2020 Multifamily Uniform Application

REVISED January 23, 2020

20096 Washington Coles Apartments
1a Applicant Certification
2020 Multifamily Uniform Application Certification

Development Name: Washington Coles 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 §11.1(i) 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:

Washington Coles Apts, LP

[Signature]

Applicant Entity Name

[Printed Name]

Authorized Signer

[Date]

Title

2/21/2020

Sworn to and subscribed before me on the

by

[Personalized Seal]

Notary Public Signature

Notary Public, State of

County of

My Commission Expires:

Date

2/20/20
1b 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.


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 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 2015 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 §11.101(b)(8)(B).

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.

- X _____ 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
X ______ 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;
X ______ 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;

X 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  
David Brint

Printed Name  
Authorized Signer

Title  
2/24/2020

Date

THE STATE OF  
Illinois  

COUNTY OF  
Cook  

Before me, a notary public, on this day personally appeared  
David Brint  

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 24 day of February, 2020

(Seal)

Lori Jones
Notary Public Signature

OFFICIAL SEAL  
LOPI JONESI  

NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 02/17/22
February 26, 2020

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

RE: PRE-APPLICATION DISCLOSURE FOR 20096 WASHINGTON COLES APARTMENTS, CORPUS CHRISTI, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that the Development Site is located approximately 1.2 miles from a refinery. Per 10 TAC §11.101(a)(2), ineligible sites include:

(J) Development Sites located within 2 miles of refineries capable of refining more than 100,000 barrels of oil daily;

As with previous disclosures related to refineries in Corpus Christi, the disclosure included a letter from the Assistant City Manager which stated that Corpus Christi permits residential development within this distance of a refinery. While the letter was retracted and then reinstated, at no time did city officials indicate that there had been a change in city policy or ordinances.

Since there is no indication of a change in city policy, staff finds no reason to depart from its finding prior to the retraction. Accordingly, as a limited Staff pre-determination under 10 TAC §11.101(a)(3)(A), based on the information provided so far, Staff finds that the proximity of the Development Site to the refinery does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)(F). This site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA. The site has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

Marni Holloway
Multifamily Finance Director
20096 Washington Coles Apartments
Neighborhood Risk Factor Packet

Washington Coles Apts, LP
2020 9% Full Application

February 28, 2020
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.
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](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

David Brint

Printed Name

Managing Member of the General Partner

Title

Date

THE STATE OF Illinois

COUNTY OF Cook

Before me, a notary public, on this day personally appeared David Brint, 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 January, 2020

(Seal)

OFFICIAL SEAL

"LOP! JONESI"

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 02/17/22

Notary Public Signature
By: ____________________________

Signature of Authorized Representative

Ruben Esqueda

Printed Name

Member of the General Partner

Title: __________________________

2/24/20

Date

THE STATE OF TX

COUNTY OF Tarrant

§

§

Before me, a notary public, on this day personally appeared Ruben Esqueda, 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 February, 2020

Notary Public Signature

JOSÉ PATRICK HOLMES
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132317964
By: 

Signature of Authorized Representative

Anita Daniels

Printed Name

President / Founder

2/24/2020

Date

THE STATE OF Texas

$5

COUNTY OF Fort Bend

$5

Before me, a notary public, on this day personally appeared
Anita Daniels, 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 24 day of February 2020

(Seal)

LINDA PORTER
ID #128020639
My Commission Expires
August 24, 2021

Notary Public Signature
By: Jonita Daniels

Signature of Authorized Representative

Jonita Daniels

Printed Name

Tresure

Title

02/24/2020

Date

THE STATE OF Texas

COUNTY OF Fort Bend

§

§

Before me, a notary public, on this day personally appeared Jonita Daniels, 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 February 2020

(Seal)

LINDA PORTER
ID #128020030
My Commission Expires August 24, 2021

Notary Public Signature
By: Juletha Daniels

Signature of Authorized Representative

Juletha Daniels

Printed Name

Secretary

Title

2/24/2020

Date

THE STATE OF Texas

COUNTY OF Fort Bend

Before me, a notary public, on this day personally appeared Juletha Daniels, 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 24 day of February 2020

(Seal)

LINDA PORTER
ID #128020639
My Commission Expires August 24, 2021

Notary Public Signature

January 2, 2020
By: [Signature]

Erna Hegemeyer

Printed Name

Board Chair

Title

2/24/2020

Date

THE STATE OF TEXAS

COUNTY OF Fort Bend

Before me, a notary public, on this day personally appeared Erna Hegemeyer, 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 24 day of February, 2020

(Seal)

LINDA PORTER
ID #129020639
My Commission Expires August 24, 2021

Notary Public Signature

Page 6 of 6

January 2, 2020
Multifamily Direct Loan Certification

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

Multifamily Direct Loan Certification is included behind this tab.

X 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](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)
Applicant Information Page
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
     - Street
     - Northbrook
     - City: Northbrook
     - State: IL
     - Zip: 60062

2. Second Contact
   - Name: Ruben Esqueda
   - Phone: (817) 329-8051
   - Email: rubene@brinshore.com

3. Consultant Contact (if applicable)
   - Name: Sarah Andre
   - Phone: (512) 698-3369
   - Email: sarah@structuretexas.com
   - Mailing Address: 1301 Chicon Street Suite 101
     - Street
     - Austin
     - City: Austin
     - State: TX
     - Zip: 78702
6a Competitive Housing Tax Credit Selection Self-Score
### Competitive Housing Tax Credit Selection Self-Score-10 TAC §11.9

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                                           | §11.9(f)        |                 |

Total Application Self Score: 131

2/23/2020
Multifamily Direct Loan Self-Score

NOT APPLICABLE
Site Info Form Part I
## Site Information Form Part I

### 1. Development Address (All Programs)

<table>
<thead>
<tr>
<th>Development Address (All Programs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1124 Martin Luther King Drive</td>
</tr>
<tr>
<td>Corpus Christi</td>
</tr>
<tr>
<td>ETJ? No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1124 Martin Luther King Drive</td>
</tr>
<tr>
<td>10</td>
</tr>
<tr>
<td>78401</td>
</tr>
<tr>
<td>Nueces</td>
</tr>
<tr>
<td>Urban</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region Zip County Rural/Urban Development Census Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>110 Nueces 78401</td>
</tr>
<tr>
<td>Rural via §11.204(5)(B) Rural Designation</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>11-digit Census Tract Number</th>
<th>Yes QCT?</th>
<th>Median Household Income: 25516</th>
<th>Quartile: 4q</th>
<th>Poverty Rate: 31.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>48355006400</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The poverty rate for the Census Tract is above 40% (55% 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.**

- **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 within 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:**

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

- **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:**

  20331 Fish Pond at Chaparral

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

- **Development Site is appropriately zoned? No**

- **Zoning Designation: IL Light Industrial**

- **Flood Zone Designation: C**

  Entire Development Site is outside the 100 year floodplain. **Yes**

---

2/23/2020
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>Evans ES</td>
<td>PK through X</td>
<td>MS</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Driscoll Middle School</td>
<td>6 through</td>
<td>MS</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Roy S Miller Metro Prep</td>
<td>7 through</td>
<td>MS</td>
<td>B</td>
<td></td>
</tr>
</tbody>
</table>

Account for each year for each school.

- School district has no attendance zones and the closest schools are listed.
- 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]**

- **x** Applicant requests waiver of rules.
- **x** Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - **x** 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
  - **x** 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.
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

https://www.huduser.gov/portal/sadda/sadda_qct.html
https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t

Resolutions:

- Twice the State Average of Units Per Capita
- One Mile Three Year Resolution or evidence of other exception
- Housing Tax Credit Units per Total Household

For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included

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

- Evidence of Zoning and/or Evidence of Re-Zoning Process
- 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.
- 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.
Location Map

Washington Coles Apartments
1124 Martin Luther King Dr
Corpus Christi, 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.
Census Tract Map

Washington Coles Apartments

1124 Martin Luther King Drive
Corpus Christi, Texas
February 18, 2020

Scott Puffer
Washington Coles Apts, LP
666 Dundee Road Suite 1102
Northbrook, IL 60062

RE: Washington Coles Apartments Change Request Hold Harmless Release

Dear Mr. Puffer:

The City of Corpus Christi has received your application for a zoning change for the development known as Washington Coles Apartments located at 1124 Martin Luther king Drive. The City has also received the release agreeing to hold the City of Corpus Christi harmless in the event the zoning change is denied.

Please contact me if you have any further questions.

Sincerely,

[Signature]

Rudy Bentancourt
Director
REZONING APPLICATION

Case No.: ___________________ Map No.: ___________________

PC Hearing Date: _______________ Proj.Mgr: ___________________

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Washington Coles Apts, LP Contact Person: Ruben Esqueda
   Mailing Address: 1701 W Northwest Highway, Suite 100
   City: Grapevine State: TX ZIP: 76051 Phone: 817-3298051
   E-mail: rubene@brinshore.com Cell: ( )

2. Property Owner(s): JWillis Holdings, LLC Contact Person: John Willis
   Mailing Address: 1124 Martin Luther King Drive
   City: Corpus Christi State: TX ZIP: 78401 Phone: 432-4139734
   E-mail: john@willispermianmovers.com Cell: ( )

3. Subject Property Address: 1124 Martin Luther King Drive Area of Request (S²/acres): ______________
   12-Digit Nueces County Tax ID: 0797 0037 0070
   Subdivision Name: Bluff - s0797 Block: _______ Lot(s): _______
   Legal Description if not platted: BLUFF W/2 OF LT 3 & LTS 4 THRU 12 BK 37

4. Submittal Requirements:
   □ Early Assistance Meeting: Date Held _______________; with City Staff
   □ Land Use Statement □ Disclosure of Interest □ Copy of Warranty Deed
   □ Peak Hour Trip Form (If request is inconsistent with Future Land Use Plan) □ Site Plan for PUD or Special Permit
   □ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) □ Lien Holder Authorization
   □ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review, that I am authorized to initiate this rezoning and/or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature: ___________________ Applicant's Signature: ___________________
Owner or Agent's Printed Name: ___________________ Applicant's Printed Name: ___________________

Office Use Only: Date Received: _______________ Received By: _______________ ADP: _______________
Rezoning Fee: _______________ + PUD Fee _______________ + Sign Fee _______________ = Total Fee 
No. Signs Required _______ @ $10/sign Sign Posting Date: _______________
Washington Cole Apts
1124 Martin Luther King Rd
Corpus Christi, 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>Overall</td>
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<td>84</td>
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</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>75</td>
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<td>STAAR Performance</td>
<td>47</td>
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<td>College, Career and Military Readiness</td>
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<td>School Progress</td>
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<td>Relative Performance (Eco Dis: 95.9%)</td>
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<td>B</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>88</td>
<td>83</td>
<td>B</td>
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</tbody>
</table>

### Identification of Schools for Improvement

This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: 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
#### EVANS SES (178904110) - CORPUS CHRISTI ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
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<tbody>
<tr>
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### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Not Earned
Texas Education Agency
2019 Accountability Ratings Overall Summary
DRISCOLL MIDDLE (178904047) - CORPUS CHRISTI ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
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<tbody>
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<td>Relative Performance (Eco Dis: 91.6%)</td>
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Identification of Schools for Improvement
This campus is identified for targeted support and improvement.

Distinction Designations

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<td>Science</td>
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## Texas Education Agency

### 2018 Accountability Ratings Overall Summary

**DRISCOLL MIDDLE (178904047) - CORPUS CHRISTI ISD**

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<tbody>
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### Distinction Designations

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

## 2019 Accountability Ratings Overall Summary

**ROY MILLER H S AND METRO SCHOOL OF (178904003) - CORPUS CHRISTI ISD**

### Accountability Rating Summary

<table>
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<th>Component</th>
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</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 Earned
- **Comparative Academic Growth**: Earned
- **Postsecondary Readiness**: Not Earned
- **Comparative Closing the Gaps**: Not Earned
## Texas Education Agency
### 2018 Accountability Ratings Overall Summary

ROY MILLER H S AND METRO SCHOOL OF (178904003) - CORPUS CHRISTI ISD

<table>
<thead>
<tr>
<th>Component</th>
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<tr>
<td><strong>Overall</strong></td>
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### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
February 26, 2020

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

RE: PRE-APPLICATION DISCLOSURE FOR 20096 WASHINGTON COLES APARTMENTS, CORPUS CHRISTI, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that the Development Site is located approximately 1.2 miles from a refinery. Per 10 TAC §11.101(a)(2), ineligible sites include:

(J) Development Sites located within 2 miles of refineries capable of refining more than 100,000 barrels of oil daily;

As with previous disclosures related to refineries in Corpus Christi, the disclosure included a letter from the Assistant City Manager which stated that Corpus Christi permits residential development within this distance of a refinery. While the letter was retracted and then reinstated, at no time did city officials indicate that there had been a change in city policy or ordinances.

Since there is no indication of a change in city policy, staff finds no reason to depart from its finding prior to the retraction. Accordingly, as a limited Staff pre-determination under 10 TAC §11.101(a)(3)[A], based on the information provided so far, Staff finds that the proximity of the Development Site to the refinery does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)[F]. This site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA. The site has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

[Signature]

Marni Holloway
Multifamily Finance Director
9 Site Info Form Part II
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.

   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: [ ]

   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.

   - public transportation route (2 points)
   - health-related facility (1 point)/(3 miles)
   - licensed center serving children (1 point)/(2 miles)
   - public library (1 point)/(1 mile)
   - university or community college (1 point)/(5 miles)
   - indoor recreation facility available to public (1 point)
   - outdoor recreation facility available to public (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.

   - [ ]
   - [ ]
   - [ ]
   - [ ]
   - [ ]
   - [ ]
   - [ ]

   No members of the Applicant or Affiliates had an ownership position in a selected amenity or served on the board or staff of a nonprofit that owned or managed a selected amenity within the year preceding the Pre-Application Final Delivery Date.

   Application is seeking points for Opportunity Index. Total Points Claimed: [ ]

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

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);

   [ ]

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

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

(Note: Not eligible if application qualifies for Opportunity Index points)

- 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);

<table>
<thead>
<tr>
<th>Contiguous Census Tract</th>
<th>Contiguous Census Tract #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- 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:** 4

---

3. **Proximity to Job Areas (Competitive HTC Applications Only) [10 TAC §11.9(c)(7)]**

   - **X** Application is not in the At-Risk Set-Aside; AND

   A. **Proximity to the Urban Core**

      - **X** 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)**

      - 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:** 6

---

4. **Concerted Revitalization Plan (Competitive HTC Applications Only) [10 TAC §11.9(d)(7)]**

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

<table>
<thead>
<tr>
<th>Application is seeking points for Concerted Revitalization.</th>
<th>Total Points Claimed: 7</th>
</tr>
</thead>
</table>

5. **Declared Disaster Area (Competitive HTC Applications ONLY) [10 TAC §11.9(d)(3)]**
   - Development is located in an area that qualifies as a Declared Disaster Area as defined in §11.9(d)(3). (10 points)

<table>
<thead>
<tr>
<th>Application is seeking points for Declared Disaster Area.</th>
<th>Total Points Claimed: 10</th>
</tr>
</thead>
</table>

6. **Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]**
   - 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: 5</th>
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</table>

2/23/2020
10 Site Info Part II – Supporting Documents
Supporting Documentation for the Site Information Form Part II

**n/a** Opportunity Index (Competitive HTC and Direct Loan Only)
- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled
- 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
- 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.
- Print-out from DFPS website confirming daycare licensed to serve relevant age groups (http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp)
- 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 (https://www.neighborhoodscout.com)
- Print-out from THECB website confirming accreditation of university or community college http://www.txhighereddata.org/Interactive/Institutions.cfm
- 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

**x** Evidence of Underserved Area (Competitive HTC and Direct Loan Only)

**n/a** For Colonia:
- Evidence from Attorney General of Colonia boundaries; and https://www.texasattorneygeneral.gov/cpd/colonias
- 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
- Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.

**n/a** For Economically Distressed Areas: http://www.twdb.texas.gov/financial/programs/EDAP/index.asp
- Documentation indicating the boundaries of the EDA and evidence of a Texas Water Development Board award within the last five years; and
- Map showing development site boundaries, relative to EDA boundaries.

**x** For other items:
- 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 "Board Approval" column of the Property Inventory Report posted on the Department’s website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
- Map with all contiguous census tracts, if applicable
- Evidence Development was placed in service 25 or more years ago
- Evidence Development is still occupied. Submit any rent roll separate from the Application
- Evidence or statement that Development has not received federal funding or LIHTC equity for Rehab

**x** Proximity to Job Areas (Competitive HTC Only)

Proximity to Urban Core
- Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.
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).

☒ 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

Washington Coles Apartments
1124 Martin Luther King Drive
Corpus Christi, Texas
Community Assets

Washington Coles Apartments

1124 Martin Luther King Dr
Corpus Christi, Texas

Public Transport: Route 12
Health: CHRISTUS Spohn Hospital Corpus Christi Shoreline
Childcare: Mary Mcleod Bethune ECD Nursery
Library: La Retama Central Library
University: Del Mar College
Indoor Rec: YMCA of the Coastal Bend
Outdoor Rec: Bayfront Park
Meals Service: City of Corpus Christi Senior Services
Rated School: Evans Elementary
Public Transportation

TO: Port & Tarlton
TO: Staples Street Station

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FARES
(Exact Fare Required)

REGULAR FARES

- Adult Single Fare: $1.25
- Reduced Fare: $0.75
- Reduced Fare * Off Peak: $0.75

PREFERENCE SERVICE FARES
(Park & Ride/Express/Rural)

- Adult Single Fare: $1.25
- Reduced Fare: $0.75
- Reduced Fare * Off Peak: $0.75

Two-hour time limit transfer included with single fare.
Transfer from fixed route to premium service will require difference in fare.

B-LINE FARES

- Regular Fare: $1.25
- Surcharge outside 31/4 mile ADA zone: $1.25

PASSES

- Day Pass: $5.00
- 7 Day Pass: $25.00
- 31 Day Pass: $75.00

B-LINE Pass: $50.00

BUY PASSES ONLINE

You can now purchase your CCRTA bus passes online and avoid the line! Purchase 7, 11, and 31 day passes on our website at www.ccrta.org.

TOKEN PASSES

Token passes will be treated no differently for CCRTA fixed route services. B-Line and premium service will require a difference in fare.

