hurricane Harvey.
The City of Houston supports the development of Connect South Apartments and believes that it will serve to continue revitalization efforts in the area. HCDD will strive to ensure Houston remains a city where every resident has an affordable home in a community where they can thrive.

Please feel free to reach out if you have any additional questions.

Sincerely,

Ray Miller
Assistant Director
Multifamily, Public Facilities and Real Estate Finance
GULFTON COMPLETE COMMUNITIES

ACTION PLAN

Mayor Sylvester Turner
City of Houston
Planning and Development Department
June 2018
Mayor
Sylvester Turner
Mayor Pro-Tem Ellen Cohen
Vice Mayor Pro-Tem Jerry Davis

City Council and Controller
Brenda Stardig, District A
Jerry Davis, District B
Ellen Cohen, District C
Dwight Boykins, District D
Dave Martin, District E
Steve Le, District F
Greg Travis, District G
Karla Cisneros, District H
Robert Gallegos, District I
Mike Laster, District J
Martha Castex-Tatum, District K
Mike Knox, At-Large 1
David Robinson, At-Large 2
Michael Kubosh, At-Large 3
Amanda Edwards, At-Large 4
Jack Christie, At-Large 5

Chris Brown, City Controller

Planning and Development Department
Patrick Walsh, P.E., Director
Margaret Wallace Brown, Deputy Director
Jennifer Ostlind, Deputy Assistant Director and Program Director
Nicole Smothers, Division Manager
Lynn Henson, Program Manager
Tonya Sawyer, Gulfton Lead Planner
Abraham Zorrilla, Gulfton Planner

Community Design Resource Center
Susan Rogers, Director
Adelle Main, Assistant Director
Barbara Blanco, Design Strategist
Angelica Lastra, Jose Mario Lopez, Pooja Shetty Assistants
An Equitable Houston That Works For Everyone

For Houston to be truly great, we cannot be two cities in one: one of have, and one of have-nots. All of Houston’s neighborhoods should be vibrant communities of opportunity.

That’s why on April 17, 2017, I announced the creation of Houston’s Complete Communities program, and selected Acres Home, Gulfton, Second Ward, Near Northside and Third Ward as the first Complete Communities neighborhoods. These five neighborhoods – and frankly, too many others in Houston – have been ignored for far too long. The significant challenges facing these neighborhoods can only be solved through a focused, community-led effort like Complete Communities, with the City acting as a committed neighborhood partner.

Every neighborhood is unique, but there are common elements we all look for in the place we live: a mix of quality and affordable home choices, job opportunities, and quality retail; good parks and schools; and reliable transportation options. We all deserve freedom from overgrown, weeded or abandoned lots, poor drainage, failing infrastructure, and crime. Each Houstonian should feel that his or her neighborhood matters, and that the private and public sectors support its growth and success.

To achieve this goal, City departments have been working closely with community members and outside partners to find solutions and achieve transformational change. We have listened to the community. This plan is the result of these conversations and the first step toward a new future for these neighborhoods.

The Complete Communities program will attract more partners and resources toward targeted areas in a focused way, enabling more livable communities. I expect City departments to work alongside private and non-profit organizations, as well as local residents and businesses, to raise the bar in each neighborhood.

This is just the beginning. The five pilot communities have diverse demographic and physical characteristics, and a base level of community activism, making them ideal testing grounds for this new program. After we see real and sustainable change in these five areas, I am committed to turning to the next set of neighborhoods to create transformational change in them, too.

The Complete Communities program is the embodiment of my vision for a more equitable Houston. I am committed to rebuilding neighborhoods that have been underserved and under-resourced for decades. All Houstonians deserve to live in neighborhoods that support their dreams.

— Mayor Sylvester Turner
# Table of Contents

**Complete Communities Introduction**  
4

**Executive Summary**  
7

**Action Plan**  
13
- Civic Engagement  
14
- Economy and Jobs  
18
- Education  
22
- Health  
26
- Housing  
30
- Mobility and Infrastructure  
34
- Neighborhood Character  
40
- Parks and Community Amenities  
44
- Safety  
48

**Our Thanks**  
52
What is a Complete Community?

A sustainable community with . . .
  Strong community partners
  Civic engagement
  Community buy in

An affordable community with . . .
  Diversity of income
  No concentrated poverty
  A strong base of homeowners
  Quality rental units
  Energy efficient homes

A healthy community with . . .
  A quality grocery store
  Access to quality health care
  Parks
  Urban gardens or farms

A safe community with . . .
  Low crime
  Low rates of automobile crashes
  No unsafe environmental hazards
  Safe places for residents to walk, run, bicycle, and recreate

An economically strong community with . . .
  Opportunities for upward mobility
  Quality and diverse retail
  Quality jobs within or easily accessible from the community
  Thriving small businesses
  Strong city tax revenues to pay for municipal services

A community with quality schools including . . .
  Highly rated elementary, middle and high schools
  Easy access to high quality and affordable early childcare
  Access to quality vocational schools, community colleges

A community with good infrastructure including . . .
  Complete streets including sidewalks, bike paths, and accessible transit stops
  Utility infrastructure
  Proper lighting

A connected community with . . .
  Access to broadband internet connectivity
  Quality public transit or other affordable transportation options
  Good roads connecting to other major job centers and central business districts
  Strong community organizations that connect residents with each other and to others throughout the city

A beautiful and interesting community with . . .
  Street trees
  Public art
  Public spaces
  Preservation of historic neighborhoods

A resilient community with . . .
  Flood protection
  Good drainage
  Community and public services
In April of 2017, Mayor Sylvester Turner announced the kick-off of the Complete Communities initiative. Mayor Turner noted:

*Complete Communities is about improving neighborhoods so that all of Houston’s residents and business owners can have access to quality services and amenities. It’s about working closely with the residents of communities that haven’t reached their full potential, understanding their strengths and opportunities, and collaborating with partners across the city to strengthen them. While working to improve these communities, we are also working to ensure existing residents can stay in homes that remain affordable.*

The Complete Communities initiative was established to be collaborative, impactful, and transformative. The initiative has been guided by an Advisory Committee that met for the first time in January of 2017, and that has continued to meet regularly. The committee is comprised of 26 community leaders and advocates with a balanced perspective ranging from city-wide to neighborhood specific knowledge and engagement. The committee serves as a sounding board whose members are ambassadors for the effort and who have provided connections to residents and businesses in the selected neighborhoods. With support from the Complete Communities Advisory Committee a working definition of a complete community was established to identify the qualities that lead to a thriving neighborhood (see opposite page, left).

The five Houston neighborhoods selected to participate in the pilot initiative—Acres Home, Gulfton, Near Northside, Second Ward, and Third Ward—have very different strengths and challenges. As a result, stakeholders in each neighborhood developed a vision that represented their ideal of a complete community. This shared vision has guided the effort in each community.

Across the five neighborhoods 3,500 people shared their insights, values, and visions. More than 2,300 participants attended one of the fourteen public meetings, and nearly 1,200 leaders representing faith-based organizations, business owners, non-profit and community-based organizations, and civic, educational and institutional leaders attended one of hundreds of listening sessions with community planners. A Neighborhood Support Team, comprised of locally identified leaders, residents and allies, has guided each Complete Community effort.

Commitment to the Complete Communities initiative is far reaching. Over the last year the City has provided support through a team of dedicated staff across City departments, this support will continue. One-on-one meetings were held with over two-dozen City departments to present community-identified priorities and projects and establish mechanisms for implementation. In the coming years, the City and its staff will continue to work side-by-side with community leaders and allies to realize the vision for a complete community in each of the five neighborhoods.

After a year of engagement and collaboration with thousands of stakeholders, we have summarized what we heard in each of the five Complete Communities in an Action Plan. The Gulfton Action Plan outlines the vision, policies, goals and projects to realize a healthier, more resilient, prosperous, equitable, and complete future. This is Gulfton’s Plan.
EXECUTIVE SUMMARY

INTRODUCTION
The Gulfton Action Plan outlines the vision, policies, goals, and projects that have been identified through the complete community planning process to move the neighborhood towards a healthier, more prosperous, resilient, and equitable future.

The Gulfton Action Plan is based on the most recent plans and studies for the neighborhood (see map, opposite page left), as well as newly developed projects, actions, priorities, and partners. Prior Gulfton plans include those led by BakerRipley, CONNECT Community, Gulfton Super Neighborhood Council, Houston Galveston Area Council, and Legacy Community Health in partnership with the Episcopal Health Foundation. Specifically, recent plans include CONNECT Community’s Briefing Book and draft goals, Gulfton Super Neighborhood Council’s Community Survey, the Gulfton Pedestrian and Bicyclist Special District Study, and the Community Health Assets and Needs Assessment for Sharpstown, Alief and Gulfton.

The Gulfton Complete Communities Action Plan has also been informed by one-on-one meetings with City departments and existing citywide planning efforts. The most important effort is Plan Houston, the city’s first general plan completed in 2015 that outlines a vision for Houston’s future and strategies to realize it. Out of the 32 Plan Houston goals, Gulfton stakeholders identified the following as priorities: a safe, secure community; inviting and accessible parks and public spaces; an attractive, healthy and walkable neighborhood; and affordable housing. Other citywide planning efforts that shape decision-making and public investment are the annual Capital Improvement Plan, which outlines infrastructure priorities, the Houston Parks and Recreation Department’s 2015 Parks Master Plan, and the Houston Bike Plan, adopted in 2017.

The Gulfton Complete Community is a State designated Opportunity Zone, a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities.
COMPLETE COMMUNITIES PLANNING PROCESS
Each Complete Community is different. Some have engaged in substantial planning efforts, while others have not had plans developed for decades. As a result, the City designed and implemented individualized planning processes that align with each community’s current position.

Every Complete Community effort began by conducting outreach and small group meetings with key leaders and stakeholders. These meetings helped to establish the Neighborhood Support Team to guide the planning process and help to understand the important issues in the community. Meetings in Gulfton were held with faith leaders, non-profit organizations, community-based organizations, business owners, and other civic, educational and institutional leaders. Overall, 134 people were reached through this effort.

Following the outreach meetings, a series of public meetings were held in each Complete Community to accomplish the following objectives: establish a vision; develop goals and projects; identify priorities and partners; and, review the final Action Plan. In Gulfton, where substantial planning has already occurred, three public meetings were held. The first and second meetings focused on reviewing the existing goals and projects, filling any gaps, and identifying new opportunities and partners. The third, and last meeting, was to review the final Action Plan. Overall, 349 people attended these meetings and provided valuable feedback. The result is that the Gulfton Action Plan builds on prior planning efforts and encompasses new goals and projects identified through these public meetings. In addition, the Action Plan aligns clear implementation strategies, priorities, policies, timeframes, partners, and metrics to measure success based on both the prior plans and new input.

The Action Plan has also been informed by one-on-one meetings with City department decision-makers. At these meetings, community-identified projects and priorities were presented, and mechanisms to achieve implementation identified.

Throughout the process, the Complete Communities initiative has been guided by the Neighborhood Support Team (NST), which met four times to provide their insight and suggestions. The Neighborhood Support Team will oversee implementation and work directly with City staff to ensure progress is made and established benchmarks are achieved in the coming years.
GULFTON COMMUNITY
The Gulfton Complete Community is located just outside of Loop 610 and south of I-69 (formerly US 59) in Southwest Houston. The Complete Community study area includes all of the Gulfton Super Neighborhood and a small area of Sharpstown to the west.

The Gulfton area began developing in the 1950s on the Westmoreland Farms site. Today, approximately 90 apartment complexes with more than 15,000 units, dominate the landscape and are home to the majority of residents. Two small subdivisions of single-family homes are also in the area, along with scattered commercial and light industrial uses. There is very little vacant land in the community.

Gulfton, often described as Houston's Ellis Island, is a culturally diverse, international community where over 50 languages are spoken. In 2015 the area was home to 47,431 residents. Between 2000 and 2015 the population declined by 9%, dropping from 51,997 to 47,431. Gulfton is the most densely populated Super Neighborhood in Houston.

At the end of the 1980s, Gulfton transformed from a neighborhood that was home to young white professionals to a predominantly Hispanic neighborhood, and it is at this time that new residents began arriving in Gulfton from across the globe. In 2015, the Hispanic or Latino population comprised the majority at 69%, followed by 14% Black or African-American, 8% White and 7% Asian. Many immigrants live in the Gulfton area. In 2015, 59% of residents were born outside the United States, compared to 29% in Houston overall.

The Gulfton Complete Communities Action Plan builds on opportunities—such as access to transit, density, diversity and mixed-uses—while also addressing challenges including safety, lack of parks and preserving the affordability of area housing.

A summary of the Action Plan, including the key focus areas and goals, is provided on the following pages. The highest priorities in the community are safety, improving and expanding parks and open spaces, and affordable housing. Additional focus areas include civic engagement, economy and jobs, education, health, neighborhood character, and mobility and infrastructure.

The Gulfton Complete Community Action Plan establishes a set of actionable projects, policies and programs that will result in a complete community, where everyone has the opportunity to thrive.

Description of problems and priorities identified by outreach
CIVIC ENGAGEMENT
A complete community is an engaged community where new leaders are nurtured and shared community values are strengthened. The goal is:
• **Nurture Strong Leaders and Civic Engagement** by increasing participation in community events and organizations, expanding youth leadership programs and building the capacity of civic organizations

ECONOMY and JOBS
A complete community is a thriving community with workforce development programs, economic investment and strong local businesses. The goals are:
• **Expand Job Training** through partnership with area service providers to increase access to higher paying jobs and create new jobs
• **Develop Tools to Expand Economic Opportunities** by exploring the potential of a Tax Increment Reinvestment Zone and Management District
• **Support Local Businesses** by increasing access to loans, grants, capacity building and other support programs, focusing on area restaurants and auto shops

EDUCATION
A complete community is a learning community with enrichment opportunities for children and youth, library resources, informed parents, affordable childcare and higher education opportunities. The goals are:
• **Create a Learning Community** by expanding out of school programming, strengthening local schools, connecting youth to summer job opportunities, and providing free educational materials

HEALTH
A complete community is a healthy community with access to affordable and high quality healthcare and fresh and nutritious food. The goals are:
• **Promote Healthy Children and Families** through enhanced access to preventative and primary healthcare and affordable health insurance
• **Encourage Healthy Eating** by expanding healthy food options and community gardens, including hosting a regular farmers market and building a community kitchen

HOUSING
A complete community is an affordable community with high quality housing that is safe and healthy for families. The goals are:
• **Safeguard Quality Affordable Apartments to Call Home** by addressing challenges in area apartments, including maintenance, health and safety issues and providing new amenities
• **Secure Renters** by ensuring tenants and landlords know their rights, and providing emergency resources and assistance to eligible renters
Executive Summary

**Data Sources:** ACS 2015 (5-yr); Harris County District Clerk 2016 Data; HPD and UCR 2016 Data, 311 Data 2016, Children at Risk Data 2017, Texas Education Agency 2016

---

- **Maintain 100% of residents living outside of a food desert**
  - 56%
- **Increase the percent of workers riding public transit**
  - 40%
- **Reduce the violent crime rate by 29% (percent above Houston crime rate)**
  - 40%
- **Maintain the low rate of 311 Calls for illegal dumping**
  - 10
- **Maintain the percent of owners spending > 30% of income on housing**
  - 56%
- **Increase the percent of renters spending > 30% of income on housing**
  - 12%
- **Support New Homeowners** by providing homebuyer education programs
- **Build New Housing** by working with partners to identify opportunities and sites for new housing

---

**MOBILITY and INFRASTRUCTURE**

A complete community is a connected and resilient community with public transit, walkable streets and quality infrastructure. The goals are:

- **Create Safe Streets and Sidewalks** by improving area sidewalks, pedestrian crossings, streetlights and calming traffic, particularly around schools and parks
- **Provide Safe Biking Routes** by constructing additional bike routes and providing bike amenities
- **Increase Flood Resiliency** by improving and maintaining area ditches and drainage systems
- **Expand Transit Amenities and Information** by improving area transit stops and developing a multilingual ‘how-to’ guide for riding transit

---

**NEIGHBORHOOD CHARACTER**

A complete community is a beautiful community with public art that celebrates culture and enhances the neighborhood’s character and identity. The goals are:

- **Beautify the Neighborhood** by organizing regular neighborhood clean-ups, reducing littering and addressing the nuisance of abandoned shopping carts
- **Create Art Everywhere** by expanding art programs for people of all ages and exploring sites and funding opportunities for public art projects across the community

---

**PARKS and COMMUNITY AMENITIES**

A complete community is a sustainable community with access to beautiful parks and open spaces. The goals are:

- **Build Great Parks and Open Spaces** by improving and expanding the existing park, identifying opportunities to build new parks and public spaces and developing strategies to share green spaces
- **Create a Green Community** by planting new street trees, landscaping and other greenery throughout the community

---

**SAFETY**

A complete community is a safe community where the community and law enforcement work together to reduce crime and increase the sense of security throughout the neighborhood. The goals are:

- **Create a Safe and Secure Neighborhood** by working in partnership with the Houston Police Department and other law enforcement agencies to increase the visibility of patrols, including in area apartment complexes, addressing gangs, gun violence and loitering in public places
- **Support Active Residents** by eliminating the barriers to reporting crime through information and outreach
- **Build Strong Community-Police Relations** by increasing trust and fostering partnerships between the community and law enforcement
Key to Abbreviated Organizations
Many city departments and organizations will assist in implementing the projects identified in this Action Plan, while other organizations have been identified as potential partners. Below is a key to the organizations we have abbreviated:

City, School, and Government Departments:
Administration and Regulatory Affairs, ARA
Bureau of Animal Control and Regulation, BARC
Capital Improvement Plan, CIP
Children’s Health Insurance Program, CHIP
Department of Neighborhoods, DON
Differential Response Team (HPD), DRT
Economic Development Department, EDD
General Services Division, GSD
Harris County Appraisal District, HCAD
Harris County Department of Education, HCDE
Harris County Flood Control District, HCFCD
Housing and Community Development Department, HCDD
Housing and Urban Development, HUD
Houston Community College, HCC
Houston Fire Department, HFD
Houston Health Department, HHD
Houston Housing Authority, HHA
Houston Independent School District, HISD
Houston Parks and Recreation Department, HPARD
Houston Police Department, HPD
Houston Public Library, HPL
Houston Public Works, HPW
Mayor’s Office of Cultural Affairs, MOCA
Mayor’s Office of Education, MOE
Mayor’s Office of Innovation, MOI
National Endowment for the Arts, NEA
Office of Business Opportunity, OBO
Planning and Development Department, PDD
Positive Interaction Program (HPD), PIP
Solid Waste Department, SWD
Small Business Administration, SBA
Small Business Development Center, SBDC

Partner Organizations and Other Abbreviations:
American Association of Retired Persons, AARP
Communities In Schools, CIS
Culture of Health-Advancing Together, CHAT
Houston Arts Alliance, HAA
Houston Apartment Association, HAA
Houston Parks Board, HPB
Local Initiatives Support Corporation, LISC
My Brothers Keeper, MBK
Neighborhood Support Team, NST
Partnership for the Advancement and Immersion of Refugees, PAIR
Super Neighborhood Council, SN Council
Theater Under the Stars, TUTS

Key to Priority Graphic
- High Priority
- Medium Priority
- Low Priority
The Gulfton Action Plan identifies 26 goals and 60 projects, organized into nine focus areas, to work towards a Complete Community. The highest priority focus areas in Gulfton are safety, parks, and housing. Additional focus areas include civic engagement, economy and jobs, education, health, neighborhood character, and mobility and infrastructure. The Action Plan that follows was developed through a series of public meetings and a summary of existing community plans. The Action Plan includes goals, projects, priorities, timeframes, metrics to measure success over the next five years, and potential partners and programs.