REDUCED FARE STRUCTURE

- Reduced fare for Seniors, children, individuals with disabilities, Medicare Card Holders & Students age 6+ with valid Texas Student ID.
- Children age 5 and under ride free with accompanied adult.

Hillcrest/Baldwin

POINTS OF INTEREST:
- Corpus Christi City Hall
- CCRTA Admin. Offices
- Greyhound Transit
- Driscoll Middle School
- Light House for the Blind
- H.E.B.-Nueces Bay Blvd
- Del Mar College East Campus
- H.E.B.-Port & Tarlton

Effective: September 10, 2016

12 Hillcrest Baldwin

WEEKDAYS

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HOLIDAY & SUNDAY SERVICE

The CCRTA operates a reduced level of service (sometimes no service) on certain holidays. Please call the CCRTA Ride Line or visit for postings on buses for more information. No Sunday service available on this route.

Enjoy unlimited rides with a CCRTA Bus Pass. For more information regarding passes call 361.883.2287. Mon-Fri 7:00-6:00pm
Emergency Care

Whether you have a broken arm or a serious injury, our emergency medicine physicians evaluate and assess your situation ensuring the highest quality of treatment and care.

Our Approach

When you are faced with a medical emergency, CHRISTUS Spohn Corpus Christi - Shoreline is here to provide experienced, specialized and effective treatment, 24 hours a day, seven days a week.

Our Trauma Center and Emergency Department team includes highly trained physicians and medical personnel that specialize in emergency medical and surgical treatment. We combine technology with compassion to treat thousands of patients each year. At CHRISTUS Spohn, we consider it a privilege and a responsibility to make sure every patient has an excellent experience.

In the event of an emergency please dial 9-1-1, or go to the nearest emergency room immediately.

CHRISTUS Spohn Hospital Corpus Christi Shoreline
600 Elizabeth Street
Corpus Christi, Texas 78404

PH: 361-881-3811

GET DIRECTIONS
## Operation Details

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

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<td>Program Provided:</td>
<td>Child Care Program</td>
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<tr>
<td>Operation/Caregiver Name:</td>
<td>Mary Moleod Bethune Early Child Development Nursery</td>
</tr>
<tr>
<td>Location Address:</td>
<td>900 KINNEY ST CORPUS CHRISTI, TX 78401</td>
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<td>Phone Number:</td>
<td>361-882-7326</td>
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<tr>
<td>Email Address:</td>
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<td>Administrator/Director Name:</td>
<td>Jimmie McCum</td>
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<td>Temporarily Closed:</td>
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### 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:
Child Care

42 - Inspections
0 - Assessments
6 - Self Reported Incidents
14 - 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, 3161 standards were evaluated for compliance at this operation.

- Of the standards evaluated 57 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:

  18 were weighted as **High**
  23 were weighted as **Medium - High**
  12 were weighted as **Medium**
  1 was weighted as **Medium - Low**
  3 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.
La Retama Central Library

Location:
805 Comanche
Corpus Christi, TX 78401 Map »

Phone:
(361) 826-7055

Hours:
Sunday - Monday: Closed
Tuesday - Wednesday: 10 am - 6 pm
Thursday - Saturday: 9 am - 6 pm

La Retama Attractions

Local History Archives
Our Local History Archives contains materials in Corpus Christi History, South Texas History, Texas History, and persons of interest. Assistance is available to professional researchers and hobbyists alike, in person and by telephone. Materials in this collection must be used in the library. Local History hours of operation vary from regular hours.

The Children's Department
La Retama Central Library also features an imaginative Children's Department, with custom murals and oversized games. Our collection of children's books ranges from books for the earliest of readers to series books for more advanced learners. The ceiling is lit up with sparkling stars and colorful workstations provide a great place for children and parents to review their selections. View events at this library »

Interlibrary Loan Services
If materials such as a book or magazine article cannot be located, the Interlibrary Loan division of the South Texas Library System may be able to borrow it from another library. All Corpus Christi Public Libraries participate in this program.
DEGREES AND PROGRAMS

PROGRAMS OF STUDY

ALLIED HEALTH
- Pre-Medical Technology
- See Occupational Programs

ART AND DRAMA
- Drama
- Studio Art
- Teaching - Art (Grades 8-12)

BUSINESS ADMINISTRATION
- Business Administration (Also online)
- See Occupational Programs

COMMUNICATIONS, LANGUAGES AND READING
- Advertising/Public Relations
- Digital Media
- Foreign Language
- Journalism
- Radio and Television
- Speech
- Teaching - Grades 4-8, EC-12 Special Education
- Teaching - EC-6
- Teaching - Journalism/Grades R-12
- Teaching - Speech (Grades R-12)

COMPUTER SCIENCE, ENGINEERING AND TECHNOLOGY
- Computer Information Systems
- Computer Programming
- Electrical Engineering
- Geographical Information Systems
- Mechanical Engineering
- See Occupational Programs

DENTAL AND IMAGING
- Pre-Medical Technology
- See Occupational Programs

ENGLISH AND PHILOSOPHY
- English: Emphasis Literature
- English: Emphasis Philosophy
- Teaching - English, Language Arts & Reading (Grades R-12)

HUMAN SCIENCES AND EDUCATION
- American Sign Language/Deaf Studies
- Teaching - Grades R-12, EC-12 Other Than Special Education
- See Occupational Programs

KINESIOLOGY
- Kinesiology

LIBERAL ARTS
- Liberal Arts (Multidisciplinary Studies)
- Mexican American Studies

MATHEMATICS
- Mathematics
- Teaching - Math (Grades R-12)

MUSIC
- Applied/Music Education - Instrumental
- Applied/Music Education - Vocal
- Music Theory and Composition
- See Occupational Programs

NATURAL SCIENCES
- Biology
- Chemistry
- Geology
- Physics
- Teaching - Life Science (Grades R-12)
- Teaching - Physical Science
- See Occupational Programs

NURSE EDUCATION
- Registered Nurse Education
- See Occupational Programs
- See Other Offerings

ONLINE DEGREES
- Business Administration
- Criminal Justice

PUBLIC SAFETY
- Criminal Justice (Also online)
- See Occupational Programs
- See Other Offerings

SOCIAL SCIENCES
- History
- Political Science
- Psychology
- Social Work
- Sociology
- Teaching - History/Social Studies (Grades R-12)

TECHNOLOGY EDUCATION
- Architecture
- See Occupational Programs
- See Other Offerings

TYPES OF DEGREES & CERTIFICATES

- ASSOCIATE OF ARTS DEGREE (AA)
- ASSOCIATE OF ARTS IN TEACHING DEGREE (AAT)
- ASSOCIATE OF SCIENCE DEGREE (AS)
- ASSOCIATE IN APPLIED SCIENCE DEGREE (AAS)
Indoor Recreation

MEMBERSHIP FOR ALL

We know that staying healthy involves more than working out. At the Y, we provide educational programs to promote healthier decisions so you can know the best ways to stay fit. We offer the latest fitness classes, personalized training programs, sports leagues for all ages and so much more.

LEARN MORE

HOUR OF OPERATIONS

Monday 5:30AM–9PM
Tuesday 5:30AM–9PM
Wednesday 5:30AM–9PM
Thursday 5:30AM–9PM
Friday 5:30AM–9PM
Saturday 8AM–5PM
Sunday 12PM–5PM

417 S Upper Broadway Street
Corpus Christi, Texas 78401

CALL US

417 S Upper Broadway Street
Corpus Christi, Texas 78401

HOLIDAY SCHEDULE

Closed Holidays:
Easter Sunday
Christmas Day

Holiday hours of operation:
New Year’s Day
8:00 am – 1:00 pm
Memorial Day
8:00 am – 1:00 pm
Independence Day
8:00 am – 1:00 pm
Labor Day
8:00 am – 1:00 pm
Thanksgiving Day
8:00 am – 1:00 pm

LEARN MORE

YMCA of the Coastal B...
417 S Upper Broadway,
Corpus Christi, TX 78401

3.9 ★★★★★ 34 reviews
View larger map
PERSONAL TRAINING

At the YMCA, we know that one size doesn’t fit all when it comes to health & wellness. Each one of our members is unique, with individual health concerns and fitness goals. YMCA Personal Training offers training programs for men and women of all fitness levels from novice to athlete. When you sign up for YMCA Personal Training we will work hard to pair you with the perfect trainer and to create a program that meets your unique fitness needs and goals.

Whether you want to lose weight, regain flexibility, develop speed or simply feel good again, personal training is an activity that will continue to reap benefits in years to come. Our personal trainers are certified trainers that are dedicated to empowering you with the motivation and knowledge you need to get and stay fit for life.

Personal training is by appointment only. Please call the YMCA today to get started on your new wellness journey. GIFT CERTIFICATES AVAILABLE

CALL TODAY

SPECIAL
Starter Package

1 Session
MEMBER RATE
$50

1 on 1 Training
60 Minute sessions

3 Sessions
MEMBER RATE
$99

1 on 1 Training
All training’s are 60 minute sessions
Starter Package for members only

5 Sessions
MEMBER RATE
$120

1 on 1 Training
60 Minute sessions

3 Sessions
MEMBER RATE
$120

1 on 1 Training
60 Minute sessions

5 Sessions
MEMBER RATE
$200

1 on 1 Training
60 Minute sessions

GROUP TRAINING
TRAIN WITH A FRIEND!

For more information about personal training or group training rates, download
MEMBERSHIP FOR ALL

We know that staying healthy involves more than working out. At the YMCA, we provide educational programs to promote healthier decisions so you can know the best ways to stay fit. We offer the latest fitness classes, personalized training programs, sports leagues for all ages and so much more.

LEARN MORE
Senior Services

The Corpus Christi Parks & Recreation Department strives to cultivate the best quality of life for persons age 50 plus. Programs are designed for active senior adults and those faced with the challenges of mature living. Our benefits counselors are available to assess your eligibility for federal and state assistance programs for seniors.

The eight Senior Centers which are located throughout Corpus Christi offer a variety of programs and activities designed to meet the social, recreational, nutritional, educational and health needs of individuals in our community age 50 plus. Please call for more information.

FEATURED VIDEOS:

► VIDEO - Free in CC, Senior Center Programs (January 25, 2018)

► VIDEO - Apply to be a Senior Companion (January 2019)

PROGRAMS

► CALENDAR OF EVENTS - December 2019

Nutrition Services

We provide meals at all eight senior centers and home-delivered meals to home-bound elderly individuals through our Meals On Wheels program. A nutritionally balanced, dietitian certified lunch is served Monday through Friday. For more information on the Senior Center Meal Program, please call the senior center nearest you. Read more about the Meals On Wheels program.
School rated A or B by TEA in 2019

Texas Education Agency
2019 Accountability Ratings Overall Summary
EVANS SES (178904110) - CORPUS CHRISTI ISD

Accountability Rating Summary

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Student Achievement

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School Progress

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<td>Relative Performance (Eco Dis: 95.9%)</td>
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Closing the Gaps

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<td>88</td>
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Identification of Schools for Improvement

This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Earned
Underserved Area Map

48355006400 has no HTC Developments

Washington Coles Apartments
1124 Martin Luther King Drive
Corpus Christi, Texas
## Washington Cole Apartments Census Tract Site Demo Search

Census Tract 48355006400 has no HTC developments
Urban Core Map

Washington Coles Apartments

1124 Martin Luther King Drive
Corpus Christi, Texas
Evidence of Regularly Scheduled Meetings

Corpus Christi City Hall Google Maps Link
Mayor and City Council
Our mission is to make Corpus Christi one of the most livable communities in America. To create a vibrant, progressive, clean city that rejoices in its diversity. To keep our citizens safe and secure, and provide an abundance of economic development opportunities while paying special attention to our unique environment.

CONTACT
Address:
1201 Leopard Street, Corpus Christi, TX 78401
Mailing Address:
P.O. Box 9277, Corpus Christi, TX 78469
Phone:
Fax:

MEET YOUR CITY COUNCIL
Mayor Joe McComb
City Council Members
Find Your District
City Council Meeting Agenda
Public Notices

MAYOR AND CITY COUNCIL SERVICES
Council Meeting Agendas, Minutes & Video
The City Council and City staff have a City Council agenda processing system which is integrated with the live video streaming of City Council meetings.

Council Meeting Rules of Decorum
ABOUT THE CITY COUNCIL
The City Council is the City's Legislative body and is composed of the Mayor, one Member from each of the five Districts, and three At-Large Members. The citizens elect each to a two-year term. Five members constitute a quorum, which is required to conduct City business. The Council appoints the City Manager, City Secretary, City Auditor and Municipal Judges.

Corpus Christi has a Council-Manager form of local government. Policies are set by the Mayor and Council who are elected by the citizens. Policies are carried out by the City Manager. The Council decides what is to be done and the City Manager implements it with the assistance of the entire City Staff.

The Council wants to assure that any citizen may speak in support or against any item on the Agenda and encourages the expression of all views before action is taken.

There are numerous City Boards, Commissions, and Committees established to provide advice to the Council on City matters. If you are interested in serving on a Board, Commission or Committee, contact the City Secretary's Office in person or by calling (361) 826-3105 or review information and submit an online application.

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<td>11:30 AM</td>
<td>Council Chambers</td>
<td>Meeting details</td>
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<td><em>Addendums may be added on Friday.</em></td>
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<td>2/11/2020</td>
<td>11:30 AM</td>
<td>Council Chambers</td>
<td>Meeting details</td>
<td>Agenda</td>
<td>Not available</td>
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</table>
City of Corpus Christi

Meeting Agenda - Final

City Council

Tuesday, February 11, 2020  11:30 AM  Council Chambers

Addendums may be added on Friday.

A. Mayor Joe McComb to call the meeting to order.

B. Invocation to be given by Pastor Claude Axel, Mount Pilgrim Baptist Church.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Rudy Bentancourt, Director of Housing/Community Development.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

E. Proclamations / Commendations


F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

a. OTHER

H. MINUTES:

20096 Washington Coles Apartments
Concerted Revitalization Plan Packet

Washington Coles 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>
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<tbody>
<tr>
<td>Austin</td>
<td>Fort Bend</td>
<td>Jim Wells</td>
<td>Polk</td>
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<tr>
<td>Bastrop</td>
<td>Galveston</td>
<td>Karnes</td>
<td>Refugio</td>
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<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>
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<tr>
<td>Caldwell</td>
<td>Grimes</td>
<td>Lee</td>
<td>San Patricio</td>
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<tr>
<td>Calhoun</td>
<td>Hardin</td>
<td>Liberty</td>
<td>Tyler</td>
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<td>Cameron</td>
<td>Harris</td>
<td>Matagorda</td>
<td>Victoria</td>
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<tr>
<td>Chambers</td>
<td>Hidalgo</td>
<td>Montgomery</td>
<td>Walker</td>
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<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>

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**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.  
Relay Texas: 800-735-2980 (TTY) and 711 (Voice).
February 23, 2020

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

Re: Washington Coles Apartments, LP – Readiness to Proceed and Project Execution Plan

On behalf of Washington Coles Aps, LP (the “Applicant”), I am writing to demonstrate the Applicant’s readiness to proceed and capacity to close all financing for Washington Coles 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 Corpus Christi. 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,

David Brint
Readiness to Proceed Certifications

The Applicant, Washington Coles Apts, LP is seeking five (5) Readiness to Proceed points for its 2020 Tax Credit Application, Application #20096, per the guidelines laid out in the 2020 QAP. The undersigned, acting as the authorized signer for Washington Coles 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 Nueces 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. Washington Coles Apts, LP, will close all financing on or before the last business day of November 2020.
4. Washington Coles Apts, LP, will fully execute the construction contract on or before the last business day of November 2020.
5. The Applicant has already applied for zoning for the proposed development and evidence of that is included along with a timeline of approval.
6. Washington Coles 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: David Brint
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 applicant has started the process for zoning. The City estimates rezoning to last between 60 and 90 days. Thus, the rezoning process will be complete before 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. Ward, Getz, & Associates, LLP, 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

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

Self Score Total: 131

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>1.99</td>
<td>na</td>
<td>1.99</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:**

   *The Site control called out legal descriptions rather than acreage, thus there is no acreage specified.*

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>J Willis Holdings LLC</th>
<th>John J Willis III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entity Name</td>
<td>Contact Name</td>
</tr>
<tr>
<td>PO Box 513</td>
<td></td>
</tr>
</tbody>
</table>

   Address
   
   | Odessa | TX | 79760 | 9/12/2018 |
   | City   | State | Zip  | Date of Last Sale |

   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:

   *No*

   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>JWillis Holdings LLC</td>
<td>None</td>
</tr>
<tr>
<td>John J Willis III</td>
<td>None</td>
</tr>
</tbody>
</table>

   Site Control is in the form of:

   - [ ] 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:** 12/20/2020  **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):

2/27/2020
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:

- na Evidence of an easement, leasehold, or similar documented access; and
- na 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)]**

- na 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:

- [X] 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 B.†
  †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: 

2/27/2020
12 Site Info Part III – Supporting Documents
Support Documentation from Site Information Part III Should be Included Behind this Tab.

Site Control Documentation

- Evidence of Site Control as described in 10 TAC §11.204(10)
  - Recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).
  - Contract or option for lease (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).
  - Contract for sale or option for purchase (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).
  - If Identity of Interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.

Ingress/Egress and Easements

- Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.

Re-platting or Vacating Requirement

- Documentation required by 10 TAC §11.204(10)(E) is included, as applicable.

Title Commitment or Policy

- Documentation required by 10 TAC §11.204(12) is included.

Increase in Eligible Basis (30% Boost)

- Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development as applicable.
  - Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, as applicable.
  - SADDAs map clearly showing the Development is located within the boundaries of a SADDAs, as applicable.
  - Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within the boundaries of a Qualified Opportunity Zone, as applicable.

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
ASSIGNMENT AND ASSUMPTION AGREEMENT
TO
COMMERCIAL CONTRACT – IMPROVED PROPERTY

This ASSIGNMENT AND ASSUMPTION AGREEMENT TO COMMERCIAL CONTRACT – IMPROVED PROPERTY (the “Assignment”) is made effective as of the 31st day of December, 2019, by and between Brinshore Development, L.L.C. (named Brinshore Development LLC therein), an Illinois limited liability company, and / or affiliated assigns, (collectively the “Assignor”), and Brint Development, Inc., an Illinois corporation (the “Assignee”).