The projects and action steps identified in this plan will be championed by the Gulfton Neighborhood Support Team (NST) in coordination with the City and the Planning and Development Department. The City departments and agencies listed as leads in this plan will provide support and leadership to the Gulfton NST to move projects forward to implementation. Gulfton stakeholders have also formed working groups to lead the nine focus areas—civic engagement, education, economy and jobs, health, housing, mobility and infrastructure, neighborhood character, and safety. These working groups will work closely with both the NST and the City departments.
CIVIC ENGAGEMENT

Introduction
Civic engagement strengthens a neighborhood’s social cohesion and is fundamental to creating a complete community. Social cohesion is defined as the willingness of community members to cooperate with each other in order to prosper, and has been identified as one of the key indicators of community and personal well-being, contributing to both health and economic prosperity.

The Gulfton community has four civic clubs, a Super Neighborhood Council, and numerous non-profit organizations, such as BakerRipley, Legacy Community Health, the Alliance for Multicultural Services, and Connect Community, who work together to spark positive change.

Gulfton, where 95% of area residents were renters in 2015, is a transitional community and home to many newly arrived immigrants from around the globe. In 2015, 69% of residents living in the neighborhood had been there less than five years, compared to 52% of Houston residents. Furthermore, 59% of Gulfton residents were born outside the United States and 22% (or 6,251) had been in this country for less than five years. Finally, 50% of Gulfton residents have language barriers. The barriers of language, culture, and customs create challenges to sustaining civic engagement in the community. Yet, these challenges can be overcome by developing culturally competent and diverse engagement and leadership strategies.

Civic Engagement Goals
The projects and goal for civic engagement were developed through a series of community meetings and a summary of existing plans. The goal focuses on strengthening civic engagement across the neighborhood. Civic engagement projects are summarized here and provided in more detail on the following pages. The civic engagement goal is:

Of Gulfton registered voters cast a ballot in the 2016 election
48%

Of Harris County registered voters cast a ballot in the 2016 election
61%

Of Gulfton residents had lived in the community for less than 5 years in 2015
69%

Of Houston residents had lived in the city for less than 5 years in 2015
52%
Nurturing Strong Leaders and Civic Engagement

Las Madres del Parque (The Mothers of the Park) work tirelessly to improve and enhance the area’s only park, Burnett Bayland Park. The group is a model example of leadership and civic engagement in the Gulfton community. Additional resident-led civic groups focusing on specific issues, such as housing or safety, will strengthen civic participation and grow new leaders in the neighborhood. In addition, developing strategies to foster multi-generational involvement in community activities and organizations, particularly youth, will strengthen civic engagement across the neighborhood.

Youth are the leaders of tomorrow. Partnering with area schools, faith-based organizations, apartment managers, and community-based organizations to fund youth-led projects and develop youth advisory councils, including with the Super Neighborhood, would create opportunities for young people to transform the community.

Establishing permanent funding for the Super Neighborhood Council will increase capacity to conduct outreach efforts, engage residents, and nurture new leaders. The objective is to establish a minimum of one community youth council in the next five years.

A complete community is an engaged community where new leaders are nurtured and shared community values are strengthened.

Map of Civic Clubs

- Bell Haven Civic Association
- Shenandoah Civic Association
- Demos Owners Association

Early Successes

The City of Houston Health Department, My Brother’s Keeper, and the Houston Health Foundation have partnered together to create the Young Adults Building Communities (Y-ABC) program. The free program is designed to empower young people (18-30 years of age) through training and experiential learning to become a voice for positive change in their community. The program includes opportunities for youth to apply for mini-grants.

Data Sources: ACS 2015 (5-yr); Census 2010; Census 2000; Harris County District Clerk, 2016; City of Houston Planning and Development Department
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nurturing Strong Leaders and Civic Engagement</td>
<td><strong>Nurture community leaders and create a youth council</strong>&lt;br&gt;<strong>ACTION STEPS:</strong> Encourage multi-generational involvement in community activities and organizations, including leadership training; Partner with schools, faith-based organizations, apartment managers, and community-based organizations to fund youth-led projects; Create opportunities for youth to transform the community by establishing a youth council arm of the Super Neighborhood Council</td>
<td>![Priority Icon]</td>
</tr>
<tr>
<td>Advocate for citywide Super Neighborhood Council funding</td>
<td><strong>ACTION STEPS:</strong> Expand the outreach efforts and capacity of the Super Neighborhood Council by advocating for funding and resources, potentially through Council Member District Funds</td>
<td>![Priority Icon]</td>
</tr>
</tbody>
</table>

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans and CIP
- CONNECT Community
- Gulfton SNAP / Survey
- Legacy Community Health Assessment
- HGAC Special District Study
## CIVIC ENGAGEMENT

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
</table>
| Short       |                            | **LEAD:** MOE, HHD  
**SUPPORT:** MBK, LISC, HISD, SN Council, Area Schools, Houston Health Foundation, BakerRipley, CONNECT Community, CIS, YMCA, United We Dream, Bayland Park Skaterollers, CHAT, HCC, Gulfton School Council | United Minds Youth Leadership Advisory Council (part of Anti-Gang’s Gulfton Community Youth Development Program), LISC Grants, Houston Health Foundation Grants, Junior Achievement, Mayor’s Youth Council (MYC), Mayor’s Young Ambassador’s Program (YA), Y-ABC (Young Adults Building Communities) Program, PAIR and Kijana Youth Program, Civic Leadership Program |
| (0 - 2 yrs) |                            | 1  
**Active youth council is established by 2023**                                                                                                                                                        |                                                                                                        |
| Short       |                            | **LEAD:** MOE, HHD  
**SUPPORT:** LISC, HISD, SN Council, Area Schools, Houston Health Foundation, BakerRipley, CONNECT Community, CIS, YMCA, United We Dream, Bayland Park Skaterollers, CHAT, HCC, Gulfton School Council | United Minds Youth Leadership Advisory Council (part of Anti-Gang’s Gulfton Community Youth Development Program), LISC Grants, Houston Health Foundation Grants, Junior Achievement, Mayor’s Youth Council (MYC), Mayor’s Young Ambassador’s Program (YA), Y-ABC (Young Adults Building Communities) Program, PAIR and Kijana Youth Program, Civic Leadership Program |
ECONOMY and JOBS

Introduction
Expanding access to workforce development programs, attracting new economic development, and supporting area small businesses will strengthen Gulfton’s local economy and expand local job opportunities.

Gulfton area businesses attracted $38.6 million in small business loans and grants in 2015, far more than other neighborhoods in the Complete Communities initiative. Over 15,000 jobs were located in Gulfton in 2015. In the same year, Gulfton had 22,000 workers aged 16 years and over. The number of jobs in zip code 77081, which includes most of the Gulfton neighborhood, increased by 6% between 2014 and 2015, double the 3% growth in jobs in the City overall. Continuing to support a resilient and diverse economy in Gulfton includes ensuring ongoing access to capital by small businesses, employment and job training opportunities, and economic investment.

Economy and Jobs Goals
The three goals for economy and jobs were compiled from existing Gulfton plans and a series of community meetings. The goals focus on expanding job opportunities and economic investment, while also supporting local businesses. The goals are summarized here and provided in more detail on the following pages. The economy and jobs goals are:

Expand Job Training
In 2015, workers living in Gulfton were primarily employed in the construction trades (22%), building grounds and maintenance (14%), or restaurants and food preparation (11%). These employment sectors are subject to seasonal variation and are also less likely to provide benefits, good wages, or long-term stability. For example, while the unemployment rate is very low in Gulfton, the median household income in was only $26,042 in 2015, which is 56% of the Houston median. In addition, 42% of area households lived below the poverty level in 2015, a number that has steadily increased since the 2000 Census when the poverty rate was 32%.

Gulfton leaders will partner with HCC’s Gulfton Center, the Alliance for Multicultural Services’ Financial Opportunity Center, BakerRipley, Houston Public Library, and others to expand job training, career counseling and navigation, and certification resources in the community. This includes developing training and certification programs to expand the skilled workforce, hosting programs for immigrant skilled workers, such as teachers, who need to secure U.S. certification, and creating partnerships with local companies to provide apprenticeships and training opportunities. The objective is to host 17,000 jobs in the community by 2023, a 10% increase.

Unemployment Rate in Gulfton, 2015
6%

Unemployment Rate in Houston, 2018
4%

Develop Tools to Expand Economic Opportunities

The Gulfton Complete Community study area is served in part by the Southwest Tax Increment Reinvestment Zone (TIRZ) #20 and the Southwest Management District. In the coming years, leaders will work in partnership with the City to determine whether the TIRZ and Management District could be expanded to fund public improvements that will attract additional economic development to the area.

Support Local Businesses

Gulfton is home to hundreds of small local businesses, as well as both global and national franchises. Small businesses provide opportunities for people to shop close to home and increase the wealth of local business owners and their employees. Finally, at the most basic level, buying local means more money stays in the community. Overall, local small businesses promote economic, neighborhood, and community development—increasing family income and wealth, health, and neighborhood stability.

In 2015, 856 Gulfton area small businesses received small business loans totaling over $38.6 million. Local businesses will be strengthened by ensuring continued access to grants, loans, and mentoring opportunities. New local businesses will be nurtured through the development of micro-lending programs, such as the Grameen America program for female entrepreneurs. In addition, developing a Gulfton “Restaurant Week” to showcase and support the diverse dining in the area, while also creating a facade improvement program, will help local businesses grow and thrive. The objective is to secure $40 million in annual small business loans by 2023.

Early Successes

The National Home Building Institute is offering a 10-week job training program for home building.

Facebook is providing digital skills training for small business owners.

A complete community is a thriving community with workforce development programs, economic investment, and strong local businesses.
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| **Expand Job Training** | Expand job training resources to increase access to higher paying jobs  
*ACTION STEPS:* Partner with HCC’s Gulfton Center, the Alliance for Multicultural Services, BakerRipley, Houston Public Library, and others to expand job training resources in the community; Develop certification programs and training to develop a skilled workforce, including programs for immigrant skilled workers, such as teachers, who need certification in the U.S. | ![Priority Level](image) |
| | New jobs  
*ACTION STEPS:* Identify strategies to create new jobs and opportunities; Create partnerships with local companies to provide apprenticeships and training opportunities | ![Priority Level](image) |
| **Develop Tools to Expand Economic Opportunities** | Explore the potential of a new Tax Increment Reinvestment Zone or expanding the existing zone  
*ACTION STEPS:* Work with the City and other partners to determine if the Southwest Tax Increment Reinvestment Zone (TIRZ) #20 can be expanded, or if a new TIRZ could be developed to serve the area and provide public improvements to attract new economic development | ![Priority Level](image) |
| | Explore the potential of a new Management District or expanding the existing Southwest Management District’s boundaries  
*ACTION STEPS:* Work with partners and the Southwest Management District to explore opportunities for a new management district or expansion of the Southwest District | ![Priority Level](image) |
| **Support Local Businesses** | Support and promote area businesses, such as restaurants and auto industries  
*ACTION STEPS:* Work with small business owners to expand access to loans and grants and other resources to assist with growing their businesses, including mentorship and training programs; Explore small business banking options and micro-loans to support entrepreneurs | ![Priority Level](image) |
| | Gulfton “Restaurant Week”  
*ACTION STEPS:* Work with area restaurants to develop a Gulfton “Restaurant Week” to promote and support area restaurants | ![Priority Level](image) |
| | Facade improvement program  
*ACTION STEPS:* Work with small businesses and additional partners to institute a facade improvement grant program | ![Priority Level](image) |

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans and CIP
- CONNECT Community
- Gulfton SNAP / Survey
- Legacy Community Health Assessment
- HGAC Special District Study
### Example of the Plan's Timetable

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>16,868 Jobs in the Gulfton community by 2023, a 10% increase</td>
<td>LEAD: OBO, HPL SUPPORT: Alliance for Multicultural Services, Southwest District, BakerRipley, Workforce Solutions Southwest, St. Michael's Learning Academy</td>
<td>Texas Workforce Solutions, National Building Institute Training Program, Alliance Adult Education and Training Program</td>
</tr>
<tr>
<td>Long (5 + yrs)</td>
<td>In 2015, there were 15,334 jobs in Gulfton Source: Longitudinal Employer Household Dynamics, 2015</td>
<td>LEAD: OBO SUPPORT: Southwest District, Area Business Owners, SBDC, LIFT, LISC, SBA</td>
<td></td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: PDD SUPPORT: TIRZ #20, Southwest District, Area Business Owners</td>
<td></td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: PDD SUPPORT: Southwest District, Area Business Owners</td>
<td></td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>$40 mil In small business loans each year</td>
<td>LEAD: OBO SUPPORT: Southwest District, Area Business Owners, SBDC, LIFT, LISC, Wells Fargo Small Business Loans, SBA</td>
<td>Economic Development Loans, Facebook Digital Skills Program (OBO), Build Up Houston, LiftOff Houston, Business Readiness Program, Wells Fargo Small Business Loans</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>In 2015, 856 small business loans were granted in Gulfton, totaling $38.6 million Source: CRA 2015</td>
<td>LEAD: OBO SUPPORT: Southwest District, Area Restaurant Owners</td>
<td>Visit Houston</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: OBO SUPPORT: Southwest District, Area Business Owners</td>
<td>Wells Fargo Small Business Grants</td>
</tr>
</tbody>
</table>
EDUCATION

Introduction
High quality educational opportunities available to people of all ages create a complete community. Over the last fifteen years, the number of Gulfton residents over the age of 25 years with a high school diploma has risen steadily from 48% in 2000 to 63% in 2015. Yet, there is an ongoing gap between educational attainment in Gulfton and greater Houston where in 2015, 77% of residents over 25 had a high school diploma. In addition, only 15% of Gulfton residents over the age of 25 had a college degree in 2015, which is far below Houston’s average of 31%.

Gulfton students are served by sixteen community schools, eight of which are public and eight private or charter schools. Every area public school “meets standards” established by the Texas Education Agency. Ser Niños Charter Elementary is performing the best among the neighborhood’s eight elementary schools in STAAR testing. Houston Community College’s Gulfton Center is also sited in the neighborhood, directly adjacent to Burnett Bayland Park, and provides primarily adult language classes.

Education Goals
The five goals for education were developed in a series of community meetings and from existing plans. The goals focus on improving educational success and opportunities for children, expanding library resources, supporting parents, increasing quality childcare programs, and expanding higher education opportunities. The goals are summarized here and provided in more detail on the following pages. The education goals are:

Create a Learning Community
Student success is enhanced through access to high performing schools, quality out of school programs, mentorship opportunities, and financial support to transform college dreams into realities. To achieve this goal, leaders will be working in partnership with area schools to identify strategies to close deficiency gaps at the K-12 levels, while also ensuring students have access to mentors, apprenticeships, and enrichment programs. The objective is to ensure all area schools meet or exceed Houston Independent School District averages on STAAR tests.

Expand Library Resources
Neighborhood libraries provide important resources for residents, including summer and after school academic and enrichment programs. Two libraries serve the Gulfton community, the Houston Public Library’s Express Southwest and the recently completed Ser Niños Children’s Library. Yet area libraries struggle to meet the diverse needs of Gulfton’s children and families. Developing multilingual outreach and library promotional materials will assist residents in accessing programs offered at area libraries. In addition, leaders will explore the potential to expand the Express Southwest Library, or construct a new library.

Inform and Engage Parents
Parent involvement in a child’s education increases opportunities for success. As a result, providing parents with the resources they need to be the primary advocate for their children is an important goal. Projects include identifying programs to help families navigate the educational and social service systems, including hosting multilingual informational sessions and outreach. In addition, partnerships
with area schools and community organizations will be developed to expand leadership skills, training, and continuing education for parents, including GED, language, citizenship, and financial literacy classes. These programs will provide parents with the necessary tools to support their children in school and enhance the overall well-being of their family.

Increase Access to Quality, Affordable Early Childcare
A child's first years are a time of learning and development. Quality early childcare and education programs positively impact a child's school achievement and lead to the increased likelihood of graduation. Children at Risk reports that over 80% of Gulfton area children with low-income working parents have access to a subsidized early childcare seat. Overall, there are 1,421 “quality” early childcare seats in Gulfton, with 140 of these being Texas Rising Star certified. Over the next five years the objective is to ensure that all low-income working parents have access to affordable and high quality early childcare.

Improve College Resources
Houston Community College’s Gulfton Center is located adjacent to Burnett Bayland Park. Gulfton leaders will work together to develop strategies to promote the programs available at HCC’s Gulfton Center, while also exploring expanding course offerings. The objective is to ensure that HCC’s Gulfton Center meets the needs of area residents.

Early Successes
The United Way, in partnership with the Mayor’s Office of Education, the Houston Endowment, and Harris County Department of Education launched the Out 2 Learn website, a directory of out of school programs for youth. Visit http://out2learnhou.org/.

The Houston Public Library has expanded youth programs at many Complete Communities libraries. Visit the HPL Express Southwest Library to learn more, http://houstonlibrary.org/location/hpl-express-southwest.

A **complete community** is a learning community with enrichment opportunities for children and youth, library resources, informed parents, affordable childcare, and higher education opportunities.

**Evidence of Funding Flowing through the Area**

<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create a Learning Community</td>
<td><strong>Provide out of school programs for children and youth</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Expand outreach and promotion of area out-of-school and summer programs, including through the Out 2 Learn website; Expand out of school enrichment and academic programs, including life skills&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td></td>
<td><strong>Strengthen local schools</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Partner with area schools to enhance student success and close grade deficiency gaps at the K-12 levels; Identify partners to offer scholarships to college ready students&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td></td>
<td><strong>Expand Youth Summer Job and Internship Opportunities</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Expand enrollment in the Hire Houston Youth program and other summer internship opportunities&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td></td>
<td><strong>Distribute needed educational materials and resources to students and families</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Organize free school supplies programs twice each year for transitional students; Provide community or school-based workshops and materials on SB4, financial literacy, life skills, and other issues; Provide students with access to counseling and social services&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td>Expand Library Resources</td>
<td><strong>Expand library resources</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Develop multilingual outreach materials for the programs available at Ser Niños Children’s Library and the Express Southwest public library; Advocate for the expansion or replacement of the Express Southwest library; Partner with Ser Niños’ Children’s Library to improve resources&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td>Inform and Engage Parents</td>
<td><strong>Parenting classes and education</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Provide parents with assistance in navigating the educational and social service system, including expanding enrollment in parent education programs such as those provided by the Houston Public Library, which includes citizenship classes, financial literacy classes and credit counseling; Provide information sessions for refugees/new immigrants; Provide ESL classes&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td></td>
<td><strong>Parent-Teacher and Community-School Engagement</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Ensure effective parent-teacher engagement using innovative methods; Increase cultural competency for teachers and school administrators to build stronger relationships with students and families&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td>Quality and Affordable Early Childcare</td>
<td><strong>Increase access to high quality and affordable early childcare and education</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Evaluate the existing early childcare programs for quality and affordability; Identify steps to expand subsidized centers and encourage centers to achieve Texas Rising Star or National certification&lt;/small&gt;</td>
<td>🟥</td>
</tr>
<tr>
<td>College Bound</td>
<td><strong>Expand Houston Community College Gulfton Center</strong>&lt;br&gt;&lt;small&gt;&lt;i&gt;ACTION STEPS:&lt;/i&gt; Expand offerings and capacity of HCC’s Gulfton Center Campus; Develop a community outreach campaign to ensure offerings are communicated to the community&lt;/small&gt;</td>
<td>🟥</td>
</tr>
</tbody>
</table>

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans and CIP
- CONNECT Community
- Gulfton SNAP / Survey
- Legacy Community Health Assessment
- HGAC Special District Study
### TIMEFRAME

<table>
<thead>
<tr>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Short (0 - 2 yrs)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Medium (2 - 5 yrs)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Medium (2 - 5 yrs)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Short (0 - 2 yrs)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Long (5 + yrs)</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### LEAD: MOE, HPARD, HPL, HISD, HCDE

**SUPPORT:** Area schools, YMCA, TRIAD Prevention, Collaborative for Children, CONNECT, St. Luke’s, CIS, PAIR Youth, BakerRipley, TUTS

### Potential Programs

- Anti-Gang Task Force, Gulfton Community Youth Development, Gulfton Youth Mentoring, Campo del Sol Summer Day Camp, St. Luke’s Summer Clubhouse, Break Through Collaborative Summer, COMET, Kijana Youth

### LEAD: MOE

**SUPPORT:** HISD, BakerRipley, Area Schools, CONNECT, MBK, KIPP, St. Michael’s Learning Academy

- High School Completion After School Program

### LEAD: MOE, DON

**SUPPORT:** HISD, BakerRipley, Area Schools, CONNECT, Workforce Solutions, JUMA, Genesys Works, Alliance for Multicultural Services, YMCA

- Hire Houston Youth, DON Summer Youth Internship

### LEAD: MOE, HISD

**SUPPORT:** Collaborative for Children, Alliance for Multicultural Services, BakerRipley, SN Council, YMCA, Legacy Community Health, LaRosa Family Services, ABC Dental, START

- Mayor’s Back to School Program

### LEAD: HPL

**SUPPORT:** HCDD, SN Council, Philanthropic Community, Barbara Bush Literacy Foundation

### LEAD: HPL, HISD

**SUPPORT:** TRIAD Prevention Program, CHAT, BakerRipley, CONNECT, Escape Family Resource Center, Alliance for Multicultural Services, Legacy Community Health, Collaborative for Children, Council on Alcohol and Drugs, St. Michael’s Learning Academy

- TRIAD Prevention, HISD Virtual School Department, Healthy Families Healthy Futures

### LEAD: MOE, HISD

**SUPPORT:** CHAT, BakerRipley, CONNECT Community, CIS, MBK

- HISD FAME Program

### LEAD: MOE

**SUPPORT:** Collaborative for Children, Children at Risk, BakerRipley, CONNECT, UT Children’s Learning Institute, MBK

- Collaborative for Children, College Bound from Birth, Workforce Solutions Childcare Subsidies, Avance Early Head Start Program, Federal Head Start, Texas Rising Star

### LEAD: HCC

**SUPPORT:** HISD

### Example of the Plan's Timetable

<table>
<thead>
<tr>
<th><strong>Short (0 - 2 yrs)</strong></th>
<th><strong>Medium (2 - 5 yrs)</strong></th>
<th><strong>Long (5 + yrs)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EDUCATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>All</td>
<td>100%</td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AREA ELEMENTARY SCHOOLS</strong></td>
<td><strong>AREA SCHOOLS</strong></td>
<td><strong>LOW-INCOME WORKING PARENTS</strong></td>
</tr>
<tr>
<td><strong>EXCEED HISD DISTRICT AVERAGES</strong></td>
<td><strong>ACTIVE PTA/PTO ORGANIZATIONS</strong></td>
<td><strong>HAVE ACCESS TO A SUBSIDIZED EARLY CHILD CARE SEAT</strong></td>
</tr>
<tr>
<td><strong>ON 4TH GRADE STAAR READING AND MATH BY 2023</strong></td>
<td><strong>SOURCE: TEXAS EDUCATION AGENCY</strong></td>
<td><strong>SOURCE: CHILDREN AT RISK</strong></td>
</tr>
<tr>
<td>Source: Texas Education Agency</td>
<td>Source: HISD</td>
<td>Source: Children at Risk</td>
</tr>
<tr>
<td><strong>AREA SCHOOLS WILL HAVE ACTIVE PTA/PTO ORGANIZATIONS</strong></td>
<td><strong>100% OF LOW-INCOME WORKING PARENTS WILL HAVE ACCESS TO A SUBSIDIZED EARLY CHILD CARE SEAT BY 2023</strong></td>
<td><strong>SOURCE: CHILDREN AT RISK</strong></td>
</tr>
</tbody>
</table>

**Source:** Texas Education Agency, HISD, Children at Risk.
HEALTH

Introduction
A complete community is a healthy community. Over the last several decades healthcare costs have escalated, and sedentary and unhealthy lifestyles have become more pervasive. Combined, these factors are putting prior gains in health and longevity at risk. As a result, there is a new emphasis on the relationship between where we live and our health.

Health Goals
The two health goals were developed in a series of community meetings and from existing neighborhood plans. The goals focus on providing and expanding health resources for residents and expanding opportunities for healthy eating. The goals are summarized here and provided in more detail on the following pages. The health goals are:

Promote Healthy Children and Families
While there are many health services in the Gulfton community, there are numerous barriers to accessing these services, including language, insurance coverage, and affordability. In 2015, only 53% of Gulfton residents had health insurance, compared to 73% in the City of Houston. According to the Complete Communities Health Profile for Gulfton, completed by the Houston Health Department, only 58% of community adults had an annual checkup with their doctor in 2013-2014, and only 37% went to the dentist.

Expanding access to healthcare will be achieved by creating partnerships to increase enrollment in health insurance through the Affordable Care Act, improving outreach and preventative care through health fairs and education, and promoting available children’s health services. Existing children’s health services include the Memorial Hermann Clinic at Jane Long Academy and the Texas Children’s Mobile Clinic program, which visits several area schools weekly. Each of these projects will be developed and implemented in multiple languages and at locations where people already are, including at area schools, apartment complexes, or other community gathering places.

In addition, working in partnership with the Code Enforcement Division, leaders will identify and address potential environmental hazards created by area light industrial uses and auto shops.

In the next five years, the objective is to increase access to health insurance, health services, and resources across the community, to ensure all of Gulfton’s children and families are healthy.

53% Of Gulfton residents had health insurance in 2015
73% Of Houston residents had health insurance in 2015

Data Sources: ACS 2015 (5-yr); Complete Community Health Profile, Gulfton 2013-2014, Houston Health Department
A complete community is a healthy community with access to affordable and high quality healthcare and fresh and nutritious food.

**Encourage Healthy Eating**
The dense and compact Gulfton community is well-served by grocery stores. There are six grocers in the neighborhood, including major retailers such as Walmart, Fiesta, and Sam’s Club. The neighborhood is not a food desert, yet food insecurity and barriers to healthy eating are prevalent. In 2015, 42% of area households lived on incomes below the federal poverty level.

To address food insecurity and encourage healthy eating a number of projects were identified through the Complete Communities planning process. The projects include establishing a weekly farmers market at Burnett Bayland Park, where there is currently a small community garden, and exploring the possibility of an outdoor kitchen at the park to provide cooking and nutrition classes. Additional projects to expand access to healthy food are through Can Do Houston’s Healthy Corner Stores initiative and working with area churches, apartment complexes, and land owners to expand community gardens across the neighborhood. The objective is to host a weekly farmers market at Burnett Bayland Park by 2023, or before.

---

**58%** Of Gulfton adults (18+) received a routine check-up in 2013-2014

**67%** Of Houston adults (18+) received a routine check-up in 2013-2014

---
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Promote Healthy Children and Families | Provide preventive healthcare, including multilingual health fairs at area schools and apartment complexes  
*ACTION STEPS:* Work in partnership with the Houston Health Department and others to provide health education, outreach, and fairs on priority topics identified by the community; Partner with the Houston Health Department to host chronic disease self-management and prevention education workshops; Expand pre-natal care and other health initiatives for mothers | ✓ |
| | Expand health insurance coverage  
*ACTION STEPS:* Work with partners to develop a multilingual outreach campaign to expand knowledge of existing health insurance opportunities; Expand enrollment in health insurance through the Affordable Care Act | ✓ |
| | Expand access to primary care services in the community  
*ACTION STEPS:* Work with the Houston Health Department to ensure that quality primary care services are available in the community, including mental health services; Expand knowledge of healthcare services available in the community through additional outreach and visibility initiatives | ✓ |
| | Children’s health  
*ACTION STEPS:* Expand knowledge of and access to Memorial Hermann Clinic at Jane Long Academy; Texas Children’s Mobile Clinic Program (weekly destination at Cunningham ES; Sylvan Rodriguez ES; Benavidez ES) and other programs for children in the community | ✓ |
| | Address environmental and air quality challenges related to area auto body shops  
*ACTION STEPS:* Partner with the City Code Enforcement office to ensure that health and safety regulations are being followed at area auto shops and light industrial sites | ✓ |
| Encourage Healthy Eating | Farmers market and community kitchen  
*ACTION STEPS:* Identify partners to host a regular farmers market at Burnett Bayland Park; Develop an outdoor kitchen at the park to support the urban garden program and provide cooking and nutrition classes, including healthy snacks at the park | ✓ |
| | Expand healthy food options and community gardens  
*ACTION STEPS:* Partner with Can Do Houston for Healthy Corner Stores; Work with area churches, apartments, and land owners to build additional community gardens | ✓ |
## Example of the Plan's Timetable

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Short</strong> (0 - 2 yrs)</td>
<td>73% Of residents will have health insurance by 2023, equal to Houston overall</td>
<td>LEAD: HHD, ProSalud SUPPORT: Harris Health, YMCA, Legacy Community Health, Memorial Hermann, Ibn Sina Foundation, Alliance for Multicultural Services, MCNA Dental, DentaQuest, ABC Dental, Hispanic Health Coalition, Community Health Choice, MOLINA, ECHOS-Houston</td>
<td>American Heart Association, LISC Small Grants</td>
</tr>
<tr>
<td><strong>Short</strong> (0 - 2 yrs)</td>
<td>73%</td>
<td>LEAD: HHD SUPPORT: Harris Center for Mental Health, Harris Health, Legacy Community Health, CHAT, Community Health Choice, MCNA Dental, DentaQuest, ABC Dental, Bee Busy Wellness Center, Community Health Choice, ProSalud</td>
<td></td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td>In 2015, 53% of residents had health insurance</td>
<td>LEAD: HHD, Legacy Community Health SUPPORT: Harris Health, Clinica Para Niños, MCNA Dental, DentaQuest, ABC Dental, Hispanic Health Coalition, Bee Busy Wellness Center, ECHOS-Houston</td>
<td>CIS Mental Health Initiative, NAMI Greater Houston, UT Health</td>
</tr>
<tr>
<td><strong>Short</strong> (0 - 2 yrs)</td>
<td>73%</td>
<td>LEAD: HHD, ProSalud SUPPORT: Collaborative for Children, Memorial Hermann, Texas Children's Hospital, MCNA Dental, DentaQuest, ABC Dental, Legacy Community Health, Latin Clinic, Bee Busy Wellness Center, Episcopal Health Foundation, ECHOS-Houston</td>
<td>Memorial Hermann Clinic at Jane Long Academy, Texas Children's Mobile Clinic Program at Cunningham, Rodriguez and Benavidez ES, Texas Health Steps Agency, Maximus Medicaid and CHIP</td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td></td>
<td>LEAD: HHD SUPPORT: Harris Health, Air Alliance Houston</td>
<td></td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td>Weekly Farmers Market at Burnett Bayland Park by 2023</td>
<td>LEAD: HHD, HPARD SUPPORT: Harris Health, Houston Health Foundation, Plant it Forward Farms, Urban Harvest, Recipe for Success</td>
<td>Get Moving Houston Farmers Market, GR01000, Brighter Bites</td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td></td>
<td>LEAD: HHD SUPPORT: Can Do Houston, Plant it Forward Farms, HPARD, Urban Harvest, Recipe for Success, Houston Food Bank, Hunger Free Texans</td>
<td>Can Do Houston Healthy Corner Store Initiative, Brighter Bites</td>
</tr>
</tbody>
</table>
Introduction
The Gulfton Complete Community is a dense and diverse neighborhood with two small subdivisions of single-family homes and about 90 large apartment complexes built in the 1960s and 1970s. As a result of how the community developed, today Gulfton is the most densely populated neighborhood in Houston.

In 2015, there were 17,000 apartments in Gulfton located in buildings with ten or more units. The majority of residents in the community rent, representing 95% of all households, while 5% are homeowners. As the apartments have aged they have become increasingly affordable, with a median rent of $726 per month in 2015. Yet, in the same year, nearly 9,000 Gulfton households with a median income less than $35,000 spent more than 30% of their income on housing. Almost all (99%) renters who made less than $20,000 were housing cost burdened, while 84% of those making less than $35,000 were cost burdened.

Developing strategies to improve the quality of life in the area’s aging apartment complexes, ensuring renters know their rights, creating pathways to homeownership, and building new housing will help to stabilize the neighborhood and maintain affordability in the long-term.

Housing Goals
The four housing goals were developed at a series of community meetings and from existing neighborhood plans. The goals focus on improving the quality of multi-family housing, protecting renters, creating new homeowners, and building new housing. The goals are summarized here and provided in more detail on the following pages. The housing goals are:

Safeguard Quality Affordable Apartments to Call Home
The majority of the apartment complexes in Gulfton were originally developed to house young, single professionals. In the last thirty years, the demographics of the community have changed and the apartments are now home to more families than singles, including many immigrant and refugee families. As a result, two challenges have emerged in the neighborhood. First, as Gulfton area apartments have aged, maintenance and repairs have been delayed, and health and safety concerns are rising. Second, because the apartments were developed for single professionals, there are few amenities for children and families.

Gulfton leaders will work in partnership with the City and area apartment owners to ensure proper maintenance and health and safety requirements are met at the complexes, including security concerns. In addition, projects to improve the quality of life in area complexes, including developing playgrounds, green spaces, and other amenities, will also be pursued. There is a necessary balance between needed improvements and maintaining the affordability of housing into the future.

Secure Renters
Many households in the Gulfton community face everyday challenges, including paying their rent or utilities and understanding the complex relationships between tenant and landlord. More than half of residents in the community face language barriers that make this challenge even more difficult.

Gulfton leaders will be working with the City, apartment owners, and other partners to develop outreach materials in multiple languages to ensure that both tenants and landlords know their rights. The intent is to create more trusting relationships between renters and property owners. This includes expanding awareness of Fair Housing regulations and methods to report infringements of this law, including the Fair Housing Call Line. Finally, strategies to provide organized emergency assistance to renters in need will be developed through partnerships with the many agencies serving the Gulfton community.
Support New Homeowners
Gulfton is a community of renters, where many new arrivals to the United States get their start. As a result, it is also a transitional community. In 2016, more than 69% of residents had lived in the neighborhood for less than five years. Preparing families to move from rental housing to a home of their own will help to secure their future. This goal will be achieved by creating partnerships to connect area renters to homebuyer education programs and workshops, and first time homebuyer assistance programs, including downpayment and closing cost assistance. The objective is to enroll 50 eligible families in homebuyer education workshops by 2023.

Build New Housing
Gulfton has very little new housing and very little vacant land for development. Since 2000, only 751 units of new housing have been constructed, representing 4% of all housing. Many apartment sites in the community are 30-acres or more, and there is fear that a redevelopment program could be initiated that would displace many residents. As a result, Gulfton leaders will be working in partnership with non-profit housing developers, private developers, and the Housing and Community Development Department to develop concepts and strategies for new housing that minimizes the potential of displacement, including exploring the potential of the former hotel site at I-69 and Sandspoint Drive. The objective is to build 300 new units of affordable housing by 2023.

56% Of Gulfton renters paid more than 30% of their income on housing in 2015

15% Of Gulfton homeowners paid more than 30% of their income on housing in 2015


A complete community is an affordable community with high quality housing that is safe and healthy for families.
<table>
<thead>
<tr>
<th>Goal</th>
<th>Projects</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safeguard Quality Affordable Apartments to Call Home</td>
<td>Improve the quality of life in area apartments&lt;br&gt;&lt;i.ACTION STEPS:&lt;/i&gt; Partner with the City’s Multi-Family Habitability Task Force and Code Enforcement to address challenges in area apartments, including maintenance, health, and safety issues; Review Code Enforcement policies and processes to improve multi-family housing conditions; Explore improvements to create a better quality of life, including adding new amenities, green spaces, play spaces, or resource centers (also see SAFETY)</td>
<td>![Priority Level]</td>
</tr>
<tr>
<td>Apartment renovation and upgrading</td>
<td>ACTION STEPS: Explore programs and funding, including fast track permitting, to renovate area housing while maintaining affordability; Identify and make necessary repairs post Hurricane Harvey; Encourage sustainable and energy-efficient retrofits</td>
<td>![Priority Level]</td>
</tr>
<tr>
<td>Secure Renters</td>
<td>Develop an outreach program to ensure tenants know their rights&lt;br&gt;&lt;i.ACTION STEPS:&lt;/i&gt; Provide multilingual workshops, forms, and information on tenant and landlord rights, including leasing terms and Fair Housing laws; Encourage residents to call the Fair Housing Call Line to report problems</td>
<td>![Priority Level]</td>
</tr>
<tr>
<td>Support community renters</td>
<td>ACTION STEPS: Connect area renters who need assistance to organizations and programs providing emergency help, including rental and utility assistance and other resources</td>
<td>![Priority Level]</td>
</tr>
<tr>
<td>Support New Homeowners</td>
<td>Pathways to home ownership&lt;br&gt;&lt;i.ACTION STEPS:&lt;/i&gt; Develop partnerships and programs to assist with moving area tenants to homeownership, including information on first time homebuyer assistance programs, homebuyer education programs, downpayment and closing cost assistance</td>
<td>![Priority Level]</td>
</tr>
<tr>
<td>Build New Housing</td>
<td>Build new housing in the community&lt;br&gt;&lt;i.ACTION STEPS:&lt;/i&gt; Partner with non-profit housing developers, private developers, and the Housing and Community Development Department to develop concepts and strategies for new housing; Explore the opportunities on the former hotel site at I-69 and Sandspoint Dr; Seek funding and partners for implementation</td>
<td>![Priority Level]</td>
</tr>
</tbody>
</table>

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans and CIP
- CONNECT Community
- Gulfton SNAP / Survey
- Legacy Community Health Assessment
- HGAC Special District Study
## Example of the Plan's Timetable

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td><strong>50%</strong> Reduction in multi-family habitability violations by 2023</td>
<td>LEAD: HCDD, Code Enforcement <strong>SUPPORT: HPD, DON, HFD, SN</strong> Council, Alliance for Multicultural Community Services, Houston Refugee Consortium, Connect Volunteer, Collaborative for Children, All Kids Alliance, Youth Advisory Committee TRIAD, CONNECT Community, HPB, Apartment Managers and Owners, CHAT, HAA</td>
<td>KaBOOM! Grants, Multi-Family Habitability Task Force, C.O.M.E.T Program</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td><strong>50%</strong> Reduction in multi-family habitability violations by 2023</td>
<td>LEAD: HCDD <strong>SUPPORT: HUD</strong></td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td><strong>5</strong> Multilingual workshops will be conducted to ensure tenants know their rights, one each year until 2023</td>
<td>LEAD: HCDD, DON <strong>SUPPORT: AARP, SN Council, Alliance for Multicultural Community Services, BakerRipley, HAA, Christian Community Service Center, Catholic Charities</strong></td>
<td>Fair Housing Call Line, Lone Star Legal Aid</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td><strong>5</strong> Multilingual workshops will be conducted to ensure tenants know their rights, one each year until 2023</td>
<td>LEAD: HCDD <strong>SUPPORT: Alliance for Multicultural Community Services, BakerRipley, Christian Community Service Center, Catholic Charities</strong></td>
<td></td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td><strong>50</strong> Area renters will attend homebuyer education workshops by 2023</td>
<td>LEAD: HCDD <strong>SUPPORT: Alliance for Multicultural Community Services, BakerRipley, CONNECT Community, LISC, Covenant Community Capital</strong></td>
<td>Homebuyer Assistance Program, My First Texas Home, Mortgage Credit Certificate Program, Five-Star Texas Advantage Program, Houston Money Week</td>
</tr>
<tr>
<td>Long (5 + yrs)</td>
<td><strong>300</strong> Units of affordable housing will be constructed by 2023</td>
<td>LEAD: HCDD <strong>SUPPORT: CONNECT Community, Covenant Community Capital, Seeds of Sharpstown</strong></td>
<td></td>
</tr>
</tbody>
</table>
MOBILITY and INFRASTRUCTURE

Introduction
Gulfton is well-served by public transit. Seven METRO bus routes serve the area, three of which are high frequency lines, running every 10-15 minutes. While Gulfton is well-connected to the city through the bus system, the neighborhood’s streets and sidewalks need improvements to enhance safety, walkability, and connectivity. Overall, the mobility and infrastructure goals work to improve safe and reliable access to opportunities across the city in education, recreation, jobs, and public services.