WHEREAS, Assignor is the “Buyer” under that certain Commercial Contract - Improved Property (the “Agreement”) dated January 3, 2020 for the purchase of real property located at 1124 Martin Luther King Dr, Corpus Christi, Nueces County, Texas (the “Property”) from JWillis Holdings LLC (the “Seller”);

WHEREAS, Assignor desires to assign all of its right, title, and interest in and to the Agreement to Assignee, and Assignee desires to assume Assignor’s right, title, and interest in and to the Agreement;

NOW, THEREFORE, in consideration of the mutual agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each of the parties hereto, Assignor and Assignee do hereby agree as follows:

1. Assignment. Assignor hereby gives, grants, bargains, sells, conveys, transfers, and sets over unto Assignee, its successors and assigns, as of the date first above written (the “Effective Date”), all of the right, title, and interest of Assignor under the Agreement.

2. Acceptance and Assumption of Assignment. Assignee hereby accepts the foregoing assignment and assumes the obligations of Assignor under the Agreement.

3. Successors and Assigns. The terms and conditions of this Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, administrators, successors, and assigns.

4. Jurisdiction and Venue. This Assignment shall be interpreted and construed in accordance with and governed by the laws of the State of Texas with venue in Nueces County.

5. Notice. The Agreement is hereby assigned to Assignee as per subsection 22.E. of the Agreement. Seller’s Consent of this Assignment is not required under Agreement.

6. Defined Terms. All capitalized terms used and not otherwise defined herein shall have the meanings as set forth in the Agreement, as amended.
7. **Counterparts.** This Assignment may be executed by the parties in one or more counterparts, including facsimile counterparts, each of which shall constitute one document, binding on all parties, even though all parties are not signatory to the same counterpart.

[remainder of page intentionally left blank]
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed effective as of the Effective Date.

Assignor:

Brinshore Development, L.L.C.,
an Illinois limited liability company

By: ____________________________
    Name: Richard J. Sciortino
    Title: Principal

Assignee:

Brint Development, Inc.,
an Illinois corporation,

By: ____________________________
    Name: David Brint
    Title: President
COMMERCIAL CONTRACT - IMPROVED PROPERTY

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: JWILLIS HOLDINGS LLC

Address: PO BOX 513, ODESSA, TX 79760-0513
Phone: E-mail: Fax: Other:

Buyer: BRINSHORE DEVELOPMENT LLC AND / OR AFFILIATED ASSIGNS

Address: 666 DUNDEE RD, NORTHBROOK, IL 60062
Phone: E-mail: Fax: Other:

2. PROPERTY:

A. "Property" means that real property situated in NUECES County, Texas at 1124 MARTIN LUTHER KING DR CORPUS CHRISTI TX (address) and that is legally described on the attached Exhibit or as follows:
   1) BLUFF W/2 OF LT 3 & LTS 4 THRU 12 BK 37
   2) BLUFF E/2 OF LT 3 A BK 37
   3) BLUFF LTS 1 AND 2 LESS S E POR BK 37

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, strips, gores, 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-1946).)

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 ....................... $ 2,000,000.00
   B. Sum of all financing described in Paragraph 4 ................ $
   C. Sales price (sum of 3A and 3B) .................. $ 2,000,000.00

(TXR-1801) 4-1-18 Initiated for Identification by Seller and Buyer

Page 1 of 14
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 $_______________.

5. EARNEST MONEY:

☐ W

A. Not later than 3 days after the effective date, Buyer must deposit $20,000.00 as earnest money with Nueces Title Company at: 7002 South Staples, Suite 106 Corpus Christi (address) Melinda Lossing (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) _______ days after Buyer's right to terminate under Paragraph 7B expires.

   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.
      X (b) will be amended to read "shortages in areas" at the expense of Buyer

   (3) Within 21 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.
Commercial Contract - Improved Property concerning 1124 MARTIN LUTHER KING DR CORPUS CHRISTI TX

B. Survey: Within ___21___ 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.

X (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 □ Buyer (updating party), 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.

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

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

(1) Within ___21___ 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 liens that Seller will satisfy at closing or Buyer will assume at closing; 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) Seller 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 Initialed for Identification by Seller □ and Buyer □

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(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 ______ days after the effective date (feasibility period) by providing Seller written notice of termination.

(4) 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 ________ 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 __15__ days after the effective date, Seller will deliver to Buyer: (Check all that apply.)

- [X] 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;
- [X] (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 __________;
- [X] (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
- __________

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

- [X] 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;
- [X] (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
- [X] (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.
8. 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 1938 - 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:

<table>
<thead>
<tr>
<th>Principal Broker: WSG RE LLC DBA WATERMAN STEELE REAL ESTATE ADVISORS</th>
<th>Cooperating Broker:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agent: DAVID RORIGUEZ</td>
<td>Agent:</td>
</tr>
<tr>
<td>Address: 3308 W MAIN ST, HOUSTON TX 77098</td>
<td>Address:</td>
</tr>
<tr>
<td>Phone &amp; Fax: (832)301-9393, E-mail: <a href="mailto:DRODRIGUEZ@WATERMANSTEELE.COM">DRODRIGUEZ@WATERMANSTEELE.COM</a></td>
<td>Phone &amp; Fax:</td>
</tr>
<tr>
<td>License No: 9002207</td>
<td>License No:</td>
</tr>
</tbody>
</table>

Principal Broker: (Check only one box)
☐ represents Seller only.
☒ is an intermediary between Seller and Buyer.

Cooperating Broker: (Check only one box)
☐ represents Buyer only.

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:
The cash fees will be paid in NUECES 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.

C. 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) ___________ days after the expiration of the feasibility period.
   (2) ______________ (specific date).
   (X) EXHIBIT B

   (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;
(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 unpaid deductible under the policy for the loss.
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. ☐ Seller ☑ 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;

(TXR-1801) 4-1-18
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(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 or facsimile numbers 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.
X 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-1906);
   (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
X (12) EXHIBIT A, EXHIBIT B, EXHIBIT C
Commercial Contract - Improved Property concerning 1124 MARTIN LUTHER KING DR CORPUS CHRISTI TX

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

E. Buyer X may ☐ 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 receipts 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 and Buyer to sign the statutory notice relating to the tax rate, 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, 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).

(TXR-1801) 4-1-18 Initiated for Identification by Seller and Buyer

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H. Section 1958.154, 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 January 4, 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: J WILLIS HOLDINGS LLC

Buyer: AFFILIATED ASSIGNS

By: [Signature]
Date: 01/03/2020
Printed Name:
Title:

By: [Signature]
Printed Name: Richard Sciortino
Title:

By: [Signature]
Printed Name:
Title:

By: [Signature]
Printed Name:
Title:

(TXR-1801) 4-1-18

Produced with zpForm® by zpLogix 18070 Fifteen Mile Road Fraser, Michigan 48026 www.zplogix.com

980 N Staples
AGREEMENT BETWEEN BROKERS
(use only if Paragraph 98(1) is effective)

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:

$______________, or

_______% 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: Jimmie Todd
Address: __________________________________________________________
Phone & Fax: (423)362-2100
E-mail: jtodd@toddlawfirm.com

Buyer's attorney: ______________________________________________________
Address: __________________________________________________________
Phone & Fax: ________________________________________________________
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 January 6, 2020 (effective date);
✓ B. earnest money in the amount of $20,000 in the form of Wire #37746291

Title company: Nueces Title Company
By: __________

Assigned file number (GF#): 20-0001-CC

E-mail: melinda@nuecestitle.com

Linda Pedigo

Address: 7002 S Staples St.
Corpus Christi 78413
Phone & Fax: 361-992-1213

E-mail: lisa@nuecestitle.com
EXHIBIT A

TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED CONCERNING THE PROPERTY AT

1124 MARTIN LUTHER KING, CORPUS CHRISTI, TX

Feasibility Period: As outlined below. Buyer may terminate this contract, by giving written notice to the seller, according to the following stipulations:

1) June 5, 2020: In reference to Section 7 of the Contract, the Independent Consideration shall be $5,000 and shall be non-refundable and applicable to the sales price. If Buyer terminates this Contract by providing written notice to Seller of Buyer's intention to terminate the Contract on or before June 5, 2020 then the Earnest Money will be refunded to the Buyer less the $5,000 that the Seller will retain as Independent Consideration.

2) September 5, 2020: Buyer shall have the right to extend the Feasibility Period until September 5, 2020 by providing written notice to Seller of such election, whereupon an additional $5,000 of the Earnest Money shall become nonrefundable but shall remain applicable to the sales price. Therefore, if Buyer terminates the contract between June 5, 2020 and September 5, 2020, then the Earnest Money will be refunded to the buyer less $10,000, which shall be released to Seller. Upon the expiration of the Feasibility Period, all of the earnest money shall become non-refundable but shall remain applicable to the sales price.

3) Within seven (7) days after September 5, 2020: The Buyer will deposit $10,000 in additional Earnest Money to the Title Company that will be non-refundable, immediately available to the seller and applicable to the sales price. This deposit will be made by the Buyer if the Buyer has not terminated the Contract prior to the expiration of the Feasibility Period.

Seller:

By: ____________________________
   By (signature): [Signature]
   Printed Name: [Name]
   Title: [Title]

Buyer:

By: ____________________________
   By (signature): [Signature]
   Printed Name: [Name]
   Title: [Title]
COMMERCIAL CONTRACT EXHIBIT

EXHIBIT B
TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED CONCERNING THE PROPERTY AT

1124 MARTIN LUTHER KING, CORPUS CHRISTI, TX

Closing:

The closing shall take place on or before September 20, 2020.

The Buyer shall have the right to extend the closing up to three (3) consecutive months for an additional deposit of $10,000 for each month extension. The funds shall be credited to the sales price, nonrefundable to the buyer and immediately available to the Seller. The Buyer will provide Seller with written notice of said closing extension prior to the expiration of the Closing Date then in effect.

Each closing extension shall extend from the 20th of the currently scheduled month to the 20th of the following month.

Regardless of the extensions that are in place, the closing shall take place no later than December 20, 2020.

---

Seller:

By: [Signature]
Printed Name: ____________________________
Title: ____________________________

[Signature]
Printed Name: ____________________________
Title: ____________________________

By: [Signature]
Printed Name: ____________________________
Title: ____________________________

Buyer:

By: [Signature]
Printed Name: ____________________________
Title: ____________________________

[Signature]
Printed Name: ____________________________
Title: ____________________________

(TXR-1937) 1-26-10
EXHIBIT C
TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED CONCERNING THE PROPERTY AT
1124 MARTIN LUTHER KING, CORPUS CHRISTI, TX

Zoning:

1) Seller shall provide cooperation to the Buyer and Buyer's agent needed to obtain such approval including but not limited to zoning changes. As part of the application to the state, the buyer must commence the investigatory process to achieve a zoning change on the subject property. No zoning change would take place during the buyer's feasibility period and would only be contemplated once the State has awarded the buyer the applied for tax credits.

2) Should the Buyer proceed to complete a zoning change prior to closing, the Buyer shall be bound by specific performance to purchase the property. Additionally, should the sale not be completed and the re-zoning has taken place the Buyer assumes complete responsibility and expense for changing the re-zoned property back to the original designation. Should the closing not take place, Buyer assumes responsibility for any negative impact to Seller's operations that may be caused by the Buyer's rezoning.

3) Should the Buyer proceed to complete zoning prior to closing, the Buyer shall be bound by specific performance to close the purchase of the Property. If the Buyer elects to complete the zoning change prior to closing, the Buyer shall, prior to the zoning change, deposit the sum of $50,000 with the escrow agent as an additional deposit. The additional deposit, in the amount of $50,000, shall be credited to the sales prices at closing, but if the sale is not completed and the property has been re-zoned, the additional deposit shall be released to the seller at the termination of the contract.

Seller: 
By: ________________________________
By (signature): ________________________
Printed Name: _______________________
Title: ______________________________

01/03/2020

Buyer: 
By: ________________________________
By (signature): ________________________
Printed Name: _______________________
Title: ______________________________

(TXR-1937) 1-26-10

Waterman Sible, 1477 W. Loop South Houston TX 77027
Phone 713-527-5711
Fax 713-527-5711
900 N Staples Road

Produced with zForm® by zPLogx 18070 Fifteen Mile Road Fraser, Michigan 48026 www.zplogx.com
COMMERCIAL CONTRACT SPECIAL PROVISIONS ADDENDUM

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED
©Texas Association of REALTORS®, Inc. 2018

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

1124 MARTIN LUTHER KING, CORPUS CHRISTI, TX

The following special provisions apply and will control in the event of a conflict with the other provisions of the contract: 1) The Buyer shall assign to the Seller all due diligence materials to the Seller should no closing take place.

2) Notwithstanding anything in the Addendum to the contrary, Seller shall not be obligated to incur any expenses, costs or liabilities in connection with their cooperation with the Buyer in their effort to obtain the required approvals to proceed with the acquisition.

3) The buyer and seller shall enter into a 60 day lease effective the day of closing in the amount of one ($1) dollar. The seller and any tenants (affiliated with the seller) shall also vacate the property by the end of the sixty (60) day lease. The Seller bears any and all responsibility for assuring that any tenants affiliated with the seller are made aware and any lease agreements are resolved prior the closing date. The existing lease with the billboard company shall remain in effect until the end of the current lease term and the lease shall be assigned to the Buyer.

4) Buyer and Seller shall execute a lease agreement for one ($1) dollar per month for two months after closing to provide enough time for the buyer to vacate the property.

5) The principal owner of the seller of the property is a real estate agent in the State of Texas.

6) Buyer assignment of the contract shall only occur to entities owned or affiliated with the Buyer.

Seller: 

By: 

By (signature): .Schedule [Signature] 

Printed Name: 

Title: 

Buyer: 

By: 

By (signature):  

Printed Name: 

Title: 

By: 

By (signature): 

Printed Name: 

Title: 

(TXR-1940) 4-1-18
INTERMEDIARY RELATIONSHIP NOTICE
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED
©Texas Association of REALTORS®, Inc. 2004

To: JWILLIS HOLDINGS LLC (Seller or Landlord)
    and BRINSHORE DEVELOPMENT LLC (Prospect)
From: Waterman Steele Real Estate Advisors (Broker's Firm)
      1124 MARTIN LUTHER KING
Re: CORPUS CHRISTI, TX (Property)
Date: December 9, 2019

A. Under this notice, "owner" means the seller or landlord of the Property and "prospect" means the above-named prospective buyer or tenant for the Property.

B. Broker's firm represents the owner under a listing agreement and also represents the prospect under a buyer/tenant representation agreement.

C. In the written listing agreement and the written buyer/tenant representation agreement, both the owner and the prospect previously authorized Broker to act as an intermediary if a prospect who Broker represents desires to buy or lease a property that is listed by the Broker. When the prospect makes an offer to purchase or lease the Property, Broker will act in accordance with the authorizations granted in the listing agreement and in the buyer/tenant representation agreement.

D. Broker X will □ will not appoint licensed associates to communicate with, carry out instructions of, and provide opinions and advice during negotiations to each party. If Broker makes such appointments, Broker appoints:

   David Rodriguez
   to the owner; and

   David Rodriguez
   to the prospect.

E. By acknowledging receipt of this notice, the undersigned parties reaffirm their consent for broker to act as an intermediary.

F. Additional Information (Disclose material information related to Broker's relationship to the parties, such as personal relationships or prior or contemplated business relationships.)

The undersigned acknowledge receipt of this notice

Seller or Landlord Date
Prospect Date

Seller or Landlord Date
Prospect Date

(TXR-1409) 1-7-04
Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker’s duties and responsibilities to you, and your obligations under the representation agreement;
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

WSG RE LLC dba Waterman Steele

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

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Real Estate: David Rodriguez

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Buyer/Tenant/Seller/Landlord Initials

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Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

900 N Staples Road

Produced with zipForm® by zplyoga. 18370 Fifteen Mile Road. Fraser. Michigan 48026

www.zplyoga.com

1/2/2015
We, Alliant National Title Insurance 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.

ATTEST:

Countersigned:
Texas Lone Star Title, LLC dba Guaranty Title & Abstract
Co. dba Nueces Title Company
7002 S. Staples St. Ste. 106
Corpus Christi, TX 78413
BY:

[Signature]

Authorized Agent or Officer

[Signature]

President

[Signature]

Secretary

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.
Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

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 1-877-788-9800 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 charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

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.
### IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Alliant National Title Insurance Company's toll free telephone number for information or to make a complaint at:

1-877-788-9800

You may also write to Alliant National Title Insurance Company at:

1831 Lefthand Circle, Suite G
Longmont, CO 80501

noc@alliantnational.com

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: [http://www.tdi.texas.gov](http://www.tdi.texas.gov)
E-mail: ConsumerProtection@tdi.texas.gov

### AVISO IMPORTANTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Alliant National Title Insurance Company para obtener información o para presentar una queja al:

1-877-788-9800

Usted también puede escribir a Alliant National Title Insurance Company:

1831 Lefthand Circle, Suite G
Longmont, CO 80501

noc@alliantnational.com

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: [http://www.tdi.texas.gov](http://www.tdi.texas.gov)
E-mail: ConsumerProtection@tdi.texas.gov

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact Alliant National Title Insurance Company first. If the dispute is not resolved, you may then contact the Texas Department of Insurance.

### DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con Alliant National Title Insurance Company primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

### ADJUNTE ESTE AVISO A SU PÓLIZA:

Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

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. Arbitalble 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 parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

__________________________  __________________________
SIGNATURE                  DATE
PRIVACY POLICY NOTICE

Purpose of Notice:

Alliant National Title Insurance Company respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.
Purpose of Notice:

Texas Lone Star Title, LLC DBA Guaranty Title & Abstract Company respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information").

Title V of the Gramm-Leach Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing non-public personal information about you with a non-affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Texas Lone Star Title, LLC DBA Guaranty Title & Abstract Co.