In 2015, 16% of Gulfton area households did not own a vehicle, compared to 9% in the City overall. As a result, 30% of workers over the age of 16 years used alternative transportation methods, other than a car, to get to work. Specifically, 10% rode transit, 5% walked or biked and 15% carpooled in 2015. In Houston overall, 19% used these alternatives.

Mobility and Infrastructure Goals
The four mobility and infrastructure goals were compiled from existing Gulfton plans and a series of community meetings. The goals focus on creating safe streets, sidewalks, and bike routes, improving drainage and flood resiliency, and enhancing public transit. The goals are summarized here and provided in more detail on the following pages. The mobility and infrastructure goals are:

Build Safe Streets and Sidewalks
In 2016, there were 117 pedestrian accidents in Gulfton, one of the highest rates of crashes in any Complete Community. New and improved sidewalks, crossings, and streetlighting will create enhanced pedestrian safety across the neighborhood.

Gulfton leaders will be working in partnership with the City to identify sidewalk and lighting improvements, focusing on projects adjacent to area schools, the neighborhood’s resource hub adjacent to BakerRipley.

Pedestrian and Bicycle Accidents 2016
- Pedestrian Accidents
- Bicycle Accidents
- Schools
- Parks

16% Of Gulfton households are without a vehicle, 2015
9% Of Houston households are without a vehicle, 2015

Data Sources: ACS 2015 (5-yr), City of Houston Planning and Development Department, Crash Incident Mapping 2016
and the park. Priority sidewalk projects include: Elm Street; Dashwood Drive; Atwell Street; and Renwick Drive. Future sidewalk projects include: Alder Drive and Westpark Drive (see map to the right).

In addition to creating a complete network of sidewalks, improving pedestrian safety across the community is also a priority. Leaders will work with Houston Public Works to explore additional traffic signals and other pedestrian improvements on Hillcroft Avenue and advocate for improved crossings adjacent to area schools, including high-visibility markings. Traffic calming measures such as speed bumps, or reducing traffic lanes are also critical to improve pedestrian safety. The overall objective is to create safe and complete streets and sidewalks.

**Provide Safe Biking Routes**
Improving biking amenities, including bike lanes, creates greater mobility and safety for area cyclists. New bike facilities and lanes should be focused on connecting to area bus routes, schools, and area destinations. In 2016, there were 32 accidents between cyclists and vehicles in the Gulfton community. These crashes were concentrated along Hillcroft Avenue, Bellaire Boulevard, and Renwick Drive, where there is an existing bike lane (see map to the right).

Currently, Gulfton has two bike lanes, both of which are defined in the Houston Bike Plan as “low comfort.” The lanes travel along Renwick Drive, running north and south, and Glenmont Drive, running east and west. Priority bike lane projects identified by the community focus on creating greater accessibility to area grocery stores, schools, Baker-Ripley Neighborhood Center, the transit center, and area parks. The priority projects include: Rookin Street, from De Moss to High Star, and then along High Star to Westward terminating at the Hillcroft Transit Center; and along De Moss from Blintiff Drive to Rookin Street.
The Houston Bike Plan identifies a number of additional long term projects that combined would create a connected community. Civic leaders will work in partnership with the City and the Houston Parks Board to explore the longer term priorities for bike lanes along Chimney Rock Road and hike and bike trails in the CenterPoint easement.

Civic leaders will also work with the City to identify locations for B-Cycle stations in the community and to install bike racks at area destinations, including St. Luke’s, Foodtown, and Walmart. The objective is to construct a minimum of ten miles of new protected bike lanes or trails over the next five years.

**Increase Flood Resiliency**

The Gulfton Complete Community has substantial land and buildings inside the 100 and 500-year flood plains. These areas are concentrated in the southeast and southwest portions of the neighborhood. Current priority drainage improvement projects include Rampart, Glenmont, and Atwell culverts. In addition, Gulfton leaders will be developing a campaign to encourage property owners to properly maintain area ditches and drainage systems to ensure that flood risks in the community are minimized.

**Improve Transit Amenities and Information**

Gulfton is well served by public transit, with seven bus routes weaving through the community. However, only 10% of residents take public transit to work. To increase transit ridership in the neighborhood civic leaders will be working with partners to improve area bus stops, including installing amenities, such as shelters, benches, and trash receptacles and developing a “how-to” ride the bus guide in multiple languages. The objective is to install new amenities at ten area bus shelters over the next five years to further encourage transit ridership.
Of Gulfton workers ages 16 years and older rode public transportation to work in 2015

10%

Of Houston workers ages 16 years and older rode public transportation to work in 2015

4%

Data Source: ACS 2015 (5-yr)

Early Successes
Houston Public Works has prioritized bike lanes along De Moss Drive from Blintiff Drive to Rookin Street and a route that travels north to south along Westward, High Star and Rookin Street.

The Houston Health Department will be working with civic leaders to identify locations for bike racks. Community preferred locations are at St. Luke’s, Foodtown, and Walmart.
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>GOAL PROJECTS PRIORITY</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Build Safe Streets and Sidewalks</strong></td>
<td></td>
</tr>
</tbody>
</table>
|      | New street lighting  
* ACTION STEPS: Improve street lighting and repair broken lights; Focus streetlights improvements adjacent to the Southwest Multi-Service Center, Bering Ditch, Renwick (in Shenandoah), and I-69/Westpark intersection | ○        |
|      | New and improved sidewalks  
* ACTION STEPS: Work in partnership with Houston Public Works (HPW) to identify priority sidewalk projects; Current HPW project priorities include: Elm St. (priority as connects to the park); Dashwood; Atwell (Elm to Bissonnet; Renwick Dr. (Westpark to Elm St.); Explore improved sidewalks on Alder from Bellaire to Elm St.; Westpark Dr; Clarewood Dr from Renwick Dr to Chimney Rock Rd; CenterPoint Easement Hike and Bike Trail; Prioritize sidewalk projects adjacent to the park and area schools | ○        |
|      | Safe pedestrian crossings  
* ACTION STEPS: Work in partnership with Public Works to explore additional pedestrian crossings on Hillcroft between High Star and Bellaire Blvd. and also on Chimney Rock (long distances between traffic signals); Promote safe walking routes, school shuttle services, and crossing guards; Evaluate the light timing at High Star and Hillcroft for safe pedestrian crossings | ○        |
|      | Improve streets  
* ACTION STEPS: Explore opportunities to construct speed bumps and other traffic calming devices on area residential streets; Explore reducing traffic lanes on Hillcroft and Complete Streets; Improve area streets, priority projects include Mullins (Elm to Bissonnet) and Glenmont (Rampart to Chimney Rock) | ○        |
|      | Provide Safe Biking Routes | ○        |
|      | New bike lanes  
* ACTION STEPS: Focus bike lane projects on connecting area grocery stores, Baker-Ripley, the transit center, and area parks; Work in partnership with Public Works on the proposed priority projects, which include De Moss Drive from Blintiff Drive to Rookin Street and a route that travels north to south along Westward, High Star and Rookin Street; Evaluate potential of a bike lane on Chimney Rock Rd | ○        |
|      | New bike and bike trails  
* ACTION STEPS: Explore the creation of hike and bike trails along the Bering Ditch and CenterPoint Easement, including a connection to the Hillcroft Transit Center | ○        |
|      | New bike facilities  
* ACTION STEPS: Identify potential locations for new B-Cycle stations in the community; Provide new bike racks at St. Luke’s, Foodtown, and Walmart | ○        |
|      | Increase Flood Resiliency | ○        |
|      | Improve drainage  
* ACTION STEPS: Work in partnership with Public Works to evaluate priority drainage projects, which include Rampart (Bissonnet to Clarewood), Glenmont (Rampart to Chimney Rock), Atwell Culverts (Elm to Bissonnet); Develop a campaign to encourage property owners to keep drainage systems clean | ○        |
|      | Improve area bus stops  
* ACTION STEPS: Add trash receptacles and benches to area bus stops, focus on Routes 2, 25, 46, and 20; Explore where additional bus shelters could be installed; Explore larger bus shelters at Bellaire and Hillcroft stops | ○        |
|      | Increase transit ridership  
* ACTION STEPS: Work to increase transit ridership by creating a “how-to” guide for using the bus system in multiple languages; Provide the guide at the Southwest Multi-Service Center and other area destinations | ○        |

**PLAN Legend:**  
- Complete Communities Action Plan  
- City of Houston Plans and CIP  
- CONNECT Community  
- Gulfton SNAP / Survey  
- Legacy Community Health Assessment  
- HGAC Special District Study
## MOBILITY and INFRASTRUCTURE

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
</table>
| Short      | 5 Miles of new sidewalks constructed or improved by 2023                                     | LEAD: HPW, CenterPoint  
SUPPORT: SN Council, Civic Clubs, Southwest District | HPW Streetlight Survey Program                                    |
| Short      | 5 Miles of improved streets by 2023                                                         | LEAD: HPW, HPB  
SUPPORT: SN Council, Civic Clubs, Southwest District, CONNECT Community, METRO | Safe Routes to Schools, METRO Capital Projects and Engineering, Adopt an Esplanade Program, CIP |
| Short      | 5 Miles of improved streets by 2023                                                         | LEAD: HPW  
SUPPORT: SN Council, Civic Clubs, Southwest District, CONNECT Community | CIP, Safe Routes to Schools                                |
| Long       |                                                                                             | LEAD: HPW  
SUPPORT: SN Council, Civic Clubs, Southwest District, CONNECT Community | CIP                                                      |
| Medium     | 10 Miles of new safe bike routes constructed by 2023                                        | LEAD: HPW, HPB  
SUPPORT: SN Council, Civic Clubs, Area Schools, Southwest District, Bike Houston, Freewheels Houston, LINK Houston | Houston Bike Plan, HPB Beyond the Bayous Initiative       |
| Medium     | 10 Miles of new safe bike routes constructed by 2023                                        | LEAD: HPW, HPB  
SUPPORT: SN Council, Civic Clubs, Southwest District, Bike Houston, Freewheels Houston | HPB Beyond the Bayous Initiative, Cigna Sunday Streets    |
| Short      | 10 Bus shelters have new amenities by 2023                                                   | LEAD: PWE, HHD  
SUPPORT: SN Council, Civic Clubs, Southwest District, Bike Houston | Houston Health Department Bike Rack Donation Program, B-Cycle |
| Medium     |                                                                                             | LEAD: HPW  
SUPPORT: SN Council, Civic Clubs, Area Property Owners                |                                                          |
| Short      |                                                                                             | LEAD: METRO, HPW  
SUPPORT: SN Council, Southwest District, LINK Houston                 | METRO Next                                               |
| Medium     |                                                                                             | LEAD: METRO  
SUPPORT: PDD, HHD, SN Council, LINK Houston                           |                                                          |

### Example of the Plan's Timetable

- **Short (0 - 2 yrs)**: 5 Miles of new sidewalks constructed or improved by 2023 (Source: PWE)
- **Short (0 - 2 yrs)**: 5 Miles of improved streets by 2023 (Source: PWE)
- **Long (5 + yrs)**: 10 Miles of new safe bike routes constructed by 2023 (Source: PWE)
NEIGHBORHOOD CHARACTER

Introduction
A complete community is a connected community with a strong sense of identity and culture; it is a place that celebrates its diversity and its strengths. Gulfton is one of the most diverse communities in Houston. It is home to people from around the world and nearly six of every ten residents were born outside of the United States. Expressing the culture and diversity of the community through public art will strengthen the character of the neighborhood and build pride of place.

Neighborhood Character Goals
The two goals established to strengthen the character of the neighborhood focus on beautification and celebrating the diversity and culture of the community by expanding public art initiatives. The goals developed through a series of public meetings and existing community plans are summarized here and provided in more detail on the following pages. The neighborhood character goals are:

Beautify the Neighborhood
Gulfton leaders will work together to ensure the neighborhood is clean and beautiful. Specifically, civic leaders and organizations will identify funding and strategies to address littering by expanding the number of trash receptacles in the community and organize regular neighborhood cleanups. In addition, leaders and area businesses will create a partnership to identify and implement creative solutions to the challenge of abandoned shopping carts in the community, such as providing cart stations at area apartment complexes. The objective is to organize a minimum of two neighborhood clean-ups each year.

Create Art Everywhere
The arts are an integral part of enhancing a neighborhood’s character and identity. A key priority of Houston’s recent Arts and Cultural Plan is to “develop strategies to deliver arts and culture programs, arts education and public art into neighborhoods.” To this end, Gulfton leaders will be working in partnership with the Mayor’s Office of Cultural Affairs, the Houston Arts Alliance, the Super Neighborhood Council, and others to expand public art and arts programming across the community. Specific projects include identifying sites for both temporary and permanent public art, providing art programming for people of all ages, including out of school programs in the visual arts, dance and music, organizing community festivals and events to celebrate culture and diversity, and identifying sites for mini-murals. The objective is to install a minimum of ten new public art projects in the community by 2023.
A complete community is a beautiful community with public art that celebrates culture and enhances the neighborhood’s character and identity.

**Early Successes**
The Mayor’s Office of Cultural Affairs is leading an inclusive cultural strategy to bring new programs and expand existing ones in each Complete Community. This includes four new Mini Murals, a Civic Art project, the Visit My Neighborhood grants, a Resident Artist Program (R.A.P.), creative writing workshops, and a Neighborhood Poetry Project by Houston Poet Laureate, Deborah ‘DEEP’ Mouton.

Data Source: 2015 ACS (5-yr)

**Map of Potential Public Art Sites**
1. Burnett Bayland Park
2. Southwest Multi-Service Center
3. Baker-Ripley Neighborhood Center
4. Jane Long Academy
5. Fire Station #51
6. Bellaire Boulevard

- Crosswalk Projects
- Bus Shelter Projects
- Parks
- Schools

**Evidence of Funding Flowing through the Area**

St. Cloud Apartments
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Beautify the Neighborhood | Organize neighborhood clean-ups  
  *ACTION STEPS:* Work with the Super Neighborhood Council, the Department of Neighborhoods and other partners to organize and carry out regular neighborhood clean-ups | ✓ |
| | Reduce littering  
  *ACTION STEPS:* Provide additional trash receptacles throughout the neighborhood, particularly at bus stops, to prevent littering; Provide public recycling bins; Revise dumpster ordinances regulating enclosures to minimize litter | ✓ |
| | Shopping cart program  
  *ACTION STEPS:* Develop a creative program to minimize abandoned shopping carts in the neighborhood, for example by working with area apartments to install shopping cart stations, or by partnering with local businesses to provide reusable, folding carts to carry groceries and laundry that also provide information to area residents | ✓ |
| | Expand art programs for people of all ages across the community, including visual arts, dance, festivals  
  *ACTION STEPS:* Partner with the new YMCA/KIPP HS and others to create and implement art and cultural programming across the neighborhood; Provide art programming for people of all ages, including out of school programs in the visual arts, dance, music, etc.; Celebrate the community through festivals and events | ✓ |
| | Explore sites and fund public art projects throughout the community  
  *ACTION STEPS:* Work in partnership with Mayor’s Office of Cultural Affairs, the Houston Arts Alliance, CHAT, the Super Neighborhood Council and others to bring new programs and expand existing ones in each Complete Community; Projects includes four new Mini Murals, a Civic Art project, the Visit My Neighborhood grants, creative writing workshops, and a Neighborhood Poetry Project by Houston Poet Laureate, Deborah ‘DEEP’ Mouton; Identify potential public art sites and projects, including Fire Station 51, Jane Long Elementary fence, area bus shelters, crosswalks, and Bellaire Boulevard; Develop both permanent and temporary art projects and installations | ✓ |

**PLAN:**

- **Complete Communities Action Plan**
- **City of Houston Plans and CIP**
- **CONNECT Community**
- **Gulfton SNAP / Survey**
- **Legacy Community Health Assessment**
- **HGAC Special District Study**
### NEIGHBORHOOD CHARACTER

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Short</strong> (0 - 2 yrs)</td>
<td></td>
<td>LEAD: DON, SN Council SUPPORT: Area Schools, Civic Clubs, CHAT, Madres del Parque, Apartment Owners and Managers</td>
<td>Keep Houston Beautiful, DON Spring Cleaning</td>
</tr>
<tr>
<td><strong>Short</strong> (0 - 2 yrs)</td>
<td>2 Neighborhood clean-ups organized each year by 2023</td>
<td>LEAD: METRO, PDD, HPW SUPPORT: Southwest Management District, SN Council, Civic Clubs, HPD-DRT, HISD, Apartment Owners and Managers, Local Businesses, Philanthropic Organizations</td>
<td></td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td></td>
<td>LEAD: DON, PDD SUPPORT: SN Council, HPD-DRT, Area Apartment Owners and Managers, Area Grocery Stores, Local Business Owners</td>
<td></td>
</tr>
<tr>
<td><strong>Medium</strong> (2 - 5 yrs)</td>
<td>10 New public art projects in the community by 2023</td>
<td>LEAD: YMCA/KIPP HS SUPPORT: MOCA, HAA, SN Council, BakerRipley, CONNECT Community, CHAT, Young Audiences of Houston, ReVision, PAIR Youth, Islamic Art Foundation</td>
<td>National Endowment for the Arts Grants, MOCA + HAA Grants, LISC Small Grants, Visit My Neighborhood Grant</td>
</tr>
</tbody>
</table>
PARKS and COMMUNITY AMENITIES

Introduction
The Gulfton study area is densely built, with little vacant land or green space, and only one public park. Burnett Bayland Park, located at Chimney Rock Road and Gulfton Street, is a 33-acre park with numerous amenities. Only 40% of Gulfton’s 47,000 residents are within a 10-minute walk of a park. According to the Trust for Public Land’s ParkScore Map the areas with the highest park needs in Gulfton are in the western sections of the neighborhood. Based on standards developed in the 2015 Houston Parks and Recreation Master Plan for neighborhood, community, and pocket parks, the Gulfton community needs 119 acres of parks. Burnett Bayland Park accounts for 27% of this recommended park area. An additional 86 acres of parks are needed to meet the standards developed in this plan.

Parks and Community Amenities Goals
The two goals to enhance parks and community amenities focus on expanding and improving Burnett Bayland Park, as well as identifying opportunities to build new parks and share open spaces, and planting additional trees and landscaping. The goals, developed through a series of public meetings and existing community plans, are summarized here and provided in more detail on the following pages. The parks and community amenities goals are:

- **Build Great Parks and Open Spaces**
  The Gulfton community has an exceptional need for parks and open spaces. The neighborhood is served by a single public park, Burnett Bayland Park. The park has a number of amenities, including soccer fields, a community center, skatepark, splash pad, and community garden. Yet, because of the lack of parks and open spaces in the community this vibrant and active park is over-used.

  The first project is to improve and expand Burnett Bayland Park. Las Madres del Parque (The Mothers of the Park), a local community organization, has been working with the Parks Department to improve the community garden, playground, splash pad, and lighting. Leaders will continue to advocate for additional improvements, including walking trails, benches, games, trees, native plants, and lighting. Improving security and maintenance of the park are also key projects. In addition, leaders will be developing partnerships to explore the potential to bring healthy food vendors to the park, a market area, outdoor kitchen, and expanded community gardens. Finally, expansion of the park is also being pursued.

  Improving access to open spaces, particularly in the neighborhood’s western section, and building new parks will require creative thinking and partnerships.

Of Gulfton residents live within a 10-minute walk to a park

Of Houston Residents live within a 10-minute walk to a park

Data Sources: Houston GIS; Trust for Public Land ParkScore Map and Index, 2017; City of Houston Parks Master Plan 2015
This includes, exploring sites such as apartment complexes, vacant retail lots, utility easements, and right-of-ways for new green spaces, while also working with the Houston Health Department to expand the green space amenities at the Southwest Multi-Service Center. Additional opportunities include working with area schools, institutions, and public facilities to share green spaces for children and adults across the community. The objective is to ensure that all of Gulfton’s residents are within a 10-minute walk of a park.

Create a Green Community
The Gulfton study area is a dense neighborhood with very little greenery or trees (see map to the right). Gulfton leaders will work in partnership with the Planning and Development Department and others to plant additional street trees throughout the community, while also exploring other landscaping strategies, including native plantings. The objective is to plant a minimum of 100 new trees by 2023 to improve the environmental quality, provide shade, and reduce the urban heat island effect.
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| **Build Great Parks and Open Spaces** | Improve Burnett Bayland Park  
*ACTION STEPS:* Work in partnership with the Houston Parks and Recreation Department to install new playground equipment, grill pits, and trash cans; improve the splash pad, walking trail, lighting, sports fields, drainage, and restrooms; add additional benches, recycling bins, games, trees, native plants and other landscaping; explore opportunities to expand healthy food vendors in the park, develop a market area, outdoor kitchen and expanded community gardens; increase maintenance, security, and park patrol | 🟢 |
| | Expand Burnett Bayland Park  
*ACTION STEPS:* Work with the Houston Parks and Recreation Department (HPARD), Houston Parks Board (HPB), and others to explore the expansion of Burnett Bayland Park to better serve the neighborhood’s needs | 🟢 |
| | Identify land and build new parks  
*ACTION STEPS:* Explore sites that have the potential to be transformed into new parks, including vacant retail lots, school sites for SPARK Parks, utility easements, and right-of-ways; partner with apartment managers and owners to develop small parks in apartment complexes | 🟢 |
| **Southwest Multi-Service Center improvements and expansion** | Southwest Multi-Service Center improvements and expansion  
*ACTION STEPS:* Work in partnership with the Houston Health Department to expand the Southwest Multi-Service Center building and amenities, including outdoor game tables, exercise programs for children, and a community garden, with gardening and nutrition classes (also see EDUCATION); explore the potential of a community cafe at the Southwest Multi-Service Center; explore the creation of a larger shared green space between Legacy Health Clinic, the Southwest Multi-Service Center and the Alliance for Multicultural Community Services | 🟢 |
| | Open space / green space sharing  
*ACTION STEPS:* Work with area schools (including Jane Long Academy and YES Prep), institutions, public facilities, and community centers to share green spaces for children and adults in the community, including school grounds being open for additional hours in the morning and evening | 🟢 |
| | Green streets and places  
*ACTION STEPS:* Create partnerships to plant additional trees, including fruit trees, across the community and along area streets; install additional landscaping and greenery across the neighborhood, including native species | 🟢 |

**PLAN Legend:**
- Green: Complete Communities Action Plan
- Orange: City of Houston Plans and CIP
- Yellow: CONNECT Community
- Blue: Gulfton SNAP / Survey
- Turquoise: Legacy Community Health Assessment
- Beige: HGAC Special District Study
## Example of the Plan's Timetable

### PARKS AND COMMUNITY AMENITIES

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td></td>
<td><strong>LEAD:</strong> HPARD, Las Madres del Parque</td>
<td><strong>POTENTIAL PROGRAMS</strong></td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td></td>
<td><strong>SUPPORT:</strong> HPB, SN Council, Center Point, Boy Scouts of America</td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, Adopt an Esplanade Program, Eagle Projects</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, CDBG Funding, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td>Long</td>
<td></td>
<td><strong>LEAD:</strong> HPARD, HPB, Las Madres del Parque</td>
<td><strong>SPARK Park Program, KaBOOM! Grants, Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td>(5 + yrs)</td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Philanthropic Organizations</td>
<td><strong>SPARK Park Program, KaBOOM! Grants, Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>SPARK Park Program, KaBOOM! Grants, Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td>Short</td>
<td></td>
<td><strong>LEAD:</strong> HHD</td>
<td><strong>HHD Gardening Classes, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td>(0 - 2 yrs)</td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, HPB, Urban Harvest, CONNECT Community, Texas Children in Nature</td>
<td><strong>HHD Gardening Classes, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td>Medium</td>
<td></td>
<td><strong>LEAD:</strong> CONNECT Community, HPARD</td>
<td><strong>Trees for Houston Scenic Houston</strong></td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td></td>
<td><strong>SUPPORT:</strong> HISD, Jane Long Academy, YES Prep, SN Council, Texas Children Initiative</td>
<td><strong>Trees for Houston Scenic Houston</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Trees for Houston Scenic Houston</strong></td>
</tr>
<tr>
<td></td>
<td>100%</td>
<td>Of residents will be within a 10-minute walk of a park or open green space by 2023</td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, Adopt an Esplanade Program, Eagle Projects</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Currently, 40% (or 18,750 people) are within a 10-minute walk</td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, CDBG Funding, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Source:</strong> City of Houston GIS</td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, CDBG Funding, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>New trees planted in the community by 2023</td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, CDBG Funding, HPB Beyond the Bayous Initiative</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Texas Parks and Wildlife Local Parks Grant Program, Urban Outdoor Recreation, CDBG Funding, HPB Beyond the Bayous Initiative</strong></td>
</tr>
</tbody>
</table>
SAFETY

Introduction
Safety is an important key to building a healthy and thriving community. Gulfton is served by HPD’s South Gessner Division, and includes all of Beat 17E10. Crime statistics compiled for Beat 17E10 illustrate that the property crime rate in Gulfton is 26% lower than in Houston overall, while the rate of violent crime per 100,000 residents is 29% higher than in Houston. The area with the highest concentration of crime in Gulfton is close to the intersection of High Star and Hillcroft Avenue.

A complete community is a safe community, where law enforcement agencies and the community work together to reduce crime and create safe streets and places.

Safety Goals
The three goals to enhance safety in the Gulfton Complete Community focus on creating a safe and secure neighborhood, with informed residents who work in partnership with local law enforcement to reduce crime. The goals, developed through a series of public meetings and existing community plans, are summarized here and provided in more detail on the following pages. The safety goals are:

Create a Safe and Secure Neighborhood
Gulfton residents want to feel safe in their neighborhood. A number of community challenges are impacting their sense of safety. These include gang activity, gun violence, and loitering in area parks and public places. While crime has declined in recent years, the perception that the community is very unsafe remains prevalent.

Civic leaders will work in partnership with the Houston Police Department to increase the visibility of patrols, including in area apartment complexes, address gangs, gun violence, and loitering in public places. This work will be combined with projects to increase safety in area apartments, including encouraging owners to join the Blue Star certification program, and conducting safety audits throughout the neighborhood. In addition, a “safe zone” will be developed at the HPD Storefront for people to securely conduct online transactions. The objective is to reduce the rate of violent crime by 25% over the next five years.

Support Active Residents
A challenge for the Gulfton neighborhood, with the transitional flow of residents with diverse backgrounds and the presence of criminal gangs, is the hesitation to report crime or other safety issues, such as human

| Violent crime rate per 100,000 in Gulfton, 2016 | 1,320 |
| Violent crime rate per 100,000 in Houston, 2016 | 1,026 |

A complete community is a safe community where the community and law enforcement work together to reduce crime and increase the sense of security throughout the neighborhood.

trafficking, to law enforcement agencies. 

Language barriers, fear of police, and other impediments stand in the way of many residents reporting criminal activity.

Developing multilingual outreach materials, in print and local broadcast forms, to better inform residents of the anonymous ways to contact the police and secure other services and resources, is the first step in eliminating fear and other barriers to enhancing safety.

**Build Strong Community-Police Relations**

Working towards a safe and connected neighborhood requires strong partnerships between local law enforcement agencies and community members. To strengthen these relationships civic leaders will attend regular meetings of HPD’s Positive Interaction Program. These meetings provide an opportunity for community leaders to share their top safety concerns with police, and to work in partnership to solve these issues. The goal is to have an action request report submitted to HPD’s South Gessner Division annually. Creating trust and understanding between police officers and residents will help to build bridges between the community and law enforcement.

---

**Early Successes**

The Code Enforcement Division has surveyed streetlights in each Complete Community every four months to identify broken lights and report to CenterPoint for repair.

The Houston Police Department launched a bike patrol program in Gulfton in early 2018.

---

**3,217** Property crime rate per 100,000 in Gulfton, 2016

**4,321** Property crime rate per 100,000 in Houston, 2016

<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce gang activity and gun violence</td>
<td><em>ACTION STEPS:</em> Work in partnership with HPD to develop a targeted program to reduce gang activity and gun violence, including expanding the gang task force in the community</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Increase the visibility and presence of police in the community</td>
<td><em>ACTION STEPS:</em> Expand police patrols in the neighborhood, including foot and bike patrols; Improve and expand the HPD storefront; Partner with area civic clubs and the Super Neighborhood Council to establish neighborhood watch programs</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Create a safety zone for online transactions</td>
<td><em>ACTION STEPS:</em> Work with HPD to create a safety zone at the HPD Storefront</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Safety audits</td>
<td><em>ACTION STEPS:</em> Work in partnership with HPD, the Super Neighborhood Council, apartment managers, and others to conduct safety audits throughout the community; Develop strategies to increase safety, including implementing Crime Prevention Through Environmental Design (CPTED) strategies in partnership with HPD’s CPTED Program</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Reduce loitering</td>
<td><em>ACTION STEPS:</em> Develop partnerships to address the challenges of loitering, homeless needs, and panhandling, particularly at area bus stops and shelters and Burnett Bayland Park</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Address safety and security at area apartments</td>
<td><em>ACTION STEPS:</em> Work in partnership with HPD’s Apartment Enforcement Unit to identify and address security in area apartment complexes, particularly those with high crime; Encourage apartment owners to join the Blue Star certification program that represents owner’s and manager’s commitment to keep their complexes safe</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Reduce domestic violence</td>
<td><em>ACTION STEPS:</em> Increase outreach, information, and services for victims of domestic violence in multiple languages</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Develop a public service safety campaign for 311/211/911 in multiple languages</td>
<td><em>ACTION STEPS:</em> Create outreach materials and a public service campaign on 311/211/911 in multiple languages; Materials would include information on the ways to contact the police, including email, fax, in person, phone, NextDoor, Facebook, etc; The campaign would be promoted through local Spanish-language media, radio, TV, area apartment complexes, newsletters, and other area sources; The goal is to eliminate any fear of reporting crime and/or using city services for those who are undocumented</td>
<td>![Circle]</td>
</tr>
<tr>
<td>Support Active Residents</td>
<td></td>
<td>![Circle]</td>
</tr>
<tr>
<td>Build Strong Community-Police Relations</td>
<td><em>ACTION STEPS:</em> Encourage civic clubs and Super Neighborhood Council leaders to attend monthly Positive Interaction Program (PIP) meetings; Communicate with HPD the top safety issues in the community regularly at the PIP meetings or through an “Action Request”</td>
<td>![Circle]</td>
</tr>
</tbody>
</table>

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans and CIP
- CONNECT Community
- Gulfton SNAP / Survey
- Legacy Community Health Assessment
- HGAC Special District Study
<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, Mayor’s Anti Gang Office</td>
<td>Anti-Gang Task Force, Positive Interaction Program, The GREAT Program, Weed and Seed</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Southwest District, Police and Clergy Alliance,</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ReVision, MBK, Area Non-profits</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD</td>
<td>Keep Houston SAFE Initiative, Gulfton Festival, Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Southwest District, Gulfton Citizens Advisory Council</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD</td>
<td>Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Southwest District</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, SN Council</td>
<td>HPD CPTED Training, Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> Civic Clubs, Gulfton Citizens Advisory Council, Area Apartments, Area Schools</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, HPARD</td>
<td>Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Southwest District, METRO Police, Star of Hope</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, Apartment Enforcement Unit, DON</td>
<td>Blue Star Program, HPD CPTED Training Program, HPD Differential Response Teams, Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Apartment Owners and Managers, Blue Star Program, Alliance for Multicultural Services</td>
<td></td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, DON</td>
<td>Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> BakerRipley, Alliance for Multicultural Services, Houston Women’s Center, DAYA Houston</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td><strong>LEAD:</strong> HPD, DON</td>
<td>United Way Community Building Grants, Positive Interaction Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> Super Neighborhood Alliance, SN Council, Mayor’s Office Advisor on Human Trafficking, Houston Area Council on Human Trafficking, METRO, Alliance for Multicultural Services</td>
<td></td>
</tr>
<tr>
<td>Annual</td>
<td></td>
<td><strong>LEAD:</strong> HPD</td>
<td>Positive Interaction Program, HPD Police Athletic League (PAL) Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>SUPPORT:</strong> SN Council, Southwest District, Area Apartment Owners and Managers</td>
<td></td>
</tr>
</tbody>
</table>
OUR THANKS

Complete Communities

The Complete Communities initiative would not have been possible without the commitment and dedication of the Complete Communities Advisory Committee and the Gulfton Neighborhood Support Team. The Advisory Committee, comprised of community leaders and advocates, ensured that the program structure was inclusive, promoted public-private partnerships, and worked effectively and efficiently. The Gulfton Neighborhood Support Team guided the planning process and shaped the initiative at the local level. We thank everyone for their time and commitment to the Complete Communities initiative.

Complete Communities Advisory Committee
Claudia Aguirre, BakerRipley
Hazem A. Ahmed, Integrity Bank
Lauren Anderson, Houston Ballet
Angela Blanchard, BakerRipley
Roberta Burroughs, Roberta F. Burroughs & Associates
Veronica Chapa Gorczynski, Greater East End Management District
Paul Charles, Neighborhood Recovery CDC
Etta Crockett, Acres Home Super Neighborhood
Kathy Bluford Daniels, Super Neighborhood Alliance
Tomaro Bell, Super Neighborhood Alliance
Tanya Debose, Independence Heights Redevelopment Council
Frances Dyess, Houston East End Chamber of Commerce
Kathy Flanagan Payton, Fifth Ward Community Reinvestment Council
Bo Fraga, BakerRipley
Tory Gunsolley, Houston Housing Authority
Ramiro Guzman, Harris County TRIAD
Daniel Hinojosa, Harris County General Store
Tiffany Hogue, Texas Organizing Project
Michael Huffmaster, Super Neighborhood Alliance
Lester King, PhD., Rice University
Mary Lawler, Avenue CDC
Rick Lowe, Project Row Houses
Roy Malonson, Acres Home Chamber of Commerce
Robert S. Muhammad, Ph.D.
Melissa Noriega, BakerRipley
Theola Petteway, OST/Almeda TIRZ
Jeff Reichman, January Advisors
Sandra Rodriguez, Gulfton Super Neighborhood Council
Diane Schenke, Greater East End Management District
Juliet Stipeche, Mayor’s Office, Director of Education
Amanda Timm, Houston LISC
Anne Whitlock, CONNECT Communities
Shondra Wygal, AARP

Gulfton Neighborhood Support Team
Teresa Alvarado
Kennedy Asche
Shiroy Aspaneliar
Christy Chang
Rayleigh Colombero
Ramona Crayton
Bendu M. Dawolo
Selene Eescalera
Emmanuel Enriquez
Mustafa Fatany
Claudia Garcia
Sandra Garza
David Godwin
Maria Hernandez
Veronica Hernandez
Janet Horn
J. L. Juarez
Kayla Laywell
Zeman Kelleta
Ana Lehrhaupt
Karen Luik
Beth Martin
Ana McNaught
Officer Daniel Mendoza
Belinda Moreira
Marie Moreno
Silvestre Ocampo
Victor Quijano
Naiyolis Palomo
Jessica Perez
Sandra Rodriguez
Dr. Aisha Siddiqui
Hiba Siddiqui
Jonathan Trinh
Carolina Turrubiates
Anne Whitlock
Azeb Yusuf
Participants
This list was compiled from sign-in sheets at the community meetings. We apologize for any misspellings or omissions.