Types of Information We May Collect:

During course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies;
- Information about your transactions we secure from our files or others;
- Information that we receive from others involved in your transactions such as the real estate agent or lender.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.
Changes:

This notice may be revised in accordance with applicable privacy laws.
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

ALLIANT NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date:  January 3, 2020, 8:00AM
Commitment No. ______________________, issued January 8, 2020, 8:15AM

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: $2,000,000.00
      PROPOSED INSURED: Washington Coles 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: PROPOSED INSURED:
         Proposed Borrower:
   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: Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   JWillis Holdings, LLC, a Texas limited liability company

4. Legal description of land:
   Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven
   (11) and Twelve (12), Block Thirty-seven (37), Bluff Portion of the City of Corpus Christi, Nueces County,
   Texas, as shown by the map or plat thereof recorded in Volume A, Pages 2-3, Map Records of Nueces
   County, Texas; SAVE AND EXCEPT that portion of said Lots conveyed to the State of Texas by Right of
   Way Deed dated August 25, 1956, recorded under Clerk's File No. 465642, Volume 746, Page 224, Deed
   Records of Nueces County, Texas.

Title Company Name:
Texas Lone Star Title, LLC dba Guaranty Title & Abstract Co. dba Nueces Title Company
7002 S. Staples St. Ste. 106
Corpus Christi, TX  78413

[Signature]

BEY:
Authorized Signatory
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

ALLIANT NATIONAL TITLE INSURANCE COMPANY

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):

   Restrictions found in Volume A, Pages 2-3, Map Records of Nueces County, Texas

   Any covenants or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c)

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon Company's receipt, review and approval of a current land title survey, and payment of any promulgated premium, this item can be amended to read in its entirety 'shortages in area'.

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 lands 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 _____ 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 is furnished to us before a binder is issued.)

8. Lions and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) 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 matters or delete this exception):

   a. Terms, conditions, stipulations and agreement as contained in Deed dated July 28, 1937, by and between Adelaide Benson de los Santos, E. de los Santos and Perry C. Tucker, recorded under Document No. 123154, Volume 236, Page 108, Deed Records of Nueces County, Texas.

   b. Terms conditions and stipulations as contained in Deed dated September 20, 1937, executed by Sam P. Ingram Sr. and wife, Rena C. Ingram to Perry C. Tucker, recorded under Document No. 119819, Volume 232, Page 453, Deed Records of Nueces County, Texas.

   c. Terms, conditions and stipulations as contained in Right of Way Deed dated August 23, 1956, executed by Francisco M. Reyna, et al to the State of Texas, recorded under Document No. 465642, Volume 746, Page 224, Deed Records of Nueces County, Texas.


   f. Subordination of Lease dated December 1, 1999, executed by Corpus Christi Transfer Co., as Tenant and Ata Properties, LLC, as Landlord, recorded under Document No. 1999053211, Official Public Records of Nueces County, Texas.

   g. Right of Way Deed and Dedication dated July 16, 1951, from Wilson Building, Inc. to City of Corpus Christi, Texas, filed for record on July 31, 1952, recorded under File No. 353530 in Volume 560, Page 500 of the Deed Records of Nueces County, Texas.

   h. Easement and/or right of way as set forth in instrument dated August 28, 1953, executed by The Wilson Building, Inc. to Central Power and Light Company, recorded under File No. 382480 in Volume 608, Page 509 of the Deed Records of Nueces County, Texas.


   k. Street, Sidewalk and Utility Easement dated January 13, 1982, from Wilson Investors, a California General partnership to the City of Corpus Christi, Texas, recorded under File No. 255174 in Volume 1809, Page 32 of the Deed Records of Nueces County, Texas.


o. Agreement of Lease dated January 15, 1982, between Arex Joint Venture II and Arex Joint Venture I, recorded under File No. 255191 in Volume 1809, Page 120 of the Deed Records of Nueces County, Texas, together with any and all amendments, revisions and/or extensions thereto.

p. Lease Agreement evidenced in Memorandum of Lease dated February 24, 1986, between Arex Joint Venture I and Qwest Microwave III, Inc., recorded under File No. 479300 in Volume 2002, Page 948 of the Deed Records of Nueces County, Texas; and assignments, recorded under County Clerk’s File Nos. 886690, 886692 and 2000020237 of the Official Public Records of Nueces County, Texas, together with any and all amendments, revisions and/or extensions thereto.

q. Lease Agreement dated March 8, 1993, between ARC-Wilson Associates, as Landlord and I-Link, Inc., as Tenant, recorded under County Clerk’s File No. 848153 in the Official Public Records of Nueces County, Texas; and Assignment of Lease dated July 1, 2002, recorded under County Clerk’s File No. 2003014374 of the Official Public Records of Nueces County, Texas, together with any and all amendments, revisions and/or extensions thereto.

r. Lease Agreement dated January 19, 1993 as set forth in Memorandum of Lease dated July 2, 1993, by and between ARC Wilson Associates Limited Partnership, as Landlord, and MCI Telecommunications Corporation, as Tenant, recorded under County Clerk’s File No. 867390 in the Official Public Records of Nueces County, Texas, together with any and all amendments, revisions and/or extensions thereto.

s. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all right, privileges, and immunities relating thereto, appearing in Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

t. The rights of any ISD, College, County, City, Municipal Utility District, Flood Control District, Levee Improvement District, Water District, Water Supply District, Water Control and Improvement District or Emergency Service District of any type to levy taxes and issue bonds, and any other right, privilege and authority to use said land and/or any easement, right of way, whether dedicated or not for the installation, operation, maintenance and inspections of utilities on the herein described property.

u. All Matters, Easements, right of ways, setbacks, and notes described in Plat of Record.

v. Rights of Tenants, as tenants only, under all unrecorded leases or rental agreements.
   (NOTE: this item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)

w. Rights of Parties in Possession.
x. All Liens, Covenants, Conditions, Reservations, or other matters affecting title to the land herein described which are recognized or created in the Deed to the assured or other closing papers.

y. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

z. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.

aa. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances and/or Statutes of any Municipality and/or other Governmental Authority.

ab. Subject to any easements, pipelines, right-of-ways, utility services, encroachments, roadways, square footage, rights of ingress/egress, correct legal description or any other matter that may affect the subject property that an accurate survey may disclose.

ac. The Company shall have no liability for, nor responsibility to defend, any part of the Land against any right, title, interest or claim (valid or invalid) or any character had or asserted by the State of Texas or by any other Government or Governmental Authority or by the public generally (1) in and to portions of the Land which may be within the bed, shore or banks of a perennial stream or lake navigable in fact or in law or within the bed or shores or the beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the Land which may be between the water’s edge and the line of vegetation on the upland or for any claim or right for ingress thereto or egress therefrom.

ad. Any titles or rights asserted by anyone including, but not limited to persons, the public, corporations, governments or other entities; (a) to tidelands, or lands 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 or interests of access to that area or easement along and across that area.

ae. Any visible and apparent easements or roadways on, over or across the subject property, the existence of which does not appear of record, including but not limited to any public utility easements above or below the surface of the herein described property, possessed by any private or public companies or municipalities.

af. Pending Disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in or objections to, the title up to the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provisions of this policy. (THIS EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONSTRUCTION OF IMPROVEMENTS, CONSTRUCTION OR REPAIRS.)

ag. The land described in Schedule A of this policy extends only to real property and shall not include any manufactured home or house trailer. Any manufactured home or house trailer on the land is excluded from this policy of title insurance.

ah. Any and all valid subsisting covenants, restrictions, reservations, easements and rights of way property found of record in the of the County Clerk of Nueces County, Texas.
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

ALLIANT NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

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, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen'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.


6. In connection to a "Limited Liability Company," we must be furnished with the following: (a) Certification of Organization from Secretary of State; (b) Copy of its Articles of Organization and its "Regulations" and any Amendments thereto; for our examination as to powers granted the "Managers by the Members," and a certification by the "managers" as to the existence of any Amendments, if any. (c) Make sure company is in good standing, if applicable.

7. Require standard Affidavit of Debts and Liens be executed by seller at or before closing. If any additional debts or liens are listed that may attach to the subject property other than the aforementioned deed of trust, contact the Examination Department immediately for further instruction prior to proceeding with closing.

8. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner. If any spouse is deceased, Company requires proof of probate or heirship for same. If any owner is divorced, Company requires a certified copy of divorce decree and property settlement agreement for same for review. Company may make additional requirements after review.
9. NOTICE: If an existing survey (less than 7 years) is to be used with this Title Commitment, please fax or e-mail a copy of the survey to the Examination Department for review and approval. An inspection fee will be made. If it is determined that any changes have occurred to the property, a new survey will be required. Said survey should contain the following language.

   (a) I hereby certify that this survey was made on the ground, that this plat (map or drawing) correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition ____ Survey.

   (b) The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

10. Payment of all Ad Valorem taxes which may be due and payable on the subject property.

11. The purchasers in this transaction have not been checked for Abstracts of Judgment and/or Federal Liens, or other Involuntary Liens. In the event said purchasers should undertake to convey, mortgage, or otherwise hypothecate said interest being acquired by them, this file is to be returned to the examination staff for further opinion prior to closing the new transaction.

12. NOTE: If you will be obtaining a Residential Owner Policy (T-1R), you may also purchase insurance against boundary discrepancies, boundary conflicts, boundary line issues, encroachments, protrusions and overlaps of improvements existing at the Date of your Policy (unless we add an exception to a specific item). This boundary coverage is not automatically included in the Residential Owner Policy. Boundary coverage is available if you:

   Provide us a satisfactory existing survey, and (2) pay an additional 5% of the basic rate for your residential owner policy.

13. 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.

14. Copies of Borrowers and Sellers Driver’s License are to be sent to the Title Company for ID.

15. NOTE TO CLOSER: Obtain proof that the HOA, assessment(s)/fee(s), and/or current maintenance charges, if any, have been paid in full.

16. NOTE TO CLOSER: The borrowers/sellers/buyers have not been checked on the Department of the Treasury Specially Designated Nationals (SDN)/Blocked Persons list. It is the responsibility of the closer with access to the personal information of the parties to the transaction, to check the list in the event they believe that their customer may be listed therein. The site can be accessed at: <http://www.treasury.gov/resource-center/sanctions/SDN-List/Pages/default.aspx>

17. NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

18. NOTICE: The title insurance policy being issued to you contains an arbitration provision. 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. If you are the purchaser in the transaction and elect
deletion of the arbitration provision, a form will be presented to you at closing for execution. If you are the
lender in the transaction and desire deletion of the Arbitration provision, please inform us through your
Loan Closing Instructions.

19. If the Proposed insured executes a Waiver of Inspection in the approved form, an exception to "Rights of
parties in possession" will be contained in the Owner's Policy when issued; however, the Proposed
Insured may refuse to execute the Waiver, in which case the Company will require that an inspection be
conducted by its agent, for which an inspection fee may be charged, and the Company reserves the right
to make additional, particular exceptions in the Policy to matters revealed by the inspection.

20. The following note is for informational purposes only:

The following deed(s) affecting said Land were recorded within twenty-four (24) months (and
beyond) of the date of this report:

Grantor: John J. Willis, III
Grantee: JWillis Holdings, LLC, a Texas limited liability company
Recording Date: September 17, 2018
Recording No: 2018040668

Grantor: ATA Properties, LLC, a Texas limited liability company
Grantee: John J. Willis, III
Recording Date: January 6, 2011
Recording No: 2011000591

Title Company Name:
Texas Lone Star Title, LLC dba Guaranty Title & Abstract Co. dba Nueces Title Company
7002 S. Staples St. Ste. 106
Corpus Christi, TX 78413

[Signature]

BY: [Signature]
Authorized Signatory
COMMITMENT FOR TITLE INSURANCE  T-7

SCHEDULE D

GF No. 20-0001-CC

Effective Date: January 3, 2020, 8:00AM

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment:
   * Robert J. Grubb, President and Chief Executive Officer
   * Robert Scott Hendrickson, Treasurer and Chief Financial Officer
   * Phyllis J. Mulder, Secretary and Chief Legal Officer
   * David D. Ginger
   * John R. Baumgart
   * Dawn Enoch Moore
   * Ed Haselden
   * Bruce Williamson
   * James O. Hutcheson

   *Indicates Director

Agents Investors Group of America, LLC, owns 100% of the stock of Alliant National Title Insurance Company, Inc. and Mt. Audubon Associates and John R. Baumgart each own ten percent or more of Agents Investors Group of America, LLC.

2. The following disclosures are made by the Title Insurance Agent Issuing this Commitment:

   Texas Lone Star Title, LLC D/B/A Guaranty Title & Abstract

   a. The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

      Michael Neuman - LLC Manager

   b. Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

      N/A

   c. The following persons are officers and directors of the Title Insurance Agent:

      Michael Neuman - LLC Manager/CEO
      Nick Neuman - COO/ On-Site Manager
      Frances Kypuros - Executive Vice President

3. 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>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Of this total amount, 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent* and the remainder of the estimated premium will be paid to other parties as follows:
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.
COMMITMENT FOR TITLE INSURANCE (Form T-7)

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment of Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

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 361-992-1213 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 charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

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.
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner’s Policy)

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."

______________________________  ____________________
SIGNATURE                      DATE
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.

Map Options:
- Clear
- Reset
- Full Screen
- Hide the overview

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.

Map Options:
- Current Zoom Level
- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

Click here for full screen map

Select Year:
- 2020
- 2019
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>District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State Senator</strong></td>
<td>District</td>
</tr>
<tr>
<td><strong>Support Letter</strong></td>
<td></td>
</tr>
<tr>
<td><strong>City Mayor</strong></td>
<td></td>
</tr>
<tr>
<td><strong>School Superintendent</strong></td>
<td>District Name</td>
</tr>
<tr>
<td><strong>Presiding officer of Board of Trustees</strong></td>
<td>Email</td>
</tr>
</tbody>
</table>

**While Applicants are not required to notify US Representatives, the Department is required to notify them. Therefore, Applicant must identify the appropriate US Representative of the district containing the Development.**

1/25/2020
15 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.

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>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

1.  

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

2.  

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

3.  

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

4.  

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

5.  

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</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 Form(s).

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 Form 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; and
  - 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(d)(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

2/22/2020
### CERTIFICATION OF NOTIFICATIONS (continued)

**Part 4. Certification**

**By:**

<table>
<thead>
<tr>
<th>Signature of Applicant/Development Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Brint</td>
<td>2/11/2024</td>
</tr>
</tbody>
</table>

**Printed Name**

<table>
<thead>
<tr>
<th>Illinois</th>
<th>2/17/22</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>County of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Notary Public, State of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Illinois</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>My Commission expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/17/22</td>
</tr>
</tbody>
</table>

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**

<table>
<thead>
<tr>
<th>Notary Public Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOPY JONESI</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24 day of</th>
</tr>
</thead>
<tbody>
<tr>
<td>February, 2020</td>
</tr>
</tbody>
</table>

[OFFICIAL SEAL]

LOPY JONESI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/17/22
Development Narrative
## Development Narrative

1. **The proposed Development is:** *(Check all that apply)*

   - **New Construction**
   - **and/or:**

   Previous TDHCA #
   - If applicable
   If Acquisition/Rehab or Rehab, original construction year:
   If Reconstruction,
   - Units Demolished
   - Units Reconstructed

2. **The Target Population will be:**

   **General**
   - 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.

   - 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

2/23/2020
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: 

2/23/2020
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>$ 1,392,807</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>At-Risk</td>
<td>Select Set-Aside if applicable</td>
</tr>
<tr>
<td>Nonprofit</td>
<td>USDA</td>
</tr>
<tr>
<td>Select NOFA</td>
<td>Select Set-Aside</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

2/23/2020
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.
- [x] Applicant elects to use the Average Income for the Development.

*If a revised form is submitted, date of submission:__________________________*  

2/23/2020
RE: PRE-APPLICATION DISCLOSURE FOR 20096 WASHINGTON COLES APARTMENTS, CORPUS CHRISTI, TEXAS.

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs received your January 8, 2020, pre-application disclosure which indicates that the Development Site is located approximately 1.2 miles from a refinery. Per 10 TAC §11.101(a)(2), ineligible sites include:

(J) Development Sites located within 2 miles of refineries capable of refining more than 100,000 barrels of oil daily;

As with previous disclosures related to refineries in Corpus Christi, the disclosure included a letter from the Assistant City Manager which stated that Corpus Christi permits residential development within this distance of a refinery. While the letter was retracted and then reinstated, at no time did city officials indicate that there had been a change in city policy or ordinances.

Since there is no indication of a change in city policy, staff finds no reason to depart from its finding prior to the retraction. Accordingly, as a limited Staff pre-determination under 10 TAC §11.101(a)(3)(A), based on the information provided so far, Staff finds that the proximity of the Development Site to the refinery does not trigger ineligibility on the basis of 10 TAC §11.101(a)(2)(F). This site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA. The site 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)]

<table>
<thead>
<tr>
<th># of Units</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>83</td>
<td>10</td>
</tr>
</tbody>
</table>

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>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>500</td>
</tr>
<tr>
<td>1</td>
<td>600</td>
</tr>
<tr>
<td>2</td>
<td>800</td>
</tr>
<tr>
<td>3</td>
<td>1,000</td>
</tr>
<tr>
<td>4</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).

- 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).

- 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
### Development Activities II

**Self Score Total:** 131

#### 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; OR meets the minimum size requirements below:** (6 points)
  - *Development claiming points must meet the minimum size requirements below.*
  - **Points claimed:** 6
  - | Bedroom Size | Size Required | 0 | 1 | 2 | 3 | 4 |
  - | Square Footage | Points | 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;** (9 points)
  - *Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B).*
  - **Points claimed:** 9

#### 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.**

**Application is seeking points for Rent Levels of Residents.**

**Direct Loan Points Claimed:** 0

#### 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 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.**

**Application is seeking points for Subsidy Per Unit.**

**Direct Loan Points Claimed:** 0

#### 4. Income Levels of Residents (Competitive HTC Applications only) [10 TAC §11.9(c)(1)]

*30% 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 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.**

- **Total Number of Units at 50% or less of AMGI**: 43
- **Number of 30% Units used to score points under §11.9(c)(2)**: 9
- **Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)**: 34
- **Percentage used for calculation of eligible points under §11.9(c)(1)**: 40.96%

**Application located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA, and**

- **Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)**: 0
- **Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)**: 0

**OR** (DO NOT COMPLETE BOTH)

- **Development proposed in all other areas.**
  - **Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)**: 0
  - **Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)**: 0

These boxes calculate the score based on information entered but do not populate the Self Score form. Select elected points in the yellow box below.
<table>
<thead>
<tr>
<th align="center">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)</th>
</tr>
</thead>
<tbody>
<tr>
<td align="center">C. Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 54% or lower (15 points).</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 55% or lower (13 points).</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 56% or lower (11 points).</td>
</tr>
<tr>
<td align="center">OR</td>
</tr>
<tr>
<td align="center">D. Development proposed in all other areas.</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 55% or lower (15 points).</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 56% or lower (13 points).</td>
</tr>
<tr>
<td align="center">✔ The Average Income for the proposed Development will be 57% or lower (11 points).</td>
</tr>
</tbody>
</table>

| Application is seeking points for Income Levels of Residents. | Points Claimed: 15 |
| :---: |
| 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 Supportive Housing proposed by a Qualified Nonprofit, and at least 20% (less Units used 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 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 (11 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) |

| Application is seeking points for Rent Levels of Residents. | Points Claimed: 11 |
| :---: |
| 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. | Points Claimed: 11 |
| :---: |
| 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 must 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 Atrisk 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 local to 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. | Points Claimed: 3 |
| :---: |
| 8. Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)] |
| Development is requesting Pre-Application Points. |

<p>| Application is seeking points for Extended Affordability. | Points Claimed: 4 |
| :---: |
| 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. |</p>
<table>
<thead>
<tr>
<th>10. Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Application requests points for Historic Preservation.</td>
</tr>
<tr>
<td>- Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.</td>
</tr>
<tr>
<td>- Application includes documentation from the THC that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.</td>
</tr>
<tr>
<td>- 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.</td>
</tr>
<tr>
<td>- Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.</td>
</tr>
<tr>
<td>- At least 75% of the residential units will be within the Certified Historic Structure.</td>
</tr>
<tr>
<td>- Attached behind this tab are the THC letter and other documentation described above.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.</td>
</tr>
</tbody>
</table>
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 with all parts of the plan as they apply to this Application.

Signature of Applicant

Printed Name

Date

https://www.tdhca.state.tx.us/program-services/ura/docs/RARAP.pdf

2/23/2020
The property owner owns and operates a moving company 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

- 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)(I)); and
  - identifies all Amenity.

- 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).

- 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, laundry, 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

  **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.

- 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.

- 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.

1/25/2020
Washington Coles Apartments
1124 Martin Luther King Dr
Corpus Christi, Texas

Sheet Index
A00  Cover Sheet
A10  Site Plan
A20  First Floor Plan
A21  Typical Floor Plan
A30  1 Bedroom Plan
A31  1 Bedroom Accessible Unit Plan
A32  2 Bedroom (B1) Plan
A33  2 Bedroom (B1) Plan, Accessible
A34  2 Bedroom (B2) Plan
A35  2 Bedroom (B3) Plan
A36  2 Bedroom (B3) Plan, Accessible
A40  Building Elevations
A41  Building Elevations

Vicinity Map

Brinshore Development LLC
Corpus Christi, TX
1124 Martin Luther King
1124 Martin Luther King Dr
Owner

Orientation:
Project number: 202712
Scale: As Noted
Date: 2/8/2023
Sheet Title: Cover Sheet
Sheet Number: A00
114 Martin Luther King Drive - Building Data

<table>
<thead>
<tr>
<th>Story</th>
<th>Unit A1 (1-bedroom/1-ba)</th>
<th>B1 (2-bedroom/2-ba)</th>
<th>B2 (3-bedroom/2-ba)</th>
<th>B3 (3-bedroom/3-ba)</th>
<th>Total Number of Units</th>
<th>Amenity Area</th>
<th>Gross Area</th>
<th>Rentable Area</th>
<th>Rentable Area</th>
</tr>
</thead>
<tbody>
<tr>
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<td>6</td>
<td>6</td>
<td>5</td>
<td>8</td>
<td>1</td>
<td>648</td>
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<tr>
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<td>1</td>
<td>85</td>
<td>6</td>
<td>85</td>
<td>22,449</td>
</tr>
</tbody>
</table>

Notes:
1. Gross Area excludes Balcony Area.

First Floor Plan
SCALE: 1/32" = 1'-0"
A1 One Bedroom, One Bathroom Unit

SCALE: 1/4" = 1'-0"

Unit Area: 654 SF
Balcony: 78 SF

9'-0" Ceiling @ Bedroom and Living/Dining Room
A1 One Bedroom, One Bathroom Accessible Unit

9'-0" Ceiling @ Bedroom and Living/ Dining Room
B1 Two Bedroom, Two Bathroom Unit

B1 Unit H/V Accessible Unit Similar

9'-0" Ceiling @ Bedroom and Living/ Dining Room

Unit Area: 857 SF
Balcony: 74 SF

Bedroom 1
10'-3" x 11'-11"

Bedroom 2
8'-9" x 10'-0"

Living Room
13'-0" x 13'-6"

Bath 1

Bath 2

Kitchen

Balcony
12'-8" x 9'-8"

29'-6"
B1 Two Bedroom, Two Bathroom Accessible Unit

B1 Unit H/V Accessible Unit Similar

9'-0" Ceiling @ Bedroom and Living/ Dining Room

Unit Area: 857 SF
Balcony: 74 SF
B2 Two Bedroom, Two Bathroom Unit

B2 Unit H/V Accessible Unit Similar

Scale: 1/4" = 1'-0"

9'-0" Ceiling @ Bedroom and Living/ Dining Room

Bedroom 1
10'-3" x 10'-11"

Bedroom 2
11'-6" x 10'-0"

Living Room
12'-6" x 13'-6"

Bath 1

Bath 2

Balcony
10'-0" x 5'-6"

Kitchen

W/D

DW

Unit Area: 948 SF
Balcony: 75 SF

1124 Martin Luther King
1124 Martin Luther King Dr
Corpus Christi, TX
Brinshore Development LLC
owner

orientation
project number
202712

scale
As noted
date
2/20/20

sheet title
2 Bedroom (E2) Plan

sheet number
A34
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.Toggle if only allowed by the licensing body.

#### Specifications and Amenities (check all that apply)

- Building Configuration (Check all that apply):
  - Single Family Construction
  - SRO
  - Transitional (per §42(i)(3)(B))
  - Duplex
  - Scattered Site
  - Fourplex
  - >4 Units Per Building
  - Townhome

- Development will have:
  - Fire Sprinklers
  - Elevators
  - Free # of Elevators: 1

- Free Paid

- Number of Parking Spaces (consistent with Architectural Drawings):
  - Shed or Flat Roof Carport Spaces
  - Detached Garage Spaces
  - Attached Garage Spaces
  - Uncovered Spaces
  - Structured Parking Garage Spaces

- Floor Composition/Wall Height:
  - 100% Carpet/Vinyl/Resilient Flooring
  - 9’ Ceiling Height
  - % Ceramic Tile
  - Upper Floor(s) Ceiling Height (Townhome Only)
  - % Other

---

#### Building Label

- Number of Stories: 4
- Number of Buildings: 1

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Total # of Residential Buildings</th>
<th>Total Sq. Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 1 1 654</td>
<td>36</td>
<td>32,544</td>
</tr>
<tr>
<td>B1 2 2 857</td>
<td>20</td>
<td>24,853</td>
</tr>
<tr>
<td>B2 2 2 948</td>
<td>4</td>
<td>3,792</td>
</tr>
<tr>
<td>B3 2 2 953</td>
<td>14</td>
<td>13,342</td>
</tr>
</tbody>
</table>

**Totals:** 83 - - - - - - - - - - - - 83 65,531

If a revised form is submitted, date of submission: __________

Net Rentable Square Footage from Rent Schedule: 65,541

Common Area Square Footage (as specified on Architect Certification): 65,541

---

#### 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 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)

---

2/26/2020
23a 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>A1</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>B1</td>
<td>29</td>
<td>5%</td>
<td>1.45</td>
<td>1.45</td>
<td>2</td>
</tr>
<tr>
<td>B2</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>0</td>
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<tr>
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<td>5%</td>
<td>0.7</td>
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<td>1</td>
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<tr>
<td></td>
<td>83</td>
<td></td>
<td>4.15</td>
<td>5.75</td>
<td>5</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>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></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 10C)</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></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td></td>
<td>3.4</td>
<td>4.2</td>
<td>4</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:**

[Signature]

Steven Rezabek, AIA LEED AP BD+C

**Printed Name**

2/26/20

Pappageorge Haymes Partners

**Date**

**Firm Name (If applicable)**

2/21/20
Accessible Hearing/Visual Units Calculation
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>83</td>
<td>2%</td>
<td>1.66</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>A1</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B1</td>
<td>29</td>
<td>2%</td>
<td>0.58</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B2</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>B3</td>
<td>14</td>
<td>2%</td>
<td>0.28</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>83</td>
<td></td>
<td>1.66</td>
<td>4</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>2</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2</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: ___________________________  Steve Rezabek, AIA LEED AP BD+C
Signature                                                                  Printed Name
2/26/20                                                                    Pappageorge Haymes Partners
Date                                                                      Firm Name (If applicable)

2/21/20
23c Accessible Parking Calculation
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>Leasing Office</td>
<td>1</td>
</tr>
</tbody>
</table>

| Amenity 1: | |
| Amenity 2: | |
| Amenity 3: | |
| Amenity 4: | |
| Amenity 5: | |

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 1

2/21/2020
**Accessible Parking for Residential Units**

Enter the information indicated below.

Total dwelling Units in the Development: 83

Total surface parking spaces (including non-residential): 113

Total carports (including non-residential): 0

Total garages (including non-residential): 0

Total parking spaces of all types: 113

Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): 1

Total of all types of parking spaces that serve dwelling units: 112

APSs for mobility accessible units (5% of unit count, if spaces are sufficient): 5

Parking spaces that serve dwelling units in excess of one per unit (if applicable): 29

APs required in excess of one per mobility accessible unit: 1

**Total APSs required (including dwelling units and facilities/amenities):** 7

---

**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: 7

Minimum number of carports that must be APSs: 0

Number of garages that must be APSs: 0

**APSs that Must Be Van Spaces**

**Total Van APSs required, including all types of spaces:** 2

Minimum number of surface parking spaces that must be van APSs: 2

Minimum number of carports that must be van APSs: 0

Minimum number of garages that must be van APSs: 0

---

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: [Signature]

Date: 2/26/20

Printed Name: Steven Rezabek, AIA LEED AP BD+C

Firm Name (if applicable): Pappageorge Haymes Partners

2/21/2020
Rent Schedule
**Rent Schedule**

Unit Types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units.

<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 Net 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>6</td>
<td>1</td>
<td>1.0</td>
<td>654</td>
<td>3,924</td>
<td>373</td>
<td>94</td>
<td>279</td>
<td>1,674</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>28</td>
<td>1</td>
<td>1.0</td>
<td>654</td>
<td>18,312</td>
<td>622</td>
<td>94</td>
<td>528</td>
<td>14,784</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>654</td>
<td>654</td>
<td>747</td>
<td>94</td>
<td>653</td>
<td>653</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>654</td>
<td>654</td>
<td>996</td>
<td>94</td>
<td>902</td>
<td>902</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>857</td>
<td>857</td>
<td>447</td>
<td>118</td>
<td>392</td>
<td>447</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>2</td>
<td>2.0</td>
<td>857</td>
<td>2,571</td>
<td>746</td>
<td>118</td>
<td>628</td>
<td>1,884</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>21</td>
<td>2</td>
<td>2.0</td>
<td>857</td>
<td>17,997</td>
<td>895</td>
<td>118</td>
<td>777</td>
<td>16,317</td>
</tr>
<tr>
<td>TC 80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>2</td>
<td>2.0</td>
<td>857</td>
<td>3,428</td>
<td>1,194</td>
<td>118</td>
<td>1,076</td>
<td>4,304</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>948</td>
<td>948</td>
<td>447</td>
<td>118</td>
<td>392</td>
<td>447</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>948</td>
<td>948</td>
<td>447</td>
<td>118</td>
<td>628</td>
<td>628</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>948</td>
<td>948</td>
<td>895</td>
<td>118</td>
<td>777</td>
<td>777</td>
</tr>
<tr>
<td>TC 80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>948</td>
<td>948</td>
<td>1,194</td>
<td>118</td>
<td>1,076</td>
<td>1,076</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>2.0</td>
<td>953</td>
<td>953</td>
<td>447</td>
<td>118</td>
<td>392</td>
<td>447</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td>2.0</td>
<td>953</td>
<td>1,906</td>
<td>746</td>
<td>118</td>
<td>628</td>
<td>1,256</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>2</td>
<td>2.0</td>
<td>953</td>
<td>7,624</td>
<td>895</td>
<td>118</td>
<td>777</td>
<td>6,216</td>
</tr>
<tr>
<td>TC 80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>2</td>
<td>2.0</td>
<td>953</td>
<td>2,859</td>
<td>1,194</td>
<td>118</td>
<td>1,076</td>
<td>3,228</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>83</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Self Score Total:** 131

**Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):**

- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (4,226)
- Rental Concessions (enter as a negative number) Enter as a negative value

**Late fees**

- Potential Gross Monthly Income 56,346
- Effective Gross Monthly Income 52,120
- Effective Gross Annual Income 625,441

If a revised form is submitted, date of submission: 2/26/2020

Non Rental Income $20.00 per unit/month for: Late fees 1,660
Non Rental Income 0.00 per unit/month for: 0
Non Rental Income 0.00 per unit/month for: 0

+ TOTAL NONRENTAL INCOME $20.00 per unit/month 1,660

- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (4,226)
- Rental Concessions (enter as a negative number) Enter as a negative value

- Effective Gross Monthly Income 52,120
- Effective Gross Annual Income 625,441

161712.075
### Rent Schedule (Continued)

**Housing**

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>11%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>41%</td>
</tr>
<tr>
<td>TC60%</td>
<td>37%</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
<td>11%</td>
</tr>
</tbody>
</table>

**Tax Credits**

| HTC LI Total | 83         |
| EO           | 0          |
| MR           | 0          |
| MR Total     | 0          |

**Total HTC Units** | 83         

**Direct Loan (NHTF)**

| HLF30% | 0          |
| NHTF LI Total | 0          |
| MR      | 0          |
| MR Total | 0          |
| HLF Total | 0          |

**Mortgage Revenue**

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB20%</td>
<td>0</td>
</tr>
<tr>
<td>MRB30%</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
</tr>
<tr>
<td>MRB70%</td>
<td>0</td>
</tr>
<tr>
<td>MRB80%</td>
<td>0</td>
</tr>
</tbody>
</table>

**Bond**

| MRB LI Total | 0          |
| MRBMR | 0          |
| MRBMR Total | 0          |
| MRB Total | 0          |

**Direct Loan (HOME, TCAP RF, and/or NSP1 PI)**

| 30%       | 0          |
| 40%       | 0          |
| LH/50%    | 0          |
| HH/60%    | 0          |
| HH/80%    | 0          |
| Direct Loan LI Total | 0          |
| EO        | 0          |
| MR        | 0          |
| MR Total  | 0          |
| Direct Loan Total | 0          |

**Other**

| Total OT Units | 0          |

**Bedrooms**

| 0  | 0          |
| 1  | 36         |
| 2  | 47         |
| 3  | 0          |
| 4  | 0          |
| 5  | 0          |

---

**Acquisition + Hard**

- Cost Per Sq Ft $120.76

**Hard**

- Cost Per Sq Ft $120.76

**Building**

- Cost Per Sq Ft $95.26

---

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.
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>$9</td>
<td>$10</td>
<td>$11</td>
<td>$13</td>
<td>HA City of Corpus Christi 1/1/20</td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$6</td>
<td>$9</td>
<td>$12</td>
<td>$15</td>
<td>HA City of Corpus Christi 1/1/20</td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$24</td>
<td>$33</td>
<td>$42</td>
<td>$51</td>
<td>HA City of Corpus Christi 1/1/20</td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$21</td>
<td>$29</td>
<td>$38</td>
<td>$46</td>
<td>HA City of Corpus Christi 1/1/20</td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$14</td>
<td>$17</td>
<td>$21</td>
<td>$25</td>
<td>HA City of Corpus Christi 1/1/20</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>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>HA City of Corpus Christi 1/1/20</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$</td>
<td>$94.0</td>
<td>$118.0</td>
<td>$144.0</td>
<td>$170.0</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

If a revised form is submitted, date of submission: ___________________________________________
Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality: Housing Authority of the City of Corpus Christi, TX
Unit Type: Multi-Family (Apartment/Row House/Semi-Detached)

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Inside City Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0 BR</td>
</tr>
<tr>
<td>Monthly Dollar Allowances</td>
<td></td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$13.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$8.00</td>
</tr>
<tr>
<td>d. Electric Heat Pump</td>
<td>$6.00</td>
</tr>
<tr>
<td>e. Fuel Oil</td>
<td></td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$5.00</td>
</tr>
<tr>
<td><strong>Other Electric &amp; Cooling</strong></td>
<td></td>
</tr>
<tr>
<td>Other Electric (Lights &amp; Appliances)</td>
<td>$20.00</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$18.00</td>
</tr>
<tr>
<td><strong>Water Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$9.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$12.00</td>
</tr>
<tr>
<td>d. Fuel Oil</td>
<td></td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td>$24.00</td>
</tr>
<tr>
<td><strong>Sewer</strong></td>
<td>$43.00</td>
</tr>
<tr>
<td><strong>Trash Collection</strong></td>
<td>$27.00</td>
</tr>
<tr>
<td><strong>Tenant-supplied Appliances</strong></td>
<td></td>
</tr>
<tr>
<td>Range / Microwave Tenant-supplied</td>
<td>$11.00</td>
</tr>
<tr>
<td>Refrigerator Tenant-supplied</td>
<td>$12.00</td>
</tr>
<tr>
<td><strong>Other--specify: Monthly Charges</strong></td>
<td></td>
</tr>
<tr>
<td>Electric Charge $19.62</td>
<td>$20.00</td>
</tr>
<tr>
<td>Natural Gas Charge $2.30</td>
<td>$2.00</td>
</tr>
</tbody>
</table>

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

<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</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
</tr>
</tbody>
</table>

Name of Family
Address of Unit
Number of Bedrooms

Date (mm/dd/yyyy): 01/01/2020

adapted from form HUD-52667 (7/2019)
26 Annual Operating Expenses
### General & Administrative Expenses
- Accounting: $5,000
- Advertising: $10,375
- Legal fees: $4,980
- Leased equipment: $5,500
- Postage & office supplies: $3,600
- Telephone: $2,500
- Other: $describe