Christine Aboud
Delilah Agho-Otoghile
Roopa Air
DJ Alexander
Letha Allen
Joyce Almaguer-Residurf
Saad Alsaad
Anas Alshawa
Delmy Alvitar
Marie Arcos
Eva Arzate
Keiji Asakura
Fnu Ayesha
Kinard Barnett
Shazia Bashir
Dipesh Batra
Gabriella Bell-Braxton
Julio Bernal
Ebele Betano Marie
Jim Bigham
Oni Blair
Bawili Byacelle
Euelia Cadenas
Najah Callander
Erika Cantz
Mary Ellen Carroll
Farasa Clarisse
Tereza Colunga
Jordan Davis
Tommy Davis
Roberto De Gueoada
Norma Delgado
Miriam Diria
Paul Dogle
Diane Dohm
Mikala Durham
Meretu Dutoro
Margarita Eltz
Tom Ernhores
Byron Eugene
Maria Luisa Figueroa
Olga Flores
Arthemise Foley
Kevin Franco
Tia Fuentes
Eric Galvez
Francisco Garcia
Marthe Garcia-Pratz
Heyabu Garmal
Aran Gin
Mwangaza Gloire
Iris Gonzalez
Yeni Gonzalez
Brem Gorman
Lisa Graff
Earnestine Gray
Robert Greenberg
Jesse Gutierrez
Heather Handley
Angleica Hernandez
Elva Hernandez
Liliana Hernandez
Maria Hernandez
J. Herrera
Hienda Hiar
Michael Hink
Angelica Holez
Donald Hoyt
Katryn Huntsman
Mary Huyt
Olamrewaji Ikpeekha
Dr. Inge Ford
Alex Irela
Michael Isabel
Esther James
Courtney Karam
Zerman Keller
Amy Kelley
Mehnaz Kham
Daniel King
Airiel Lacy
Luis Landa
James Lee
Boss Limleu
John Long
Rebecca Luman
Asende Lwabomya
Danny Lyle
Ana MacNaught
Tahir Mahmood
Maria N. Maldonado
Robin Mansur
Allyson Marcus
Paul J. Marshall
Alejandra Martinez
Johnny Martinez
Margarita Martinez
Carroln Mata
Yuhayna McCoy
Eileen McGowan
Mike McMahon
Mike Menendez
Adonis Mercado
Chelbi Mims
Bill Mintz
Esdras D. Miranda
Ami Mistry
Tilisa Mlondani
Nirmalar Mohan
Lwabanya Mtendjwa
Doris Muinde
Saima Musharrat
Micah Natividad
Mahesh Neopanez
Long Nguyen
Hyunja Norman
Pamela Norwood-Todd
Dian Noshuasan
Donana Oldfiled
Maria Osaria
Marci Pampe
Zabeth Parra-Malek
Cecilia Perez
Elizabeth Perez
Ed Pollard
Teresa Portillo
Eloria Posada
Heather Poth
Edna Pulido
Hunter Purvis
Ram Purvis
Kelly Rector
Carmen Reisdorf
David Reisdorf
Jaime Ridonlado
Maria Rivera
DeAnna Roberts
Benjamin Rodriguez
Maria Rodriguez
Sarah Rodriguez
Victoria Rodriguez
Damon Ross
Saapac Saad
Rohin Sabandari
Fatima Sakardrei
Nargis Salcandari
Ruby Samuel
Veronica Sanchez
Yasmin Sanchez
Lloyd Saunders
Sara Shams
Kyle Shelton
Zebib Shumbahire
Ines Sigel
Juan Antonio Sorto
Yolanda Speaker
Zugeiil Stallworth
Pablo Szub
Juana Tavico
Luther Todd
Yesenia Torres
Kenny Trice
Annie Trinh
Ryan Villarreal
Charles Wahl
Alan Watkins
Beth White
Jessica Wiggins
Greg Wythe
Sophia Xu
Omer Yousazai
Alexander Zarutgkie
Margurita Zuniga
City of Houston Department Representatives and Partners

The Complete Communities initiative is supported by over 200 representatives of 27 City Departments and partner organizations. We thank you.

City of Houston Departments

Administration and Regulatory Affairs
Tina Paez, Director
Jennifer Barrera-Garcia
Kathryn Bruning
Greg Damianoff
Paul Dugas
Nicholas Hadjigeorge
Donovan Harris
Maria Irshad

Bank On Houston
Yvonne Green

City Council Offices
Eddie Arias
Tom Davis
John Gibbs
Karen Haller
Jeremy Harris
Veronica Hernandez
Shavonda Johnson
Staci Keys
Ray Lyndsey
Saliatilm Rueda
Laura Thorp
Andre Wagner
Eric Wiskasi
Glenda Zenteno

Department of Neighborhoods
TaKasha Francis, Director
Maria Bolanos
Alvin Byrd
Rashad Cave
Carl Davis
Shohn Davisson
Gloria Guzman
Reggie Harris
Veronica Hernandez
Mayra Hypolite
Anita Ivery
Melissa Mayorga
Christyila Miles
Rhonda Sauter

Finance
Tantri Emo, Director
Jaime Alvarez
Melissa Dubowski
Marnita Holligan
Veronica Lizama

Fire Department
Chief Samuel Pena, Director
Michael Cannon
Richard Galvan
Carla Goffney
Sara Navarro
Francis Tran
Justin Wells

General Services
C. J. Messiah, Director
Lisa Johnson
Hector Moreno
Clifford Perry
Greg Quintero
Richard Vella

Health Department
Stephen Williams, Director
Stephanie Alvarez
Martha Arguelles
Deborah Banerjee
Enrique Cervantes
Abel Chacko
Rita Cromartie
Angelina Espana
Fransico Garcia
Martha Garza
Beverly Gor
Doris Muinde
Vishnu Nepal
Guilme Pierre
Kristi Rangel
Loren Raun
Sandra Rodriguez
Catherine Shepard
Cheryl Sheppard
Donna Travis
LaQuisha Umemb

Housing and Community Development
Tom McCasland, Director
Chris Butler
Yvonne Cantu
Aldwin Foster
Al Henson
Mary Itz
Angela Simon
Kimsha Sonnier
Yaw Temeng

Houston Public Works
Carol Haddock, Director
Tommy Artz
Jay Doyle
Roshon George
Ian Hlavacek
Anita Hollmann
Steven Huynh
Gary Norman
Eddie Olivera
Pradhan Pratistha
Fazle Rabbi
Steve Stelzer
Monica Vasquez

Legal
Ronald Lewis, Director
Nirja Aiyer
Heather Cook
Cora Garcia
Arva Howard
Louis Rossito

Library
Rhea Lawson, Director
Patrick Atkins
Erika Cardoso
Caitlin Cody
Pedro Fonseca
Djuina Hammett
Mary Hammond

Mayor’s Anti-Gang Office
Patricia Harrington

Mayor’s Office
Joel Alba
Sallie Alcorn
Alan Bernstein
Niel Golightly
Kimberly Hatter
Marvalette Hunter
James Koski

Mayor’s Office, Chief Resilience Officer
Stephen Costello

Mayor’s Office for People with Disabilities
Maria Town, Director
Angel Ponce

Mayor’s Office of Cultural Arts
Debbie McNulty, Director
Radu Barbuceanu
Necole Irvin

Mayor’s Office of Economic Development
Gwen Tillotson, Director
Jennifer Curley
Carnell Emanuel

Mayor’s Office of Education
Juliet Stipeche, Director
Dina Gairo
Emma Oliver

Mayor’s Office of Innovation
Jesse Bounds, Director
Annie Pope
Mayor’s Office of New Americans and Immigrant Communities
Terence O’Neill, Director

Office of Business Opportunity
Carlecia Wright, Director
Derek Boateng
Abby Gonzalez
Francesca Marshall
Paula Pineda
Katrina Williams

Office of Veterans Affairs
Carl Salazar, Director

Parks and Recreation
Steve Wright, Director
Jasmine Brown
Yolanda Ford
Jonathan Henderson
Michael Isermann
Rubi Longoria

Planning and Development
Patrick Walsh, Director
Margaret Wallace Brown, Deputy Director
Christopher Andrews
Arica Bailey
Melissa Beeler
Divya Bhakta
Jacqueline Brown
Davonte Caldwell
Diana DuCroz
Carlos Espinoza
Truscenia Garrett
Teresa Geisheker
Lauren Grove
Homero Guajardo Alegri
Ramon Jaime-Leon
Lynn Henson
Jose Mendoza
Annette Mitchell
Jennifer Ostlind
Tonya Sawyer

Police
Chief Art Acevedo, Director
Asst Chief Sheryl Victorian
Officer Ashton Bowie
Lieutenant Christopher Davis
Sergeant Michael Donato
Lieutenant Alberto Elizondo
Sergeant Frank Escobedo
Exec Asst Chief Troy Finner
Sergeant Eric V. Flores
Captain Harlan Harris
Office Jorge Herrera
Office Jose Herrera
Office Leevan Lewis
Sergeant Va’Shawnda McLean
Office Daniel Mendoza
Captain Zia Salam

Solid Waste
Harry Hayes, Director
Alyce Coffey

Partners
Houston Community College
Brenda Rios

Houston Parks Board
Lisa Kasianowitz
Amanda Nunley
Doug Overman
Chip Place

METRO
Ramona Crayton
Rachael Die
Randall Ellis

Luis Garcia
Armani Greer
Chena Karego
Brankie Lockett
Yuhayna McCoy
Tanya McWashington
Ujari Mohite
Mania Nistal
Sanjay Ram
Danny Silva
Sylvana Tang

Texas Department of Transportation
Patrick Henry
Joel Herrera
Paula Ikpatz
Joel Salinas
Wahida Wakil
Darrin Willer

Photo Credits
Drew Hind

Special Thanks to Bloomberg Associates
Amanda Burden
Lauren Racusin
Robin Ried

For More Information
City of Houston
Planning and Development Department
Complete Communities
http://houstontx.gov/completecommunities/
Phone: 832-393-6600
Summary:
RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Acres Homes, Gulfton, Near Northside, Second Ward and Third Ward - DISTRICTS A - STARDIG: B - DAVIS: C - COHEN: D - BOYKINS: H - CISNEROS and J - LASTER

Background:
The Planning and Development Department recommends passing a motion of support for the Action Plans for the five Complete Communities: Acres Homes, Gulfton, Near Northside, Second Ward and Third Ward.

In accordance with Mayor Sylvester Turner’s vision of creating transformational change in under-served and under-resourced neighborhoods, the Planning and Development Department provided professional planning, coordination, and advocacy services to the five Complete Communities. These five communities were the first to be included in a new on-going program and were selected to allow the City to develop a program that works in all neighborhoods regardless of development patterns, demographics, socio-economic conditions or the strength of civic organizations.

Starting April 17, 2017, when Mayor Turner announced the Complete Communities initiative, dedicated staff across twenty-three City departments provided support and worked side-by-side with the five communities. A Complete Communities Advisory Committee comprised of twenty-six experts and community leaders, was created to guide the initiative. The community engagement consisted of fourteen community-wide meetings and 1,400 stakeholder meetings. More than 3,500 people shared their insights, values, and visions.

A Neighborhood Support Team (NST) was created in each of the five Complete Communities. The NST was comprised of locally identified leaders, residents and allies, that guided each Complete Community effort. Topic areas include: civic engagement, economy and jobs, education, health, housing, mobility and infrastructure, neighborhood character, parks and community amenities, and safety. At the end of the public engagement process, project-specific working groups emerged to accomplish each of the goals identified in the Complete Communities Action Plans.

This community-centric effort has resulted in Action Plans that demonstrate the depth of community involvement. They also represent numerous opportunities for private investment and public private partnerships. By adopting these plans, City Council signals support and opens up opportunities for public sector funding such as Low Income Housing Tax Credits, philanthropy and private sector investment.

Patrick Walsh, P.E.,
Director
Planning and Development Department

Contact Information:
Lynn Henson
Planner Manager
832-393-6900

ATTACHMENTS:
Description Type
cover sheet Signed Cover sheet
Third Ward Action Plan Signed Cover sheet
Gulfton Signed Cover sheet
Second Ward 1/2 Signed Cover sheet
Second Ward 2/2 Signed Cover sheet
A regular meeting of the Houston City Council was held at 1:30 p.m., Tuesday, August 28, 2018; Mayor Sylvester Turner presiding with Council Members Brenda Stardig, Jerry Davis, Ellen Cohen, Dwight Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Laster, Martha Castex-Tatum, Mike Knox, David Robinson, Michael Kubosh, Amanda Edwards and Jack Christie D.C.; Randy Zamora, Legal Department, Marta Crinejo, Agenda Director and Stella Ortega, Agenda Office present.

At 1:57 p.m. Mayor Turner called the meeting to order and stated they would start with the presentations. Council Members Davis, Boykins, Martin, Le, Gallegos, Laster, Knox, Robinson, Edwards and Christie absent. NO QUORUM

Council Member Cisneros stated that the Houston area is wonderfully enriched by dedicated individuals who are willing to serve the public in all sectors, through tireless personal service and leadership, professionals work daily to improve the quality of life for all and Paul J. Puente has spent years advocating for pre-apprenticeship training courses to introduce career opportunities in pipefitting, electrical work, plumbing, and other skilled construction work in an effort to expand the number of skilled construction workers and as the executive secretary of the Houston Gulf Coast Building and Construction Trades Council, his advocacy and leadership helped create a partnership between the City of Houston, the Houston Contractors Association and the Houston Gulf Coast Building & Construction Trades Council to further the goal of strengthening the workforce through Apprenticeship Readiness Programs and Paul J. Puente is a delegate for the Houston Construction Industry Council and a member of the Houston Business Roundtable, the Greater Houston Partnership, as well as board member of Houston First Corporation and numerous other business organizations, he is currently a council member for Texas Governor Greg Abbott in both The Texas Workforce Investment Council and The Apprenticeship and Training Advisory Committees and on August 28, 2018, Paul J. Puente will be honored for his work, leadership, advocacy for the building trades and for enhancing our community. The City of Houston commends Paul J. Puente on his accomplishments and extends best wishes on all future endeavors and therefore, Mayor Turner hereby proclaimed August 28, 2018, as Paul J. Puente Day in Houston, Texas. Council Members Boykins, Martin, Le, Gallegos, Laster, Kubosh and Robinson absent.

Council Member Travis joined by Council Member Davis stated that the Post Oak Little League began as a little league organization 62 years ago offering baseball practice and competition for boys ages eight through 12 and the league currently operates through a lease and partnership agreement with T.H. Rogers School and the Houston Independent School District and this season, Post Oak Little League represented the Southwest Region and had 750 players and 63 teams with 10 teams in the majors’ division from which all-star players are selected and this season’s all-star team is the first 12-year old Post Oak Little League team in the history of the organization to make it to the Little League World Series, the Post Oak Little League all-star team enjoyed phenomenal wins in the District 16 Tournament, the Section 3 Tournament, the Texas East State Tournament and the Southwest Region Tournament championship game and on August 28, 2018, Post Oak Little League team will be recognized for their outstanding achievements. The City of Houston commends and congratulates Post Oak Little League team for its diligence, solid sportsmanship and tremendous efforts and extends best wishes on their continued success and all players were introduced and therefore, Mayor Turner hereby
Margaret Torres, 2627 Caroline, 77004, (346)801-7889 had reserved time to speak but was not present when her name was called. Mayor Turner, Council Members Stardig, Davis, Boykins, Martin, Gallegos, Laster and Edwards absent. Mayor Pro Tem Cohen presiding.

Thomas Wang, no address, (832)818-0806 appeared and stated that he is here to speak on the Mid-Town Redevelopment Authority Plan on developing 2 new projects on Emancipation and Saint Charles Boulevard and this particular project is a 52,000 square feet office building that is using Affordable Housing money and under their CCPI Plan his does not understand but the building is not an affordable house and the other project next to it is a 20 story housing unit and both combined they are estimated at $23 million and they do not know how they fund it and there is little information, regarding this project but the little information they have found is that they will be issuing a bonds from the Midtown Redevelopment Authority to fund this $23 million-dollar project and there is no community engagement. Mayor Turner, Council Members Stardig, Davis, Boykins, Martin, Gallegos, Laster and Edwards absent. Mayor Pro Tem Cohen presiding.

Council Member Knox questioned Mr. Wang.

Note: During the public session motions were offered to extend time for questions of various speakers, and votes taken, which were not prepared in written form and may be viewed on HTV Houston or on disc.

At 5:12 p.m. The City Council was recessed until 9:00 a.m., Wednesday, August 29, 2018, Mayor Turner, Council Members Stardig, Davis, Boykins, Martin, Gallegos, Laster and Edwards absent. Mayor Pro Tem Cohen presiding.

At 8:32 a.m. Ms. Anna Russell, City Secretary, read the description or captions of the Items on the Agenda.

The Houston City Council reconvened at 9:00 a.m., Wednesday, August 29, 2018 Mayor Sylvester Turner presiding, with Council Members Brenda Stardig, Jerry Davis, Ellen Cohen, Dwight Boykins, Dave Martin, Steve Le, Greg Travis, Karla Cisneros, Robert Gallegos, Mike Laster, Marta Castex-Tatum, Mike Knox, David Robinson, Michael Kubosh, Amanda Edwards and Jack Christie D.C.; Ronald Lewis, City Attorney, Marta Crinejo, Agenda Director and Stella Ortega, Agenda Office present.

At 9:13 a.m. Mayor Turner called the meeting to order and go to the Mayor’s Report. Council Members Stardig, Davis, Martin, Gallegos, Laster and Christie absent.

MAYOR’S REPORT

Mayor Turner stated that of course they are still commemorating one year after Harvey and wants to continue to remember everyone that has been effected, impacted in one way or another and even though there has been a great deal of recovery but there are literally thousands of people still dealing with it and still a lot of people are in their homes that still need to be repaired and some cases need to be rebuilt and he had an opportunity to be out in the Kashmere Garden, Kingwood, Meyerland and the Independent Heights areas on this past Saturday and he is going to continue to be out going around the City of Houston and this coming up Saturday, he should be on the West side and the main thing is to let people know that we are still sensitive to their situation that the City has not forgotten and the Federal dollars and Infrastructure Resilience and those dollars have yet to arrive and let continue to mindful of the families.
Position Four - PAMELA CASTLEMAN, reappointment, for a term to expire 12/31/2018

Position Five - HAROLD A. “AL” ODOM, III, reappointment, for a term to expire 12/31/2018, and to serve as Chair for a term to expire 12/31/2018

Position Six - ABE S. GOREN, reappointment, for a term to expire 12/31/2019

Position Seven - CATON M. FENZ, reappointment, for a term to expire 12/31/2019-

Was presented, moved by Council Member Cohen and seconded by Council Member Davis, all voting aye, nays none. MOTION 2018-0436 ADOPTED

4. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the BOARD OF DIRECTORS OF THE MIDTOWN REDEVELOPMENT AUTHORITY:

Position Three - GAYLE R. FORTSON, appointment, for a term to expire 12/31/2018

Position Four - PAMELA CASTLEMAN, reappointment, for a term to expire 12/31/2018

Position Five - HAROLD A. “AL” ODOM, III, reappointment, for a term to expire 12/31/2018,

and to serve as Chair for a term to expire 12/31/2018

Position Six - ABE S. GOREN, reappointment, for a term to expire 12/31/2019

Position Seven - CATON M. FENZ, reappointment, for a term to expire 12/31/2019-

Was presented, moved by Council Member Cohen and seconded by Council Member Davis, all voting aye, nays none. MOTION 2018-0437 ADOPTED

6. RECOMMENDATION from the Director of the Finance Department that the City Council receive the 2018 Appraisal Roll Information, Certification of the Anticipated Collection Rate and appoint Melissa Dubowski and Alma Tamborello to calculate and publish the City’s Effective and Rollback Tax Rates in accordance with the “Truth-in-Taxation” provisions of the State Tax Code and Local Government Code- was presented, moved by Council Member Cohen and seconded by Council Member Davis, all voting aye, nays none. MOTION 2018-0438 ADOPTED

7. RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Acres Homes, Gulfton, Near Northside, Second Ward and Third Ward - DISTRICTS A - STARDIG; B - DAVIS; D - BOYKINS; H - CISNEROS and J – LASTER- was presented, moved by Council Member Cohen and seconded by Council Member Davis, all voting aye, nays none. MOTION 2018-0439 ADOPTED
Gulfton Complete Community

Connect South Apartments

6440 Hillcroft Street  Houston, Texas
Evidence of funding flowing through the area - Completed Public Works and Engineering Capital Improvement Projects
Evidence of funding flowing through the area - Active Public Works and Engineering Capital Improvement Projects
Project: Southwest MSC - Renovation
6400 HIGH STAR

Project No. H-000080

Project Description
Repair damaged drywall and repaint interior; replace damaged auditorium retractable partition; replace VCT floors with stained concrete. Install vent fan for senior's area kitchen stove (code requirement). Replace broken auditorium partition.

City Council District

Location: J Address Descr 2: 
Served: J Zip Codes: 77074
Key Map: Category:
Location Code: UA-00 Sub-Category:

Project Justification
Finishes on the interior of building are aged, making the facility less appealing for constituent utilization. The kitchen stove in the senior's area lacks a vent fan. Auditorium partition also needs replacement.

Units: 0
Start Year:
RCC Total $ 
RCA Total $

<table>
<thead>
<tr>
<th>Project Allocation</th>
<th>Previous Appropriations</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition-Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equipment Acquisition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salary Recovery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total Allocation</td>
<td></td>
<td>171</td>
<td>1,139</td>
<td></td>
<td>1,139</td>
<td></td>
<td>1,310</td>
<td></td>
</tr>
</tbody>
</table>

Source of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4508 - Public Health Consolidated Constr Fund</td>
<td>171</td>
<td>1,139</td>
<td></td>
<td></td>
<td></td>
<td>1,310</td>
<td></td>
</tr>
<tr>
<td>Total Funds</td>
<td>171</td>
<td>1,139</td>
<td></td>
<td></td>
<td></td>
<td>1,310</td>
<td></td>
</tr>
</tbody>
</table>
Project: Affordable Housing Project

<table>
<thead>
<tr>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>This project will create units of high quality, safe, and sanitary affordable housing for Houstonians through acquisition, repair, demolition, and/or reconstruction of blighted structures. HCDD will, through an RFQ/RFP process, select qualified developers and sub-recipients to perform all necessary repairs.</td>
</tr>
</tbody>
</table>

| Location | VARIOUS |
| Location Code | UA-00 |
| VARIOUS |
| CITYWIDE |
| SUB-CITYWIDE |
| UA-00 |
| UA-00 |

<table>
<thead>
<tr>
<th>Project Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearly 50% of households in Houston are low and moderate income. Housing costs continue to increase drastically while household income has had only small gains in recent years. Further exacerbating the availability of decent, safe, and sanitary affordable housing is Houston's aging housing stock.</td>
</tr>
</tbody>
</table>

### 2020-2024 CAPITAL IMPROVEMENT PLAN ($ Thousands)

<table>
<thead>
<tr>
<th>Project Allocation</th>
<th>Previous Appropriations</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition-Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>4,494</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>4,400</td>
<td>8,894</td>
</tr>
<tr>
<td>Equipment Acquisition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salary Recovery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Allocation</strong></td>
<td>4,494</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>880</td>
<td>4,400</td>
<td>8,894</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>4501 - Homeless &amp; Housing Consolidated Fund</td>
</tr>
<tr>
<td><strong>Total Funds</strong></td>
</tr>
</tbody>
</table>
### Project Description

The splashpads at Hidalgo, Edgewood, Burnet Bayland, Melrose, and Hermann Brown Parks are in need of re-surfacing. Edgewood Park splashpad has vertical spray elements in need of refurbishment.

### Project Justification

Splashpads are heavily used all twelve months of the year, surfacing is failing and is a potential hazard to users. Mechanical system upgrades will cut down on maintenance needs and reduce downtime.

### Project Allocation

<table>
<thead>
<tr>
<th>Project Allocation</th>
<th>Previous Appropriations</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition-Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design</td>
<td></td>
<td>3</td>
<td>44</td>
<td>38</td>
<td>55</td>
<td>141</td>
<td>141</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td>15</td>
<td>220</td>
<td>191</td>
<td>299</td>
<td>256</td>
<td>981</td>
<td>981</td>
</tr>
<tr>
<td>Equipment Acquisition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salary Recovery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Allocation</strong></td>
<td></td>
<td>18</td>
<td>264</td>
<td>229</td>
<td>299</td>
<td>311</td>
<td>1,121</td>
<td>1,121</td>
</tr>
</tbody>
</table>

### Source of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4502 - Parks Consolidated Construction Fund</td>
<td>18</td>
<td>264</td>
<td>229</td>
<td>299</td>
<td>311</td>
<td>1,121</td>
<td>1,121</td>
</tr>
<tr>
<td><strong>Total Funds</strong></td>
<td>18</td>
<td>264</td>
<td>229</td>
<td>299</td>
<td>311</td>
<td>1,121</td>
<td>1,121</td>
</tr>
</tbody>
</table>
### Project: Ball Field Lighting Upgrade

**Various Locations**

**Project Description**

Installation of new lights, which will be energy efficient and can be controlled remotely. Candidate sites include Burnett Bayland, Greenwood Park, Beverly Hills Park, Keith Weiss Park, Cullen Park, Denver Harbor Park and Love Park.

**City Council District**

- Location: VARIOUS
- Address Descr 2:
- Served: VARIOUS
- Zip Codes:
- Key Map:
- Category:
- Location Code: UA-00
- Sub-Category:

**Project Justification**

Ball field lights at many parks have reached or passed their life cycle. New ballfield lights will be LED fixtures for energy efficiency and lower long term maintenance cost.

<table>
<thead>
<tr>
<th>Units:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Start Year:</td>
<td>2019</td>
</tr>
<tr>
<td>RCC Total:</td>
<td>$</td>
</tr>
<tr>
<td>RCA Total:</td>
<td>$</td>
</tr>
</tbody>
</table>

#### Project Allocation

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Previous Appropriations</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4502 - Parks Consolidated Construction Fund</td>
<td>462</td>
<td>375</td>
<td>79</td>
<td>507</td>
<td></td>
<td></td>
<td>961</td>
<td>1,423</td>
</tr>
<tr>
<td>Total Funds</td>
<td>462</td>
<td>375</td>
<td>79</td>
<td>507</td>
<td></td>
<td></td>
<td>961</td>
<td>1,423</td>
</tr>
</tbody>
</table>

#### Total Allocation

<table>
<thead>
<tr>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2020-2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>462</td>
<td>375</td>
<td>79</td>
<td>507</td>
<td></td>
<td>961</td>
<td>1,423</td>
</tr>
</tbody>
</table>

Adopted CIP Form A
### Project: US 59 / IH 610 Direct Connectors

#### Project Description
Water and Wastewater Relocations at US 59 / IH-610 Direct Connectors.

<table>
<thead>
<tr>
<th>City Council District</th>
<th>Location</th>
<th>Address Descr 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>G,J</td>
<td></td>
</tr>
</tbody>
</table>

| Served:               | G,J      |

| Key Map:              | 491Y,491Z, |

| Category:             |           |
| Location Code:        | UA-00     |
| Sub-Category:         |           |

#### Project Justification
Existing utilities must be relocated as part of roadwork.

| Units: | 0 |

| Start Year: | 2019 |

| RCC Total | $ |
| RCA Total | $ |

#### Project Allocation

<table>
<thead>
<tr>
<th>Project Allocation</th>
<th>Previous Appropriations</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition-Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equipment Acquisition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salary Recovery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>2,667</td>
<td>3,067</td>
<td></td>
<td></td>
<td></td>
<td>3,067</td>
<td>5,734</td>
</tr>
<tr>
<td>Total Allocation</td>
<td>2,667</td>
<td>3,067</td>
<td></td>
<td></td>
<td></td>
<td>3,067</td>
<td>5,734</td>
</tr>
</tbody>
</table>

#### Source of Funds

| 4042 - Street & Trfc Control & Strm Drain DDSRF | 2,667 | 3,067 |      |      |      | 3,067| 5,734 |
| Total Funds                                  | 2,667 | 3,067 |      |      |      | 3,067| 5,734 |
Improvements in the Gulfton Complete Community

1 - Baker-Ripley Gulfton Sharpstown Campus

2 - Southwest Multi-Service Center
Improvements in the Gulfton Complete Community

3 - Burnett Bayland Park

4 - Houston Fire Station 51
Improvements in the Gulfton Complete Community

5 - Milagro Plaza Apartments

6 - Jane Long Academy
**Community Assets**

**Connect South**

6440 Hillcroft St
Houston, Texas

- Grocery: Fiesta Mart
- Pharmacy: Hillcroft Pharmacy
- Childcare: New Horizon Head Start
- Indoor Rec: Burnett Bayland Community Center
- Outdoor Rec: Bayland Park
- Meals Service: Interfaith Minitrie's Meals on Wheels Greater Houston and Galveston Co
- Rated School: Sutton Elementary
GROCERY STORE NEAR YOU
FIESTA MART - STORE 07

Store Number: 07

ADDRESS
6200 Bellaire,
Houston, TX 77081
(713) 270-5889

GROCERY STORE HOURS
Mon-Sun: 7am-10pm

DEPARTMENTS
Service Center
Produce
Seafood
Meat
International
Deli
Fiesta Mart Bakery
Hispanic Foods
Floral and General Merchandise
Apparel

See weekly ad
Make this my store

STORE 07
6200 Bellaire,
Houston, TX 77081
(713) 270-5889

See weekly ad
Get directions

Hillcroft Physicians Pharmacy is an independent retail pharmacy committed to meeting your medication needs in the safest and most cost-effective way possible whether they are prescribed by one of our great providers or an outside physician. Our desire is to not only know your medications, but to know you as well. Our point-of-care on-site dispensing services are designed with our patient’s health and wellness in mind.

Our excellent and passionate Pharmacy Team includes Sean Yarbrough PharmD, Pharmacist in Charge, They are committed to serving our patients and community.

**ON-SITE PHARMACY HEALTH & WELLNESS BENEFITS:**
- Compliance & adherence improves chronic diseases
- Save time & money
- Convenient hours & caring staff
- Cost – Prescriptions equivalent or lower than major drug stores
- Co-pay & we file insurance
- Refill prescriptions quickly & easily

**Contact Us**
Phone: 713-988-9996  
Fax: 713-988-9446  
Email: hillcroftpharmacy@comcast.net

**Hours of Operation:**
Monday–Friday: 9am–5:30pm  
Saturday: 9am–2pm

**Contact Us 713-988-3921**
info@hillcroftphysicians.net

**6400 Hillcroft St. Suite 100, Houston TX 77081**

**Copyright © Hillcroft Physician**
All rights reserved
Child Care Search Result Details

Operation Details
You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

<table>
<thead>
<tr>
<th>Operation Number:</th>
<th>551629</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operation Type:</td>
<td>Licensed Center</td>
</tr>
<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
</tr>
<tr>
<td>Operation/Caregiver Name:</td>
<td>New Horizon Head Start</td>
</tr>
<tr>
<td>Location Address:</td>
<td>6565 ROOKIN ST</td>
</tr>
<tr>
<td></td>
<td>HOUSTON, TX 77074</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>6565 ROOKIN ST</td>
</tr>
<tr>
<td></td>
<td>HOUSTON, TX 77074</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>713-779-4856</td>
</tr>
<tr>
<td>County:</td>
<td>HARRIS</td>
</tr>
<tr>
<td>Website Address:</td>
<td></td>
</tr>
<tr>
<td>Email Address:</td>
<td></td>
</tr>
<tr>
<td>Administrator/Director Name:</td>
<td>Monique Shobo</td>
</tr>
<tr>
<td>Type of Issuance:</td>
<td>Full Permit</td>
</tr>
<tr>
<td>Issuance Date:</td>
<td>4/19/2001</td>
</tr>
<tr>
<td>Permit Renewal Due By Date:</td>
<td>4/19/2021</td>
</tr>
<tr>
<td>Conditions on Permit:</td>
<td>Yes</td>
</tr>
<tr>
<td>Accepts Child-Care Subsidies:</td>
<td>Yes</td>
</tr>
<tr>
<td>Hours of Operation:</td>
<td>07:00 AM-04:30 PM</td>
</tr>
<tr>
<td>Days of Operation:</td>
<td>Monday - Friday</td>
</tr>
<tr>
<td>Total Capacity:</td>
<td>239</td>
</tr>
<tr>
<td>Licensed to Serve Ages:</td>
<td>Infant, Toddler, Pre-Kindergarten, School</td>
</tr>
<tr>
<td>Total Capacity:</td>
<td>239</td>
</tr>
<tr>
<td>Number Of Admin Penalties:</td>
<td>0</td>
</tr>
<tr>
<td>Corrective Action:</td>
<td>No</td>
</tr>
<tr>
<td>Adverse Action:</td>
<td>No</td>
</tr>
<tr>
<td>Temporarily Closed:</td>
<td>No</td>
</tr>
</tbody>
</table>

Five Year Inspection Summary
- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes ? are inspected at least once every two years, Listed Family Homes ? are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.
• In the last five years, Licensing conducted the following:
  9 - Inspections
  1 - Assessments
  2 - Self Reported Incidents
  2 - Reports

  Click on the inspection type to see additional details related to each inspection.

• There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the Five year history.

Five Year Compliance Summary
• During the last five years, 2376 standards were evaluated for compliance at this operation.

• Of the standards evaluated 10 deficiencies were cited.

  Click on the number of deficiencies to see additional details.

• Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

• The weights of the standard deficiencies cited in the past five years are as follows:
  4 were weighted as High
  3 were weighted as Medium - High
  3 were weighted as Medium
  0 were weighted as Medium - Low
  0 were weighted as Low

  Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office.

Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.
Indoor Recreation

Houston Parks and Recreation Department

Burnett-Bayland Community Center

Address: 6200 Chimney Rock
Houston, TX 77081
Phone: 713.686.4515
Rental Fee: Level 2
Email: burnettbayland@houstonpx.gov
Houston Service Helpline:
To request park repairs please call 311 or 713.687.0311 or submit your request online by clicking this link.

Contact Info

Fall/Winter/Spring Office Hours
M. to Th.: 1:00 p.m.-9:00 p.m.
F.: 12:00 p.m.-8:00 p.m.
Sat.: 10:00 a.m.-2:00 p.m.
Sun.: Closed

Summer Office Hours
M. to F.: 8:00 a.m.-6:00 p.m.
Sat.: 10:00 a.m.-2:00 p.m.
Sun.: Closed

STREET TREES
If you witness the removal of trees from street easements, please call 832-395-7100 immediately so we can check for permits and avoid unnecessary street tree loss. This phone line is answered 24 hours a day.
For all other non-emergency street tree service requests please call 3-1-1 (713-837-0311).

CONTACT US
Main Phone Line: 832-395-7000
Email: askparks@houstonpx.gov
Address: Houston Parks and Recreation Dept.
2999 South Wayside
Houston, TX 77023
Hours: 8:00 am - 5:00 pm, M-F

ACTIVITIES GUIDE & CLASS CATALOG
Recreation Catalog Available Now
H.P.A.R.D’s Fall Activities Guide is available online now! Check out the listings for recreation, fitness, and educational opportunities you and your family can take part in!

REQUESTS FOR PUBLIC RECORDS
Texas Public Information Act Requests
Houston Parks and Recreation Department
2999 S. Wayside Drive
Houston, TX 77023
Email: hpardrecords@houstonpx.gov

ABOUT US
OVERVIEW
CONTACT US
HPARD HOME PAGE

Event Fliers
For more information on Burnett Bayland Community Center programs click on the links below to view or print program fliers.
### RENTAL FEES FOR COMMUNITY CENTER OPERATIONS as of January 1, 2018

#### LEVEL I COMMUNITY CENTER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Non-Profit Rate</th>
<th>Commercial Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building rental</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$91.22 $108.32</td>
<td>$22.80</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$136.83 $153.94</td>
<td>$28.50</td>
</tr>
<tr>
<td>Meeting Room (Up to 36 people)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$62.71 $79.82</td>
<td>$17.10</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$108.32 $125.43</td>
<td>$22.80</td>
</tr>
<tr>
<td>Kitchen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$45.61 $62.71</td>
<td>$11.40</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$91.22 $106.32</td>
<td>$17.10</td>
</tr>
<tr>
<td>Building Clean-up/Setup</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$11.40 $11.40</td>
<td>N/A</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$11.40 $11.40</td>
<td>N/A</td>
</tr>
<tr>
<td>Room Clean-up/Setup</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$39.91 $39.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$39.91 $39.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Garden Villas</td>
<td>$57.01 $74.11</td>
<td>$11.40</td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$102.62 $119.73</td>
<td>$17.10</td>
</tr>
</tbody>
</table>

#### CLUBHOUSE FEES


#### LEVEL II COMMUNITY CENTER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Non-Profit Rate</th>
<th>Commercial Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building rental</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$118.73 $148.23</td>
<td>$26.50</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$165.34 $182.44</td>
<td>$34.20</td>
</tr>
<tr>
<td>Multipurpose Room (30+ people)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$62.71 $79.82</td>
<td>$17.10</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$108.32 $125.43</td>
<td>$22.80</td>
</tr>
<tr>
<td>Meeting Room (Up to 30 people)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$45.61 $62.71</td>
<td>$11.40</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$91.22 $106.32</td>
<td>$17.10</td>
</tr>
<tr>
<td>Kitchen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$11.40 $11.40</td>
<td>N/A</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$11.40 $11.40</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Clean-up/Setup</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$39.91 $39.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$39.91 $39.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Room Clean-up/Setup</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$17.10 $17.10</td>
<td>N/A</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$17.10 $17.10</td>
<td>N/A</td>
</tr>
<tr>
<td>Mason</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out by 7:00 pm First 3 hours</td>
<td>$85.52 $102.62</td>
<td>$17.10</td>
</tr>
<tr>
<td>Out after 7:00 pm First 3 hours</td>
<td>$131.13 $148.23</td>
<td>$22.80</td>
</tr>
</tbody>
</table>

#### CLUBHOUSE FEES

Interfaith Ministries Meals on Wheels for Greater Houston and Galveston County program provides home-delivered meals to over 4,400 homebound seniors and disabled adults in five counties – Harris, Galveston, Montgomery, Liberty and Chambers. The program also delivers weekend meals and a week's worth of breakfast to over 1,100 of our most frail and isolated clients. This nutritional support helps people stay independent and in their own homes. Sign up by contacting us at 713-533-4978.

Meals on Wheels for Greater Houston and Galveston County is able to serve clients with the help of partners like Harris County Area Agency on Aging, Texas Health and Human Services Commission and Managed Care Organizations serving Southeast Texas. In conjunction with the Harris County Community Services Department, IM reaches out to the remote areas of Harris County, serving elders across the county. IM also partners with organizations in Liberty, Chambers and Montgomery Counties to deliver meals.

Additionally, our Animaleas program delivers pet food to over 1,300 cats and dogs of Meals on Wheels clients so they not feel compelled to share their limited food and resources with their furry friends. IM collects donated pet food that volunteers deliver each month to clients. Learn more about Animaleas.

Lead Sponsors

Thank you to our Lead Corporate Sponsor:
School rated A or B by TEA in 2019

Texas Education Agency
2019 Accountability Ratings Overall Summary
SUTTON EL (101912248) - HOUSTON ISD

<table>
<thead>
<tr>
<th>Accountability Rating Summary</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>85</td>
<td>85</td>
<td>B</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>77</td>
<td>77</td>
<td>C</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>49</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| School Progress               |                 |             |        |
| Academic Growth               | 86              | 86          | B      |
| Relative Performance (Eco Dis: 91.1%) | 49              | 85          | B      |
| Closing the Gaps              | 88              | 83          | B      |

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Earned
- Science: Not Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Earned
Deficiency Documents
Scoring Notice
RE: 2020 Competitive Housing Tax Credit (HTC) Application for Connect South Apartments, TDHCA
Number: 20082

The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2020 Qualified Allocation Plan (QAP). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) and/or §11.201(7)(B) of the QAP.