**Total General & Administrative Expenses:** $31,955

### Management Fee:
- Percent of Effective Gross Income: 5.00%
  - $31,272

### Payroll, Payroll Tax & Employee Benefits
- Management: $47,808
- Maintenance: $31,872
- Other: $19,920

**Total Payroll, Payroll Tax & Employee Benefits:** $99,600

### Repairs & Maintenance
- Elevator: $10,000
- Exterminating: $8,000
- Grounds: $8,000
- Make-ready: $11,400
- Repairs: $12,400
- Pool: $describe

**Total Repairs & Maintenance:** $49,800

### Utilities (Enter Only Property Paid Expense)
- Electric: $5,395
- Natural gas: $describe
- Trash: $7,968
- Water/Sewer: $40,587
- Other: $describe

**Total Utilities:** $53,950

### Annual Property Insurance:
- Rate per net rentable square foot: $0.48
  - $31,125

### Property Taxes:
- Published Capitalization Rate: 10.00%
  - Source: NCADistrict.com
- Annual Property Taxes: $66,427
- Payments in Lieu of Taxes: $describe

**Total Property Taxes:** $66,427

### Reserve for Replacements:
- Annual reserves per unit: $250
  - $20,750

### Other Expenses
- Cable TV: $describe
- Supportive Services (Staffing/Contracted Services): $describe
- TDHCA Compliance fees ($40/HTC unit): $3,320
- 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: $describe

**Total Other Expenses:** $3,320

### TOTAL ANNUAL EXPENSES
- Expense per unit: $4677
  - $388,199

**Expense to Income Ratio:** 62.07%

### NET OPERATING INCOME (before debt service)
- $237,242

### Annual Debt Service
- Amegy Bank: $201,037
- TDHCA Bond-Issuer Admin Fee (0.10%): $describe

**TOTAL ANNUAL DEBT SERVICE**
- Debt Coverage Ratio: 1.18
  - $201,037

### NET CASH FLOW
- $36,205

If a revised form is submitted, date of submission: ____________
# ANNUAL OPERATING EXPENSES

## General & Administrative Expenses
- **Accounting**: $5,000
- **Advertising**: $10,375
- **Legal fees**: $4,980
- **Leased equipment**: $5,500
- **Postage & office supplies**: $3,600
- **Telephone**: $2,500
- **Other**: $ describe
- **Total General & Administrative Expenses**: $31,955

## Management Fee
- **Percent of Effective Gross Income**: 5.00%
- **Total Management Fee**: $31,272

## Payroll, Payroll Tax & Employee Benefits
- **Management**: $47,808
- **Maintenance**: $31,872
- **Other**: $19,920
- **Total Payroll, Payroll Tax & Employee Benefits**: $99,600

## Repairs & Maintenance
- **Elevator**: $ describe
- **Exterminating**: $ describe
- **Make-ready**: $ describe
- **Repairs**: $49,800
- **Pool**: $ describe
- **Other**: $ describe
- **Total Repairs & Maintenance**: $49,800

## Utilities (Enter Only Property Paid Expense)
- **Electric**: $5,395
- **Natural gas**: $ describe
- **Trash**: $7,968
- **Water/Sewer**: $40,587
- **Other**: $ describe
- **Total Utilities**: $53,950

## Annual Property Insurance
- **Rate per net rentable square foot**: $0.48
- **Total Annual Property Insurance**: $31,125

## Property Taxes
- **Published Capitalization Rate**: 10%
- **Source**: NCADistrict.com
- **Annual Property Taxes**: $66,427
- **Payments in Lieu of Taxes**: $ describe
- **Total Property Taxes**: $66,427

## Reserve for Replacements
- **Annual reserves per unit**: $250
- **Total Reserve for Replacements**: $20,750

## Other Expenses
- **Cable TV**: $ describe
- **Supportive Services (Staffing/Contracted Services)**: $ describe
- **TDHCA Compliance fees ($40/HTC unit)**: $3,320
- **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**: $ describe
- **Other**: $ describe
- **Total Other Expenses**: $3,320

## TOTAL ANNUAL EXPENSES
- **Expense per unit**: $4677
- **Expense to Income Ratio**: 62.07%
- **Total Annual Expenses**: $388,199

## NET OPERATING INCOME (before debt service)
- **Total Annual Debt Service**: $201,037
- **Debt Coverage Ratio**: 1.18
- **Net Cash Flow**: $36,205

---

*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.

### 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>$656,232</td>
<td>$669,357</td>
<td>$682,744</td>
<td>$696,399</td>
<td>$710,327</td>
<td>$784,258</td>
<td>$865,884</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$20,318</td>
<td>$20,272</td>
<td>$21,139</td>
<td>$21,562</td>
<td>$23,806</td>
<td>$26,284</td>
<td></td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$676,152</td>
<td>$689,675</td>
<td>$703,469</td>
<td>$717,538</td>
<td>$731,889</td>
<td>$808,064</td>
<td>$892,168</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($51,726)</td>
<td>($52,760)</td>
<td>($53,815)</td>
<td>($54,892)</td>
<td>($56,605)</td>
<td>($56,913)</td>
<td></td>
</tr>
<tr>
<td>Other (Annual Required Payment)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEBT SERVICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$36,205</td>
<td>$37,380</td>
<td>$38,472</td>
<td>$39,476</td>
<td>$40,386</td>
<td>$43,341</td>
<td>$43,072</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$36,205</td>
<td>$73,585</td>
<td>$112,057</td>
<td>$151,533</td>
<td>$191,918</td>
<td>$401,234</td>
<td>$581,147</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.18</td>
<td>1.19</td>
<td>1.19</td>
<td>1.20</td>
<td>1.20</td>
<td>1.22</td>
<td>1.21</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below I (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>
<th>Printed Name</th>
<th>Phone:</th>
<th>Email:</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Syndicator</th>
<th>Printed Name</th>
<th>Date</th>
</tr>
</thead>
</table>

If a revised form is submitted, date of submission: 2/24/20
28

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 A and C:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**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</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lines 35-37 Hidden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Terrell Mueller
WGA Consulting Engineers, PLLC FIRM#F-9756

02/24/2020

Signature of Registered Engineer responsible for Budget Justification

Date

If a revised form is submitted, date of submission: 2/23/2020
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.

**Column 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.

---

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

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>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 200,000</td>
</tr>
<tr>
<td>Asbestos Abatement (Demo Only)</td>
<td>included above</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>135,350</td>
<td>1</td>
<td>$ 135,350.00</td>
<td></td>
<td></td>
<td>$ 135,350</td>
</tr>
<tr>
<td>Fine grading</td>
<td>6,848</td>
<td>1</td>
<td>$ 6,848.00</td>
<td></td>
<td></td>
<td>$ 6,848</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>13,695</td>
<td>1</td>
<td>$ 13,695.00</td>
<td></td>
<td></td>
<td>$ 13,695</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>6,848</td>
<td>1</td>
<td>$ 6,848.00</td>
<td></td>
<td></td>
<td>$ 6,848</td>
</tr>
<tr>
<td>On-site paving</td>
<td>287,772</td>
<td>1</td>
<td>$ 287,772.00</td>
<td></td>
<td></td>
<td>$ 287,772</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>539,500</td>
<td>1</td>
<td>$ 539,500.00</td>
<td></td>
<td></td>
<td>$ 539,500</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>34,237</td>
<td>1</td>
<td>$ 34,237.00</td>
<td></td>
<td></td>
<td>$ 34,237</td>
</tr>
</tbody>
</table>

**Total**                                                                                                           **$ 1,224,250**

---

Signature of Registered Engineer: Terrell Mueller  
Date: 02/24/2020  
WGA Consulting Engineers, PLLC  
FIRM#F-9756

Seal
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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

### ACQUISITION

- **Site acquisition cost**: $2,000,000
- **Existing building acquisition cost**: $0
- **Closing costs & acq. legal fees**: $15,000
- **Other (specify) - see footnote 1**: $0
- **Other (specify) - see footnote 1**: $0

**Subtotal Acquisition Cost**: $2,015,000 $0 $0

### OFF-SITES

- **Off-site concrete**: $0
- **Storm drains & devices**: $0
- **Water & fire hydrants**: $0
- **Off-site utilities**: $0
- **Sewer lateral(s)**: $0
- **Off-site paving**: $0
- **Off-site electrical**: $0
- **Other (specify) - see footnote 1**: $0
- **Other (specify) - see footnote 1**: $0

**Subtotal Off-Sites Cost**: $0 $0 $0

### SITE WORK

- **Demolition**: $200,000
- **Asbestos Abatement (Demolition Only)**: $0
- **Detention**: $0
- **Rough grading**: $135,350 $135,350
- **Fine grading**: $6,848 $6,848
- **On-site concrete**: $13,695 $13,695
- **On-site electrical**: $6,848 $6,848
- **On-site paving**: $287,772 $287,772
- **On-site utilities**: $539,500 $539,500
- **Decorative masonry**: $0
- **Bumper stops, striping & signs**: $34,237 $34,237
- **Other (specify) - see footnote 1**: $0

**Subtotal Site Work Cost**: $1,224,250 $0 $1,024,250

### SITE AMENITIES

- **Landscaping**: $100,000 $100,000
- **Pool and decking**: $0
- **Amenity Equipment/Furniture**: $16,600 $16,600

**Subtotal Site Amenities Cost**: $225,000 $0 $225,000

---

**ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).**

---

2/25/2020
## BUILDING COSTS*:

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>548,380</td>
<td>548,380</td>
</tr>
<tr>
<td>Masonry</td>
<td>593,041</td>
<td>593,041</td>
</tr>
<tr>
<td>Metals</td>
<td>190,472</td>
<td>190,472</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>1,926,599</td>
<td>1,926,599</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>92,148</td>
<td>92,148</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>144,583</td>
<td>144,583</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>122,656</td>
<td>122,656</td>
</tr>
<tr>
<td>Finishes</td>
<td>210,588</td>
<td>210,588</td>
</tr>
<tr>
<td>Specialties</td>
<td>101,954</td>
<td>101,954</td>
</tr>
<tr>
<td>Equipment</td>
<td>140,126</td>
<td>140,126</td>
</tr>
<tr>
<td>Furnishings</td>
<td>210,588</td>
<td>210,588</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>92,797</td>
<td>92,797</td>
</tr>
<tr>
<td>Mechanical (HVAC, Plumbing)</td>
<td>842,742</td>
<td>842,742</td>
</tr>
<tr>
<td>Electrical</td>
<td>705,698</td>
<td>705,698</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structured Parking</td>
<td>250,000</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$6,492,532</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Contingency</strong></td>
<td>5.00%</td>
<td>$397,090</td>
</tr>
<tr>
<td><strong>TOTAL BUILDING COSTS &amp; SITE WORK</strong></td>
<td>$7,941,782</td>
<td>$0</td>
</tr>
<tr>
<td>(including site amenities)</td>
<td></td>
<td>$6,541,555</td>
</tr>
<tr>
<td><strong>Total Contingency</strong></td>
<td>5.00%</td>
<td>$397,090</td>
</tr>
<tr>
<td><strong>TOTAL HARD COSTS</strong></td>
<td>$8,338,872</td>
<td>$0</td>
</tr>
<tr>
<td><strong>% THC</strong></td>
<td>6.00%</td>
<td>412,051</td>
</tr>
<tr>
<td><strong>% EHC</strong></td>
<td></td>
<td>6.00%</td>
</tr>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>166,777</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td>137,350</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td></td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td>166,777</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>412,051</td>
</tr>
<tr>
<td><strong>Total Contractor Fees</strong></td>
<td>$1,167,441</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Construction Contract</strong></td>
<td>$9,506,313</td>
<td>$0</td>
</tr>
<tr>
<td><strong>% THC</strong></td>
<td>6.00%</td>
<td>412,051</td>
</tr>
<tr>
<td><strong>% EHC</strong></td>
<td></td>
<td>6.00%</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
- Commercial Space Costs

**Other (specify) - see footnote 1**

Subtotal Building Costs

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6,492,532</td>
<td>$0</td>
</tr>
<tr>
<td>$6,242,532</td>
<td></td>
</tr>
</tbody>
</table>

Voluntary Eligible Building Costs (After 11.9(e)(2))

<table>
<thead>
<tr>
<th>Price</th>
<th>Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>$81.89</td>
<td></td>
</tr>
</tbody>
</table>

Subtotal

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,941,782</td>
<td>$0</td>
</tr>
<tr>
<td>$6,541,555</td>
<td></td>
</tr>
</tbody>
</table>

**Contingency** 5.00%

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$397,090</td>
<td>$0</td>
</tr>
<tr>
<td>$325,968</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL BUILDING COSTS & SITE WORK (including site amenities)**

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,941,782</td>
<td>$0</td>
</tr>
<tr>
<td>$6,541,555</td>
<td></td>
</tr>
</tbody>
</table>

**Voluntary Eligible "Hard Costs" (After 11.9(e)(2))**

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$81.89</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL CONSTRUCTION CONTRACT**

<table>
<thead>
<tr>
<th>Price</th>
<th>11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,506,313</td>
<td>$0</td>
</tr>
<tr>
<td>$7,828,976</td>
<td></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>SOFT COSTS&lt;sup&gt;3&lt;/sup&gt;</th>
<th>660,000</th>
<th>660,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>125,000</td>
<td>125,000</td>
</tr>
<tr>
<td>Survey</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>51,333</td>
<td>51,333</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>113,000</td>
<td>113,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>294,134</td>
<td>294,134</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Subtotal Soft Cost</td>
<td>1,892,467</td>
<td>0</td>
</tr>
</tbody>
</table>

**FINANCING:**

**CONSTRUCTION LOAN(S)<sup>3</sup>**

| Interest | 622,923 | 404,900 |
| Loan origination fees | 113,000 | 113,000 |
| Title & recording fees | 110,000 | 110,000 |
| Closing costs & legal fees | 122,500 | 122,500 |
| Inspection fees | 30,000 | 30,000 |
| Credit Report | | |
| Discount Points | | |
| Other (specify) - see footnote 1 | | |
| Other (specify) - see footnote 1 | | |

**PERMANENT LOAN(S)**

| Loan origination fees | 34,270 | |
| Title & recording fees | | |
| Closing costs & legal | 122,500 | |
| Bond premium | | |
| Credit report | | |
| Discount points | | |
| Credit enhancement fees | | |
| Prepaid MIP | | |
| Other (specify) - see footnote 1 | | |
| Other (specify) - see footnote 1 | | |

**BRIDGE LOAN(S)**

<p>| Interest | | |
| Loan origination fees | | |
| Title &amp; recording fees | | |
| Closing costs &amp; legal fees | | |
| Other (specify) - see footnote 1 | | |
| Other (specify) - see footnote 1 | | |</p>
<table>
<thead>
<tr>
<th>OTHER FINANCING COSTS³</th>
<th>70,000</th>
<th>90,000</th>
<th>90,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
<td></td>
<td>75,000</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reimbursable Expenses</td>
<td>15,000</td>
<td>15,000</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Financing Cost**

$1,405,193 $0 $885,400

<table>
<thead>
<tr>
<th>DEVELOPER FEES³</th>
<th>167,500</th>
<th>167,500</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees⁴</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>1,625,013</td>
<td>1,404,981</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Developer Fees** 15.00%

$1,792,513 $0 $1,572,481 15.00%

<table>
<thead>
<tr>
<th>RESERVES</th>
<th>294,618</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Reserves**

$294,618 $0 $0

*Any existing reserve amounts should be listed on the Schedule of Sources.

**TOTAL HOUSING DEVELOPMENT COSTS³**

$16,906,104 $0 $12,054,324

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)

**Total Eligible Basis**

$0 $12,054,324 130%

**High Cost Area Adjustment (100% or 130%)**

**Total Adjusted Basis**

$0 $15,670,622 100%

**Total Qualified Basis**

$15,670,622 $0 $15,670,622 9.00%

**Applicable Percentage**

$1,410,356 $0 $1,410,356

**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 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: 2/25/2020
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>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td>Amegy Bank</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>$ 3,427,000</td>
</tr>
<tr>
<td>Amegy Bank</td>
<td>$11,300,000</td>
<td>$11,300,000</td>
<td>5.50%</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>HTC</td>
<td>$1,392,807</td>
<td>$12,951,810</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Corpus Christi</td>
<td>$11 9(d)(2) LPS Contribution</td>
<td>$ 500</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>$526,794</td>
<td>$526,794</td>
<td>2</td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Total Sources of Funds

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,827,294</td>
</tr>
<tr>
<td>$16,906,104</td>
</tr>
</tbody>
</table>

#### Total Uses of Funds

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,300,000</td>
</tr>
<tr>
<td>$16,906,104</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 .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

**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>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHICA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHICA</td>
<td>MF Direct Loan Const. City (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHICA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHICA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>Amegy Bank</td>
<td>$11,300,000</td>
<td>5.50%</td>
<td>1</td>
<td>$3,427,000</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richmond</td>
<td>HTG</td>
<td>$1,392,807</td>
<td>$12,951,830</td>
<td>0.93</td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Corpus Christi</td>
<td>$11,916/38.5% Contribution</td>
<td>$500</td>
<td>$500</td>
<td>$</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>$526,794</td>
<td></td>
<td>$526,794</td>
<td>2</td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds** $11,827,294 $16,906,104

**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 following 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 permanent 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 Expenses worksheet. There are no existing accounts that will be transferred - the development is now 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: Sara Hale

Printed Name: Sara Hale

Date: 02-24-2020

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
Match Funds (MFDL Only)

NOT APPLICABLE
Finance Scoring
<table>
<thead>
<tr>
<th>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td>City of Corpus Christi</td>
</tr>
<tr>
<td>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>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>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></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>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>Eligible Pro-Forma and letter stating Development and Principals are acceptable.</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>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>10.84%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>8.2385%</td>
</tr>
<tr>
<td><strong>Eligibility for points:</strong></td>
<td></td>
</tr>
<tr>
<td>Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding</td>
<td>0</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>3</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>2</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>1</td>
</tr>
<tr>
<td>* Be sure no more than 50% of Developer fees are deferred.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>3</td>
</tr>
</tbody>
</table>
Supporting Documents
### Supporting Documents Should be Included Behind this Tab

**ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES**

<table>
<thead>
<tr>
<th>X</th>
<th>Executed Pro Forma from Permanent or Construction Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Letter from lender regarding approval of Principals (consistent with Template)</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of <strong>all</strong> Permanent and Construction Financing (term sheets, loan agreements)</td>
</tr>
</tbody>
</table>

**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.

| na | Evidence of any Gap Financing, terms included |
| na | Evidence of any Owner Contributions, with financial support if required |
| X | Evidence of Equity Financing (HTC applications only) |

| na | 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. |

| X | 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)] |

| na | 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.

<table>
<thead>
<tr>
<th>INCOME</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>$656,232</td>
<td>$669,357</td>
<td>$682,744</td>
<td>$696,399</td>
<td>$710,327</td>
<td>$784,258</td>
<td>$865,884</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$19,920</td>
<td>$20,318</td>
<td>$20,725</td>
<td>$21,139</td>
<td>$21,562</td>
<td>$23,806</td>
<td>$26,284</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$676,152</td>
<td>$889,675</td>
<td>$703,469</td>
<td>$717,538</td>
<td>$731,889</td>
<td>$808,064</td>
<td>$892,168</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(50,711)</td>
<td>$(51,726)</td>
<td>$(52,760)</td>
<td>$(53,815)</td>
<td>$(54,892)</td>
<td>$(60,605)</td>
<td>$(66,913)</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>$625,441</td>
<td>$637,949</td>
<td>$650,708</td>
<td>$663,723</td>
<td>$676,997</td>
<td>$747,459</td>
<td>$825,256</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</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>$31,955</td>
<td>$32,914</td>
<td>$33,901</td>
<td>$34,918</td>
<td>$35,986</td>
<td>$41,694</td>
<td>$48,335</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$31,272</td>
<td>$31,897</td>
<td>$32,535</td>
<td>$33,186</td>
<td>$33,850</td>
<td>$37,873</td>
<td>$41,263</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$99,600</td>
<td>$102,588</td>
<td>$105,666</td>
<td>$108,836</td>
<td>$112,101</td>
<td>$129,955</td>
<td>$150,654</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$49,800</td>
<td>$51,294</td>
<td>$52,833</td>
<td>$54,418</td>
<td>$56,050</td>
<td>$64,978</td>
<td>$75,327</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$5,395</td>
<td>$5,557</td>
<td>$5,724</td>
<td>$5,895</td>
<td>$6,072</td>
<td>$7,089</td>
<td>$8,160</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$48,555</td>
<td>$50,012</td>
<td>$51,512</td>
<td>$53,057</td>
<td>$54,649</td>
<td>$63,353</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$31,125</td>
<td>$32,059</td>
<td>$33,021</td>
<td>$34,011</td>
<td>$35,031</td>
<td>$40,611</td>
<td>$47,079</td>
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<tr>
<td>Property Tax</td>
<td>$66,427</td>
<td>$68,420</td>
<td>$70,427</td>
<td>$72,587</td>
<td>$74,764</td>
<td>$86,672</td>
<td>$100,477</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$20,750</td>
<td>$21,373</td>
<td>$22,014</td>
<td>$22,674</td>
<td>$23,354</td>
<td>$27,074</td>
<td>$31,386</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$3,320</td>
<td>$3,420</td>
<td>$3,522</td>
<td>$3,628</td>
<td>$3,737</td>
<td>$4,332</td>
<td>$5,022</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$388,199</td>
<td>$399,532</td>
<td>$411,199</td>
<td>$423,210</td>
<td>$435,574</td>
<td>$505,082</td>
<td>$581,147</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$237,242</td>
<td>$238,417</td>
<td>$239,509</td>
<td>$240,513</td>
<td>$241,423</td>
<td>$244,378</td>
<td>$244,109</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEBT SERVICE</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>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
<td>$201,037</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$36,205</td>
<td>$37,380</td>
<td>$38,472</td>
<td>$39,476</td>
<td>$40,386</td>
<td>$43,386</td>
<td>$43,072</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$36,205</td>
<td>$73,585</td>
<td>$112,057</td>
<td>$151,533</td>
<td>$191,918</td>
<td>$401,234</td>
<td>$617,265</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.18</td>
<td>1.19</td>
<td>1.19</td>
<td>1.20</td>
<td>1.20</td>
<td>1.22</td>
<td>1.21</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By certifying 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)

---

**Signature, Authorized Representative, Construction or Permanent Lender**

**Signature, Authorized Representative, Syndicator**

---

**Printed Name**

**Date**

---

**Printed Name**

**Date**

---

**Phone:** 281-297-7944

**Email:** Sara.Hale@AmegyBank.com

---

If a revised form is submitted, date of submission: 2/24/20
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.

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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td>$676,997</td>
<td>$747,459</td>
<td>$825,256</td>
</tr>
</tbody>
</table>

| EXPENSES |  |
|----------|--------|--------|--------|--------|--------|--------|--------|
| General & Administrative Expenses | $31,955 | $32,914 | $33,901 | $34,918 | $35,966 | $41,694 | $48,335 |
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| Payroll, Payroll Tax & Employee Benefits | $99,600 | $102,588 | $105,666 | $108,836 | $112,101 | $129,955 | $150,654 |
| Electric & Gas Utilities | $5,395 | $5,557 | $5,724 | $5,895 | $6,072 | $7,039 | $8,160 |
| Water, Sewer & Trash Utilities | $48,555 | $50,012 | $51,512 | $53,057 | $54,649 | $63,353 | $73,444 |
| Annual Property Insurance Premiums | $31,125 | $32,059 | $33,021 | $34,011 | $35,031 | $40,611 | $47,079 |
| Property Tax | $66,427 | $68,420 | $70,477 | $72,587 | $74,764 | $86,672 | $100,477 |
| Reserve for Replacements | $20,750 | $21,373 | $22,014 | $22,674 | $23,354 | $27,074 | $31,386 |
| Other Expenses | $3,320 | $3,420 | $3,522 | $3,628 | $3,737 | $4,332 | $5,022 |
| TOTAL ANNUAL EXPENSES | $388,199 | $399,532 | $411,199 | $423,210 | $435,574 | $503,082 | $581,147 |
| NET OPERATING INCOME | $237,242 | $238,417 | $239,509 | $240,513 | $241,423 | $244,378 | $244,109 |

| DEBT SERVICE |  |
|----------------|--------|--------|--------|--------|--------|--------|--------|
| First Deed of Trust Annual Loan Payment | $201,037 | $201,037 | $201,037 | $201,037 | $201,037 | $201,037 | $201,037 |
| Second Deed of Trust Annual Loan Payment | | | | | | | |
| Third Deed of Trust Annual Loan Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| ANNUAL NET CASH FLOW | $36,205 | $37,380 | $38,472 | $39,476 | $40,386 | $43,341 | $43,072 |
| CUMULATIVE NET CASH FLOW | $36,205 | $73,585 | $112,057 | $151,533 | $191,918 | $401,234 | $617,265 |
| Debt Coverage Ratio | 1.18 | 1.19 | 1.19 | 1.20 | 1.20 | 1.22 | 1.21 |
| Other (Describe) | | | | | | | |

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)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Phone: ___________________________  Email: ___________________________

Printed Name ___________________________  Date: 2/27/20

Printed Name ___________________________  Date: 2/24/20

If a revised form is submitted, date of submission: 2/24/20
February 24, 2020

Scott Puffer
Brinshore Development, LLC
666 Dundee Road
Suite #1102
Northbrook, Illinois 60062

RE: Washington Coles Apartments, Corpus Christi, TX – TDHCA #20096

Dear Mr. Puffer,

The attached 15-year pro forma was prepared by Washington Coles Apts, LP for the Washington Coles Apartments located in Corpus Christi, 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 Washington Coles Apts, LP and Brinshore Development, LLC. At this time Amegy Bank has no reservations with Washington Coles 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
Via: E-Mail

February 24, 2020

Scott Puffer
Brinshore Development, LLC
666 Dundee Road
Suite #1102
Northbrook, Illinois  60062

RE: Washington Coles Apartments, Corpus Christi, TX – TDHCA #20096

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:** Washington Coles Apts, LP, a to be formed single asset entity (the "Borrower").

**Property:** An 83 unit affordable multifamily rental housing project to be constructed at 1124 Martin Luther King Drive, Corpus Christi, Nueces County, Texas 78401 (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.

office 281.297.7944  e-mail sara.hale@amegybank.com
Loan Terms

Loan Amount:
The Mortgage Loan will be in an amount equal to the lesser of (a) $11,300,000 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 $16,906,104.

Permanent Loan Term Amount:
The “Permanent Loan Term Amount” is estimated to be $3,427,000. 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 4.75% with a 35-year amortization.

Equity Investment:
$12,951,810 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 4.75% 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
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 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 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 Washington Coles Apartments is located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 01, 20:9, 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 $1,729 per month for replacement items commencing the month following conversion.

Reserves:
A Rent Up Reserve must be included in the development budget equal to $125,000. 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 $294,618 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

office 281.297.7944 e-mail sara.hale@amegynbank.com
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 Corpus Christi, Nueces 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
insert equity letter here
February 14, 2020

Bobby Wilkinson
Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Multifamily Division

RE: Washington Coles Apartments, Corpus Christi (20096)

Dear Mr. Wilkinson,

Please accept this correspondence as a Commitment of Development Funding by a Local Political Subdivision as a referenced in the 2020 Texas Department of Housing & Community Affairs’ ("TDHCA") Qualified Allocation Plan under Section 11.9(d)(2) and pursuant to §2306.6725(a)(5) of the Texas Government Code. As per the requirement stipulated in this Section, the City of Corpus Christi hereby commits to provide reduced fees and/or gap funding that equals no less than $500 as a commitment in support of the proposed development of Washington Coles Apartments, conditioned upon award of Housing Tax Credits. This commitment serves the public purposes of providing quality, accessible, and affordable housing to low- and moderate-income households.

Please feel free to contact me at (361) 826-3021 if you have any questions regarding this commitment.

Sincerely,

[Signature]
Rudy Bentancourt
Director
Sponsor Characteristics
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:

   - [ ] No If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - [x] 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
   - [x] 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.

<table>
<thead>
<tr>
<th>Ownership Interest:</th>
<th>39.000%</th>
<th>(Not required for HUB of HUD 202 Rehabilitation projects.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash flow from operations:</td>
<td>6.000%</td>
<td></td>
</tr>
<tr>
<td>Developer Fee:</td>
<td>5.000%</td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td><strong>50.00%</strong></td>
<td>(Must equal at least 50% regardless of structure)</td>
</tr>
</tbody>
</table>

   - [x] Yes The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
     - [x] Yes A detailed narrative describing how that material participation will be achieved is included.
     - [x] Yes The Qualified Nonprofit or certified HUB has experience directly related to the housing industry.
     - [x] Yes A detailed narrative describing experience in each category is included.

Mark all that apply

- [ ] Property Management
- [x] Construction
- [x] Development
- [x] Financing
- [x] 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**
The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority, woman, and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the HUB Program in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company's information may require the HUB Program to re-evaluate your company's eligibility.

Please visit our website at http://comptroller.texas.gov/procurement/prog/hub/ and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) providing addition information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.
Material Participation of HUB

Urban Herald, LLC, is the HUB for this project. Ruben Esqueda has sole control of the company. Ms. Esqueda formed Urban Herald, LLC for the purpose of HTC ownership. Ms. Esqueda has more than 6 years of experience in affordable housing development and 10 overall in multifamily. In this time, Mr. Esqueda has managed or assisted in the closing and development of 17 LIHTC developments, please see project list attached.

Prior to creating Urban Herald, LLC, Mr. Esqueda worked for both for-profit and non-profit firms in affordable multifamily development and acquisitions in several states. He has also worked as a project consultant in South Africa developing the operations framework for a private municipal company to provide utilities and other services to a master plan development. Mr. Esqueda has a background in property development, financials, market analysis, and real estate operations. Mr. Esqueda received a Master’s degree from Texas A&M in Land and Property Development and a Bachelor’s degree in Real Estate from the University of North Texas.

In addition to participation during the pre-development, finance, and construction phases of the development, Urban Herald will also materially participate in the long-term operation of the property by acting as a liaison with management staff and TDHCA. With an expertise in development and finance, this entity will take an active role in monitoring the financial aspects of this property including profit and loss analysis and will coordinate with the lender and equity provider throughout the compliance period to ensure compliance. This entity will also make frequent visits to the property to ensure proper maintenance and expenditures, as well as work with the property management company during lease-up and operation to ensure long term compliance with TDHCA rules and standards.
<table>
<thead>
<tr>
<th>Project</th>
<th>Year Completed</th>
<th>Location</th>
<th>Mix/Total Units</th>
<th>Financing Structure</th>
<th>Budget</th>
<th>Type of Development</th>
<th>Construction Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gala at Four Corners</td>
<td>Under Construction</td>
<td>15010 Old Richmond Rd, Houston ETJ, TX</td>
<td>90</td>
<td>Tax Credit Conventional Loan</td>
<td>15,400,000</td>
<td>Senior</td>
<td>Mixed Income</td>
</tr>
<tr>
<td>Provision at West Belfort</td>
<td>Under Construction</td>
<td>13701 West Belfort St, Houston, TX</td>
<td>116</td>
<td>Tax Credit Conventional Loan</td>
<td>20,900,000</td>
<td>Family</td>
<td>Mixed Income</td>
</tr>
<tr>
<td>Provision at Four Corners</td>
<td>2018</td>
<td>15014 Old Richmond Rd, Houston ETJ, TX</td>
<td>132</td>
<td>Tax Credit Conventional Loan</td>
<td>21,500,000</td>
<td>Family</td>
<td>Mixed Income</td>
</tr>
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<td>Jubilee at Texas Pkwy</td>
<td>Under Construction</td>
<td>Missouri City, TX</td>
<td>82</td>
<td>Tax Credit Conventional Loan</td>
<td>17,300,000</td>
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<td>Gala at Texas Pkwy</td>
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<td>Missouri City, TX</td>
<td>86</td>
<td>Tax Credit Conventional Loan</td>
<td>17,300,000</td>
<td>Senior</td>
<td>Mixed Income</td>
</tr>
<tr>
<td>Gala at Melissa</td>
<td>Under Construction</td>
<td>Melissa, TX</td>
<td>93</td>
<td>Tax Credit Conventional Loan</td>
<td>17,600,000</td>
<td>Senior</td>
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<tr>
<td>Provision at Melissa</td>
<td>Under Construction</td>
<td>Melissa, TX</td>
<td>120</td>
<td>Tax Credit Conventional Loan</td>
<td>21,250,000</td>
<td>Family</td>
<td>Mixed Income</td>
</tr>
<tr>
<td>Gala at Oak Crest Estates</td>
<td>2018</td>
<td>Euless, TX</td>
<td>120</td>
<td>Tax Credit Conventional Loan</td>
<td>21,500,000</td>
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<td>Mixed Income</td>
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<td>Riverview</td>
<td>2018</td>
<td>Corpus Christi, TX</td>
<td>96</td>
<td>Tax Credit Conventional Loan</td>
<td>16,250,000</td>
<td>Family</td>
<td>Mixed Income</td>
</tr>
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<td>Bella Vista</td>
<td>2017</td>
<td>Alton, TX</td>
<td>120</td>
<td>Tax Credit Conventional Loan</td>
<td>19,400,000</td>
<td>Family</td>
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<td>Riverstone</td>
<td>2017</td>
<td>Corpus Christi, TX</td>
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<td>Tax Credit Conventional Loan</td>
<td>12,500,000</td>
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<td>Mixed Income</td>
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<tr>
<td>Waters at Longcreek</td>
<td>2016</td>
<td>Lexington, SC</td>
<td>220</td>
<td>Tax Credit HUD 221d4 Loan</td>
<td>16,300,000</td>
<td>Family</td>
<td>Mixed Income</td>
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<tr>
<td>Waters at Berryhill</td>
<td>2016</td>
<td>Columbia, SC</td>
<td>180</td>
<td>Tax Credit HUD 221d4 Loan</td>
<td>14,000,000</td>
<td>Family</td>
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<tr>
<td>Waters at St James</td>
<td>2018</td>
<td>Summerville, SC</td>
<td>336</td>
<td>Tax Credit Freddie TEL</td>
<td>41,500,000</td>
<td>Family</td>
<td>Mixed Income</td>
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<td>Waters at Magnolia Bay</td>
<td>2017</td>
<td>Lincolnville, SC</td>
<td>300</td>
<td>Tax Credit HUD 221d4 Loan</td>
<td>35,400,000</td>
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<td>Mixed Income</td>
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<td>Waters at Sunrise</td>
<td>2016</td>
<td>Round Rock, TX</td>
<td>300</td>
<td>Tax Credit Private Placement Bond</td>
<td>39,500,000</td>
<td>Family</td>
<td>Mixed Income</td>
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<tr>
<td>Waters at Willow Run</td>
<td>2015</td>
<td>Austin, TX</td>
<td>240</td>
<td>Tax Credit HUD 221d4 Loan</td>
<td>28,000,000</td>
<td>Family</td>
<td>Mixed Income</td>
</tr>
</tbody>
</table>

Houston Developments
Owner and Developer Organization Charts
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 the 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 percentage). 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.