Section 4 provides the final cumulative score in bold.

Section 5 includes, as applicable, notes and an explanation of any differences between the requested and awarded score, as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §11.902 of the 2020 QAP. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
Page 2 of Final Scoring Notice: 20082, Connect South Apartments

Section 1:
Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 131
Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 131
Difference between Requested and Awarded: 0

Section 2:
Points Awarded for §11.9(c)(8) Readiness to Proceed: 5
Points Awarded for §11.9(d)(1) Local Government Support: 17
Points Awarded for §11.9(d)(4) Quantifiable Community Participation: 4
Points Awarded for §11.9(d)(5) Community Support from State Representative: 8
Points Awarded for §11.9(d)(6) Input from Community Organizations: 4
Points Awarded for §11.9(d)(7) Concerted Revitalization Plan: 7

Section 3:
Points Deducted for §11.9(f) and/or §11.201(7)(B) of the QAP: 0

Section 4:
Final Score Awarded to Application by Department staff (Including all points): 176

Section 5:
Notes and explanation for difference between points requested and points awarded by the Department, as well as penalties assessed:

NA

Restrictions and requirements relating to the filing of an appeal can be found in §11.902 of the 2020 QAP. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Tuesday, June 23, 2020. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at mailto:sharon.gamble@tdhca.state.tx.us.

Sincerely,

Sharon D. Gamble
Sharon D. Gamble
Competitive HTC Program Administrator
The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2020 Qualified Allocation Plan (QAP). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) and/or §11.201(7)(B) of the QAP.

Section 4 provides the final cumulative score in bold.

Section 5 includes, as applicable, notes and an explanation of any differences between the requested and awarded score, as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §11.902 of the 2020 QAP. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
Section 1:

Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 131
Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 130
Difference between Requested and Awarded: 1

Notes and explanation for difference between points requested and points awarded by the Department, as well as penalties assessed:

§11.9(e)(2) Cost of Development per Square Foot. The Application requested twelve (12) points but is only eligible for eleven (11) points under this item because the cost per square foot exceeds the minimum threshold amount for 12 points (see your Excel application). (Requested 12, Awarded 11)

Section 2:

Points Awarded for §11.9(c)(8) Readiness to Proceed: 5
Points Awarded for §11.9(d)(1) Local Government Support: 17
Points Awarded for §11.9(d)(4) Quantifiable Community Participation: 4
Points Awarded for §11.9(d)(5) Community Support from State Representative: 8
Points Awarded for §11.9(d)(6) Input from Community Organizations: 4
Points Awarded for §11.9(d)(7) Concerted Revitalization Plan: 7

Section 3:

Points Deducted for §11.9(f) and/or §11.201(7)(B) of the QAP: 0

Section 4:

Final Score Awarded to Application by Department staff (Including all points): 175

Section 5:

Restrictions and requirements relating to the filing of an appeal can be found in §11.902 of the 2020 QAP. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Tuesday, May 26, 2020. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at mailto:sharon.gamble@tdhca.state.tx.us.

Sincerely,

Sharon D. Gamble
Sharon D. Gamble
Competitive HTC Program Administrator
RFAD
RFI
Board Action
May 26, 2020

Via Email

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Connect South Apartments, TDHCA No. 20082 - Appeal for Scoring

Dear Bobby:

We represent the Applicant\(^1\) for the Development referenced above, which has applied for 2020 Housing Tax Credits. The Applicant received a scoring notice as follows:

\[\text{§11.9(e)(2) Cost of Development per Square Foot. The Application requested twelve (12) points but is only eligible for eleven (11) points under this item because the cost per square foot exceeds the minimum threshold amount for 12 points (see your Excel application). (Requested 12, Awarded 11)}\]

This Application shows a cost per square foot calculation of $81.89 on its Development Cost Schedule, an amount that qualifies for 12 points under §11.9(e)(2), related to Cost of Development per Square Foot. The inconsistency identified by staff derives from an error in the Application form and should be corrected via an Administrative Deficiency.

Our client is submitting an appeal, which you will find attached. **Our firm addressed the very same situation for the Richmond Senior Village Apartments, TDHCA No. 20141, via an appeal letter submitted earlier today. Please consider all of the arguments made in that appeal as relevant to this appeal, as well.**

---

\(^1\) Capitalized terms used but not defined in this letter shall have the meanings given them in the 2020 QAP.
I am happy to address any questions you may have.

Sincerely,

[Signature]

Cynthia L. Bast

cc: Brinshore Development
May 26, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Via Email

Re: Connect South Apartments, Houston, Application #20082 – Appeal for Scoring

Dear Mr. Wilkinson:

Thank you for your consideration evaluating the merits of this Appeal of the scoring notice issued May 19, 2020 for Connect South Apartments. We purport that the cost per square foot point deduction should have been and can be addressed through an administrative deficiency. I hope that you will find this claim reasonable and consistent with established regulations, policies, and procedures.

Background

The crux of the issue is the result of an error in the TDHCA Application form. The formula that automatically calculated the cost per square foot on tab 30 of the development cost schedule included common area square footage that is in addition to the Net Rentable Area. This is a locked formula that Applicants rely on to calculate the cost per square foot of the voluntary eligible basis, a 12-point scoring item. The Department issued guidance on February 20th, 8 days before the Application due date that there was an error in the Application and posted a new one with guidance to avoid starting over, TDHCA guidance specified that the Applicant could simply delete the common area square footage from Tab 23. This guidance did not communicate properly that failure to modify the common space square footage would create an incorrect voluntary eligible basis inconsistent with the points earned for the scoring item. We established our voluntary eligible basis relying on the erroneous formula and created the pdf page that we inserted in the full Application pdf. It is worth stating that our Application protocol includes routine reviews of the cost per square foot calculations to confirm that our Application figures are consistent with the QAP's $81.90 threshold. Due to the error in the Application form, we would not have been able to reliably complete our standard diligence related to cost per square foot because the Application formula was incorrect.

Inconsistencies

This error in the Application created an inconsistency that could be corrected through an Administrative Deficiency. The definition of an administrative deficiency is to permit information to clarify or explain one or more inconsistencies. The Application calculated a cost per square foot from a locked formula that was inconsistent with the cost per square foot derived by dividing the voluntary eligible basis by the net rentable area. By definition, this is an opportunity for the Applicant to provide a voluntary eligible basis that is consistent with both the cost per square foot provided in the Application cell and the points that the Applicant selected for the scoring item.
Established Procedures

In 2019, Application 19136 Luna Flats had a similar issue of an excess of voluntary eligible basis to qualify for the 12 points selected for cost per square foot. The Department permitted the Applicant to modify the voluntary eligible basis to be consistent with the points selected. Furthermore, during this 2020 cycle the Department permitted an applicant to change a blank cell and include the voluntary eligible basis and cost per square foot where there was none provided in the Application.

Conclusion

We contend that the cost per square foot point deduction is a result of an inconsistency created by TDHCA and that it can be addressed through an Administrative Deficiency for a fair and consistent review process. Accordingly, we have included a revised development cost schedule to accompany this Appeal. I hope that you see merit in this response. The Applicant respectfully requests that you grant this Appeal and instruct staff to administer an Administrative Deficiency to cure the formula error inconsistency.

Please let us know if you have any further questions or require further documentation by contacting me at (512) 473-2527 or at sallie@structuretexas.com. Thank you for your consideration.

Sincerely,

Sallie Burchett, AICP
Consultant to the Project

Attachment:
Tab 30, Development Cost Schedule
# Development Cost Schedule

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below:

### TOTAL DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>Acquisition</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$3,515,000</strong></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

### OFF-SITES

- Off-site concrete
- Storm drains & devices
- Water & fire hydrants
- Off-site utilities
- Sewer lateral(s)
- Off-site paving
- Off-site electrical

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

### SITE WORK

- Demolition
- Asbestos Abatement (Demolition Only)
- Detention
- Rough grading
- Fine grading
- On-site concrete
- On-site electrical
- On-site paving
- On-site utilities
- Decorative masonry
- Bumper stops, striping & signs

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$1,131,900</strong></td>
<td><strong>$0</strong></td>
<td><strong>$881,900</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

### SITE AMENITIES

- Landscaping
- Pool and decking
- Athletic court(s), playground(s)
- Fencing
- Amenity Furniture

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$500,000</strong></td>
<td><strong>$0</strong></td>
<td><strong>$500,000</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

### BUILDING COSTS:

- Concrete
- Masonry
- Metals
- Woods and Plastics
- Thermal and Moisture Protection
- Roof Covering
- Doors and Windows
- Finishes
- Specialties
- Equipment
- Furnishings
- Special Construction
- Conveying Systems (Elevators)
- Mechanical (HVAC; Plumbing)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$672,168</strong></td>
<td><strong>$672,168</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$726,910</strong></td>
<td><strong>$726,910</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$233,468</strong></td>
<td><strong>$233,468</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$2,661,496</strong></td>
<td><strong>$2,661,496</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$112,948</strong></td>
<td><strong>$112,948</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$177,220</strong></td>
<td><strong>$177,220</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$150,343</strong></td>
<td><strong>$150,343</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$650,556</strong></td>
<td><strong>$650,556</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$124,969</strong></td>
<td><strong>$124,969</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$171,758</strong></td>
<td><strong>$171,758</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$258,125</strong></td>
<td><strong>$258,125</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$113,744</strong></td>
<td><strong>$113,744</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>$1,032,977</strong></td>
<td><strong>$1,032,977</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>
### Electrical
- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking
- Commercial Space Costs
- Other (specify) - see footnote 1

<table>
<thead>
<tr>
<th>Individualize itemize costs below:</th>
<th>864,998</th>
<th>864,998</th>
</tr>
</thead>
</table>

### Subtotal Building Costs
- Before 11.9(e)(2)

| Subtotal Building Costs Before 11.9(e)(2) | 10,551,680 | 0 | 9,951,680 |

### Voluntary Eligible Building Costs (After 11.9(e)(2))
- Enter amount to be used to achieve desired score

| Voluntary Eligible Building Costs (After 11.9(e)(2)) | $81.89 psf | $5,674,239 |

| If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202. |

| TOTAL BUILDING COSTS & SITE WORK (including site amenities) | $12,183,580 | 0 | $7,056,139 |

| Contingency | 5.00% | $609,178 | $365,077 |

### TOTAL HARD COSTS

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS %THC</th>
<th>%EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.71%</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.90%</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>5.71%</td>
</tr>
</tbody>
</table>

| TOTAL CONTRACTOR FEES | $1,705,702 | 0 | $1,073,331 |

### TOTAL CONSTRUCTION CONTRACT
- Before 11.9(e)(2)

| Voluntary Eligible "Hard Costs" (After 11.9(e)(2)) Enter amount to be used to achieve desired score | $0.00 psf |

| TOTAL BUILDING COSTS & SITE WORK Before 11.9(e)(2) | $14,498,460 | 0 | $8,494,547 |

### SOFT COSTS

| Architectural - Design fees | 910,000 | 910,000 |
| Architectural - Supervision fees | 200,000 | 200,000 |
| Engineering fees | 125,000 | 125,000 |
| Real estate attorney/other legal fees | 0 |
| Accounting fees | 30,000 | 30,000 |
| Impact Fees | 250,000 | 250,000 |
| Building permits & related costs | 100,000 | 100,000 |
| Appraisal | 5,000 | 5,000 |
| Market analysis | 5,000 | 5,000 |
| Environmental assessment | 25,000 | 25,000 |
| Soils report | 15,000 | 15,000 |
| Survey | 50,000 | 50,000 |
| Marketing | 200,000 |
| Hazard & liability insurance | 2,000 | 2,000 |
| Real property taxes | 131,250 | 131,250 |
| Personal property taxes | |

| Tenant Relocation | |
| Builders Risk Insurance by Developer | 480,462 | 480,462 |
| FF&E | 350,000 | 350,000 |
| Other (specify) - see footnote 1 | |

| Subtotal Soft Cost | $2,678,712 | 0 | $2,678,712 |

### FINANCING:

<table>
<thead>
<tr>
<th>CONSTRUCTION LOAN(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
</tr>
<tr>
<td>Loan origination fees</td>
</tr>
<tr>
<td>Category</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
</tr>
<tr>
<td>Inspection fees</td>
</tr>
<tr>
<td>Credit Report</td>
</tr>
<tr>
<td>Discount Points</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td><strong>PERMANENT LOAN(S)</strong></td>
</tr>
<tr>
<td>Loan origination fees</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
</tr>
<tr>
<td>Bond premium</td>
</tr>
<tr>
<td>Credit report</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
</tr>
<tr>
<td>Prepaid MIP</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td><strong>BRIDGE LOAN(S)</strong></td>
</tr>
<tr>
<td>Interest</td>
</tr>
<tr>
<td>Loan origination fees</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td><strong>OTHER FINANCING COSTS</strong></td>
</tr>
<tr>
<td>Tax credit fees</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
</tr>
<tr>
<td>Payment bonds</td>
</tr>
<tr>
<td>Performance bonds</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
</tr>
<tr>
<td>Syndication organizational cost</td>
</tr>
<tr>
<td>Tax opinion</td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
</tr>
<tr>
<td>Line of Credit reimbursement</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
</tr>
<tr>
<td><strong>DEVELOPER FEES</strong></td>
</tr>
<tr>
<td>Housing consultant fees</td>
</tr>
<tr>
<td>General &amp; administrative</td>
</tr>
<tr>
<td>Profit or fee</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
</tr>
<tr>
<td><strong>RESERVES</strong></td>
</tr>
<tr>
<td>Rent-up - new funds</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
</tr>
<tr>
<td>Operating - new funds</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
</tr>
<tr>
<td>Replacement - new funds</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
</tr>
<tr>
<td>Escrows - new funds</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
</tr>
</tbody>
</table>

*Any existing reserve amounts should be listed on the Schedule of Sources.

**TOTAL HOUSING DEVELOPMENT COSTS**

<table>
<thead>
<tr>
<th>Total Cost 1</th>
<th>Total Cost 2</th>
<th>Total Cost 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>$26,214,574</td>
<td>$0</td>
<td>$14,601,110</td>
</tr>
</tbody>
</table>

The following calculations are for HTC Applications only.

**Deduct From Basis:**

- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
Non-qualified portion of higher quality units
§42(d)(5)
Historic Credits (residential portion only)

<table>
<thead>
<tr>
<th>Total Eligible Basis</th>
<th>$0</th>
<th>$14,601,110</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High Cost Area Adjustment (100% or 130%)</strong></td>
<td>130%</td>
<td></td>
</tr>
<tr>
<td>Total Adjusted Basis</td>
<td>$0</td>
<td>$18,981,443</td>
</tr>
<tr>
<td>Applicable Fraction</td>
<td>89%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Qualified Basis</th>
<th>$16,900,275</th>
<th>$0</th>
<th>$16,900,275</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Percentage</td>
<td>9.00%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credits Supported by Eligible Basis</td>
<td>$1,521,025</td>
<td>$0</td>
<td>$1,521,025</td>
</tr>
</tbody>
</table>

| Credit Request (from 17. Development Narrative) | $1,500,000 |

| Requested Score for 11.9(e)(2) | 12 |

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounded down to the maximum dollar figure to support the elected points.

Name of contact for Cost Estimate: Ruben Esquesda

Phone Number for Contact: (940) 660-7262

If a revised form is submitted, date of submission:
Appeal Election Form: 20082, Connect South Apartments

Note: If you do not wish to appeal this notice, do not submit this form.

I am in receipt of my 2020 scoring notice and am filing a formal appeal to the Executive Director on or before Tuesday, May 26, 2020.

If my appeal is denied by the Executive Director:

☐ I do not wish to appeal to the Board of Directors.

☒ I do wish to appeal to the Board of Directors and request that my application be added to the Department Board of Directors meeting agenda. My appeal documentation, which identifies my specific grounds for appeal, is attached. If no additional documentation is submitted, the appeal documentation to the Executive Director will be utilized.

Signed _____________________________
Title _______________________________
Date _______________________________

Please email to Sharon Gamble:
mailto:sharon.gamble@tdhca.state.tx.us
June 9, 2020

Cynthia L. Bast  
Locke Lord  
600 Congress, Ste. 2200  
Austin Texas  78701

RE: SCORING APPEAL RESPONSE FOR 20082 CONNECT SOUTH APARTMENTS, HOUSTON

Dear Ms. Bast:

The Texas Department of Housing and Community Affairs received your appeal dated May 26, 2020, regarding scoring for the Application named above. Staff found that the Application qualified for 11 points under 10 TAC §11.9(e)(2) related to Cost per Square Foot because the cost per square foot exceeds the minimum threshold amount for 12 points. The previously published application score was reduced by one point, pending the Applicant’s ability to appeal.

As the appeal states, an issue with the calculation of cost per square foot by the application was identified by staff before the Full Application Submission deadline, as was communicated to the Applicant community through the Department’s normal mode of electronic notification. The appeal asserts that this is an “inconsistency” that “derives from an error in the Application form,” and the letter directs staff to consider the arguments made in another filed appeal. Per the appeal:

The formula that automatically calculated the cost per square foot on tab 30 of the development cost schedule included common area square footage that is in addition to the Net Rentable Area. This is a locked formula that Applicants rely on to calculate the cost per square foot of the voluntary eligible basis, a 12-point scoring item. The Department issued guidance on February 20th, 8 days before the Application due date that there was an error in the Application and posted a new one with guidance to avoid starting over. TDHCA guidance specified that the Applicant could simply delete the common area square footage from Tab 23. This guidance did not communicate properly that failure to modify the common space square footage would create an incorrect voluntary eligible basis inconsistent with the points earned for the scoring item.
The appeal suggests that this issue could be corrected through an Administrative Deficiency.

In essence, the appeal alleges that the new application form corrected how cost per square foot was calculated, and though an allowance was made for using the old form by removing the value from a cell in Tab 23, the electronic notification from TDHCA providing notice of the new form did not address collateral issues with the computation of cost per square foot in other parts of the application – namely the computation of voluntary eligible basis.

It is clear that an error in the functioning of the application, itself, was corrected by staff just over a week before the application deadline. It is also clear that applicants were told regarding Tab 23 that “[t]o avoid having to start a new application form, 9% Applicants . . . may simply remove the value that was entered in cell AF78 of any previous application form.” It is not the case that the applicant made a mathematical error in computing their eligibility for 12 points – it is that the formula for determining those points was changed in the application, itself. Although this matter could possibly have been avoided by the Applicant (as it was by the vast majority of other applicants), the error can clearly be described as a clarification of the computation based on the later-provided formula by staff, as opposed to the applicant seeking to provide material missing information. Accordingly, I am granting Applicant’s appeal, and remanding the matter to staff to cure via Administrative Deficiency.

If you have any questions or require further information, please contact Marni Holloway, Multifamily Finance Director, at marni.holloway@tdhca.state.tx.us.

Sincerely,

Bobby Wilkinson
Executive Director
Commitment/Determination Notice
MFDL Award