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!
**Cash Flow Split**

74%  Washington Coles MM, LLC  
20%  Anita D Daniels Foundation  
6%  Urban Herald, LLC
Washington Coles Apartments
Developer Organization Chart

Washington Coles Development, LLC
Developer Entity (To Be Formed)

Brint Development, Inc.
Developer
75.00%
EIN: 36-3935452
Formed: 1.21.1994

David Brint
Sole Member
100.00%

Anita D. Designer Foundation
Non-Profit Partner
20.00%
EIN: 82-2727246
Formed: 09-07-2016

Board of Directors/Officers
(See Board Member List)
Sole Members
100%

Urban Herald, LLC
Co-Developer/HUB
5.00%
EIN: 83-2588130
Formed: 11.19.2018

Ruben Esqueda
Sole Member
100.00%
WASHINGTON COLES APARTMENTS
Guarantor

Brint Development, Inc.
EIN: 36-3935452
Formed: 1.21.1994

David Brint
Sole Member
100.00%
Washington Coles Apartments

Anita D. Designer Foundation

Non-Profit Partner & Co-Developer 20.00%
EIN: 82-2727246 Formed: 09-07-2016

Board of Directors/Officers

Anita Daniels
Jonita Daniels
Juletha Daniels
Erna Hegemeyer
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>Applicant Legal Name</th>
<th>Washington Coles Apts, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>666 Dundee Rd Suite 1102</td>
</tr>
<tr>
<td>City</td>
<td>Northbrook</td>
</tr>
<tr>
<td>State</td>
<td>IL</td>
</tr>
<tr>
<td>Zip</td>
<td>60062</td>
</tr>
<tr>
<td>Name(s) of Entities</td>
<td>Washington Coles Apts, LP</td>
</tr>
<tr>
<td>Organization</td>
<td></td>
</tr>
<tr>
<td>Legally formed</td>
<td>No</td>
</tr>
<tr>
<td>Date formed</td>
<td>tbd</td>
</tr>
<tr>
<td>Legal Org is or will be</td>
<td>Limited Partnership</td>
</tr>
<tr>
<td>Previous TDHCA</td>
<td>No</td>
</tr>
<tr>
<td>Experience</td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td>(512) 603-0074</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 1 Organization Legal Name</th>
<th>Washington Coles GP, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>666 Dundee Rd Suite 1102</td>
</tr>
<tr>
<td>City</td>
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</tr>
<tr>
<td>Previous TDHCA Experience</td>
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</tr>
<tr>
<td>Phone</td>
<td>(512) 603-0074</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
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<td>Name(s) of Entities</td>
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<td>Legal Org is or will be</td>
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<tr>
<th>Org. 3 Organization Legal Name</th>
<th>Anita D. Designer Foundation</th>
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<tr>
<td>Address</td>
<td>505 W. Gray Street</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>Phone</td>
<td>8322369408</td>
</tr>
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<td>Email</td>
<td><a href="mailto:anita@anitadanielsfoundation.org">anita@anitadanielsfoundation.org</a></td>
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<tr>
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<th>4. David Brint</th>
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<thead>
<tr>
<th>List of Sub-Entities or Principals:</th>
<th>1. Anita Daniels</th>
<th>2. Jonita Daniels</th>
<th>3. Juletha Daniels</th>
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<tr>
<th>List of Sub-Entities or Principals:</th>
<th>4. Erna Hegemeyer</th>
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2/24/2020
### Organization 4

**Organization Legal Name:** Urban Herald, LLC  
**Address:** 12713 Beech Tree Lane  
**City:** Euless  
**State:** TX  
**Zip:** 76040  
**Name(s) of Entities the Organization Owns or Controls:**  
- Washington Coles GP, LLC  
**Organization legally formed?** Yes  
**Date formed:** 11/19/2018  
**Previous TDHCA Experience?** No  
**Organization is identified on Org. Chart?** Yes  
**List of Sub-Entities or Principals:**  
1. **Ruben Esqueda**  
   - TDHCA Experience: No  
2.  
3.  
4.  
5.  
6.  
**TDHCA Experience:**  

**Organization Legal Name:** Washington Coles Development LLC  
**Address:** 666 Dundee Rd Suite 1102  
**City:** Northbrook  
**State:** IL  
**Zip:** 60062  
**Name(s) of Entities the Organization Owns or Controls:**  
- Washington Coles Development LLC  
**Organization legally formed?** Yes  
**Date formed:** 1/21/1994  
**Previous TDHCA Experience?** No  
**Organization is identified on Org. Chart?** Yes  
**List of Sub-Entities or Principals:**  
1. **Brint Development, Inc.**  
   - TDHCA Experience: No  
2.  
3. **Anita D. Designer Foundation**  
   - TDHCA Experience: No  
4.  
5.  
6.  
**TDHCA Experience:**  

**Organization Legal Name:** Brint Development, Inc.  
**Address:** 666 Dundee Rd Suite 1102  
**City:** Northbrook  
**State:** IL  
**Zip:** 60062  
**Name(s) of Entities the Organization Owns or Controls:**  
- Washington Coles Development LLC  
**Organization legally formed?** Yes  
**Date formed:** 1/21/1994  
**Previous TDHCA Experience?** No  
**Organization is identified on Org. Chart?** Yes  
**List of Sub-Entities or Principals:**  
1. **David Brint**  
   - TDHCA Experience: No  
2.  
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4.  
5.  
6.  
**TDHCA Experience:**  

**Organization Legal Name:**  
**Address:**  
**City:**  
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**Zip:**  
**Name(s) of Entities the Organization Owns or Controls:**  
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**Date formed:**  
**Previous TDHCA Experience?**  
**Organization is identified on Org. Chart?**  
**List of Sub-Entities or Principals:**  
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**TDHCA Experience:** 
Previous Participation
# Previous Participation Form

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<tr>
<td>Applicant Legal Name:</td>
<td>Washington Coles Apts, LP</td>
</tr>
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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.

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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.

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<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<td>HOME:</td>
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| Person/Role: | Washington Coles GP, LLC |
| Email Address: | scottp@brinshore.com |
| City & State of Home Addr: | Northbrook, IL |
| Applicant Legal Name: | Washington Coles 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.

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Person/Role: Washington Coles Development, LLC
Email Address: scottp@brinshore.com
City & State of Home Addr: Northbrook, IL
Applicant Legal Name: Washington Coles 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.

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- Add more rows to the form as needed.

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<tr>
<th>Person/Role:</th>
<th>Brint Development, Inc.</th>
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</thead>
<tbody>
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<td>Email Address:</td>
<td><a href="mailto:scottp@brinshore.com">scottp@brinshore.com</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Northbrook, IL</td>
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<td>Email Address:</td>
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<tr>
<td>City &amp; State of Home Addr:</td>
<td>Euless, TX</td>
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Person/Role: Ruben Esqueda
Email Address: rubene@brinshore.com
City & State of Home Addr: Euless, TX
Applicant Legal Name: Washington Coles 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.

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<th>Anita D. Designer Foundation</th>
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<td>Email Address:</td>
<td><a href="mailto:anita@anitadanielsfoundation.org">anita@anitadanielsfoundation.org</a></td>
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<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, TX</td>
</tr>
<tr>
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<td><a href="mailto:anita@anitadanielsfoundation.org">anita@anitadanielsfoundation.org</a></td>
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</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>Jonita Daniels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:anita@anitadanielsfoundation.org">anita@anitadanielsfoundation.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>Washington Coles 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.

   ![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>
</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>
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Person/Role: Erna Hegemeyer  
Email Address: anita@anitadanielsfoundation.org  
City & State of Home Addr: Houston, TX  
Applicant Legal Name: Washington Coles 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.

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</table>
40 Nonprofit Participation

NOT APPLICABLE
41 Nonprofit Supporting Documents

NOT APPLICABLE
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>Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington Coles Development, LLC</td>
<td>David Print</td>
<td>(224) 927-5052</td>
<td><a href="mailto:davidb@brinshore.com">davidb@brinshore.com</a></td>
<td>tbd</td>
<td>to be formed</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

## Housing General Contractor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadence McShane Construction Company</td>
<td>Colby Rose</td>
<td>(713) 681-8500</td>
<td><a href="mailto:cros@cadencemcshane.com">cros@cadencemcshane.com</a></td>
<td>tbd</td>
<td>75-2627835</td>
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</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

## Infrastructure General Contractor:

<table>
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<td>tbd</td>
<td>75-2627835</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

## Cost Estimator:

<table>
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<tr>
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## Architect:

<table>
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<tr>
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<th>Email</th>
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<tr>
<td>Pappageorge Haymes Partners</td>
<td>Steven Rezabek</td>
<td>(312) 337-3344</td>
<td><a href="mailto:srezabek@pappageorgehaymes.com">srezabek@pappageorgehaymes.com</a></td>
<td>tbd</td>
<td>requested</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* No

2/22/2020
<table>
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<th>Phone</th>
<th>Tax ID Number (TIN)</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members?</th>
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<tbody>
<tr>
<td>Engineer</td>
<td>na</td>
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<tr>
<td>Civil Engineer</td>
<td>Ward, Getz, &amp; Associates, LLP</td>
<td>Tyler Ray</td>
<td>(713) 789-1900</td>
<td>No</td>
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<tr>
<td></td>
<td><a href="mailto:tray@wga-llp.com">tray@wga-llp.com</a></td>
<td>tbd</td>
<td>20-8162593</td>
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</tr>
<tr>
<td>Market Analyst</td>
<td>Affordable Housing Analysts</td>
<td>Bob Coe</td>
<td>(281) 387-7552</td>
<td>No</td>
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<tr>
<td></td>
<td><a href="mailto:robertocoe2@gmail.com">robertocoe2@gmail.com</a></td>
<td>tbd</td>
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<tr>
<td>Appraiser</td>
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<td>Engineer</td>
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<tr>
<td>Accountant</td>
<td>Novogradac &amp; Company LLP</td>
<td>George Littlejohn</td>
<td>(512) 349-3211</td>
<td>No</td>
<td></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>
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**Property Manager:**

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<tr>
<td>Allied Orion Group</td>
<td>(713) 622-5844</td>
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**Originator of Underwriter:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Sara Hale</td>
<td>(281) 297-7944</td>
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**Bond Issuer:**

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<tr>
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**Syndicator:**

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<tr>
<td>The Richman Group Affordable Housing</td>
<td>(203) 869-0900</td>
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**Supportive Services Provider:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>Melinda Frazier</td>
<td>(713) 526-6634</td>
</tr>
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2/22/2020
<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
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<tr>
<td>Lisa Pedigo</td>
<td>(361) 992-1213</td>
</tr>
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</table>

**Nueces Title Company**

<table>
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<tr>
<th>Email</th>
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<tbody>
<tr>
<td><a href="mailto:lisa@nuecestitle.com">lisa@nuecestitle.com</a></td>
<td>tbd 4483787</td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
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<tr>
<td>Sarah Andre</td>
<td>(512) 698-3369</td>
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**Structure Development**

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<tr>
<td><a href="mailto:sarah@structuretexas.com">sarah@structuretexas.com</a></td>
<td>45-4483787</td>
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Certified Texas HUB? Yes

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<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>David Witt</td>
<td>(469) 628-2660</td>
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**AEI Consultants**

<table>
<thead>
<tr>
<th>Email</th>
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<tr>
<td><a href="mailto:dwitt@aeiconsultants.com">dwitt@aeiconsultants.com</a></td>
<td>68-0288965</td>
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**Scope and Cost Review (formerly PCA) Provider**

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**Preservation Consultant**

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**Other**

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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No
Explaination of Relationships

Cadence McShane Construction Company is serving in three roles: as the general contractor, infrastructure contractor and cost estimator for the project.
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.
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 65,531 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 24,651 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:______________________________
Signature

______________________________
Date

Steven Rezabek, AIA LEED AP BD+C
Printed Name

001-012750 Illinois
License Number and State

Pappageorge Haymes Partners
Firm Name (If applicable)
Dear Ms. Holloway:

The development is comprised of one (1) apartment buildings with a total of 83 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
- Thirty-Six (36) one-bedroom, one-bathroom type A1 units
- Twenty-Nine (29) two-bedroom, two-bathroom type B1 units
- Four (4) two-bedroom, two-bathroom type B2 units
- Fourteen (14) two-bedroom, two-bathroom type B3 units

MOBILITY UNITS – 5 units (5% of total units)
- Two (2) one-bedroom, one-bathroom type A1 units
- Two (2) two-bedroom, two-bathroom type B1 units
- One (1) two-bedroom, two-bathroom type B3 unit

HEARING AND VISUAL IMPAIRMENT UNITS – 2 units (2% of total units)
- One (1) one-bedroom, one-bathroom type A1 unit
- One (1) two-bedroom, two-bathroom type B1 unit

PARKING – 113 total parking spaces
- 7 accessible parking spaces
- 106 standard parking spaces

Sincerely,

Steven Rezabek, AIA LEED AP BD+C
Partner
Pappageorge Haymes Partners
312-650-7320

February 26, 2020

Ms. Margaret Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Washington Coles
Apartments
20096 Texas Architect's
Accessibility Statement
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:

- 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. David Brint  
c/o Sarah Andre  
702 San Antonio Street  
Austin, Texas 78701

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2018 UNIFORM MULTIFAMILY RULES

Dear Mr. Brint:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. 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
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>
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<th>b. Person/entity has at least one other application in the current Application Round.</th>
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<tbody>
<tr>
<td>1</td>
<td>Washington Coles Apts, LP</td>
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<td>2</td>
<td>Washington Coles GP, LLC</td>
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<td>3</td>
<td>Washington Coles MM, LLC</td>
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<td>David Brint</td>
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<td>Washington Coles Development, LLC</td>
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<td>Brint Development, Inc.</td>
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<td>Urban Herald, LLC</td>
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<td>8</td>
<td>Ruben Esqueda</td>
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<td>Anita D. Designer Foundation</td>
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<td>Anita Daniels</td>
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<td>Erna Hegemeyer</td>
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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]

Date: [2/24/2020]

Authorized Signer
Community Input
Community Input Scoring Items

TDHCA# 20096  
Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.
   - Resolution(s) of either "no objection" or "support" is included behind this tab.**  
     Points Requested 17
     
     City of Corpus Christi
     Name of Local Government Body
     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.  
     Points Requested 4
     ** 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)
   - Letter of either support, neutrality, or opposition is included behind this tab.**  
     Points Requested
     OR
     - Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**
     Points Requested 8
     ** 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)
   - Applicant has included one or more letters of support or opposition behind this tab.  
     Points Requested 4
     
     A. Corpus Christi Regional Economic Development Corporation
        Name of Community Organization
        Mike Culberson
        Contact Name
        Support
        Opposition

     B. Brooks Worship Center
        Name of Community Organization
        Rev. Adam Carrington
        Contact Name
        Support
        Opposition

     C. YMCA of the Golden Crescent
        Name of Community Organization
        William "Bud" Oliver
        Contact Name
        Support
        Opposition

     D. Hillcrest Residents Association
        Name of Community Organization
        Lamont C. Taylor
        Contact Name
        Support
        Opposition

     E. 
        Name of Community Organization
        Contact Name
        Support
        Opposition

     F. 
        Name of Community Organization
        Contact Name
        Support
        Opposition

** Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.

2/25/2020
Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Washington Coles Apartments to be developed by Washington Coles Apts., LP.

Whereas, Washington Coles Apts., LP. (the “Applicant”) has proposed a development project to construct approximately 86 apartments of which 56 will provide affordable housing that is to be located at 1124 Martin Luther King Dr., Corpus Christi, Texas 78401 and named Washington Coles Apartments (“Washington Coles Apartments Project”); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2020 Housing Tax Credits for the Washington Coles Apartments Project.

Whereas, the City Council finds that it is appropriate to support the proposed Washington Coles Apartments Project at 1124 Martin Luther King Dr., Corpus Christi, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. That the City Council for the City of Corpus Christi hereby supports the proposed Washington Coles Apartments Project.

Section 2. That the City Council for the City of Corpus Christi hereby acknowledges support for the proposed Washington Coles Apartments Project located at 1124 Martin Luther King Dr., Corpus Christi, Texas 78401.
PASSED AND APPROVED this 11th day of February, 2020.

Joe McComb  
Roland Barrera  
Rudy Garza  
Paulette M. Guajardo  
Gil Hernandez  
Michael Hunter  
Ben Molina  
Everett Roy  
Greg Smith

ATTEST:  
Rebecca Huerta  
City Secretary

CITY OF CORPUS CHRISTI

Joe McComb  
Mayor
February 28, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Washington Coles Apartments – TDHCA # 20096

Dear Mr. Wilkinson:

I have decided to not write a letter in either support or opposition. I am a supporter of affordable housing but do not have sufficient information at this time to write a letter in either support or opposition of this project.

Very Truly Yours,

Todd A. Hunter
State Representative, District 32

Via Email: Sharon.gamble@tdhca.state.tx.us
February 24, 2020

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

RE: Washington Coles Apartments, TDHCA #20096 in Corpus Christi, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Washington Coles Apartments, an affordable housing development to be constructed in Corpus Christi at 1124 Martin Luther King Drive in Nueces County.

Corpus Christi Regional Economic Development Corporation is a 501(c)(6) nonprofit organization that serves the Corpus Christi community by encouraging companies to expand or to locate here to provide good jobs for the citizens of our region. We also support City incentives that provide monies for affordable housing. As an organization that regularly works within the area and has a primary purpose of bettering the community, we believe that Washington Coles Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Corpus Christi and Nueces County.

Should you have any questions or concerns, please do not hesitate to contact me at (361) 882-7448 or mculbertson@ccredc.com. Thank you for your consideration.

Sincerely,

Mike Culbertson  
Chief Operating Officer  
800 N. Shoreline Blvd.  
Suite 1300 S.  
Corpus Christi, TX 78401  
361-882-7448
Exemption Verification Letter

The page is not loading with data due to system maintenance or an error. Please try refreshing the page or check back later.

Texas Comptroller of Public Accounts
Austin, TX 78774

February 24, 2020

CORPUS CHRISTI REGIONAL ECONOMIC DEVELOPMENT CORPO
PO BOX 640
CORPUS CHRISTI, TX 78403-0640

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 07-14-1986
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17424242240

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

Mission Statement

The mission of the CCREDC is to expand and enhance the region’s economic base by developing and/or supporting projects that create primary jobs.

About the CCREDC Program

The Corpus Christi Regional Economic Development Corporation is a non-profit organization responsible for creating, managing, and supervising programs and activities that promote, assist, and enhance economic development within the city of Corpus Christi. The CCREDC’s partners include the city of Corpus Christi, the Port of Corpus Christi Authority, and over 180 private-sector members. The CCREDC is governed by a 25-member Board of Directors whose members are appointed by the city, port, and membership.

Through its business attraction and business retention and expansion programs, the Corpus Christi Regional Economic Development Corporation focuses its economic development efforts on the creation of new primary jobs and new investment in the following industry sectors:

- Extraction (Oil & Gas Exploration)
- Electric Power Generation
- Petrochemical
- Manufacturing/Fabrication
- Water Transportation (Deepwater, Ocean)
- Warehousing, Distribution, and Logistics
- Professional Services
- Enterprise Management

Single Point of Contact

The Corpus Christi Regional Economic Development Corporation serves as the single point of contact for primary employers interested in locating, or expanding, in Corpus Christi. As the single point of contact, the CCREDC works in partnership with new or existing primary employers to facilitate and expedite the economic development process. The CCREDC–Primary Employer partnership includes, but is not limited to:

- The site selection process for new primary employers
- Advocacy for existing primary employers
- Facilitating meetings, as needed, with city, county, and port representatives
- Ushering incentive proposals through the approval process
- Expediting the permitting process

Development Partners

To be successful, an economic development organization must have dedicated and committed partners that will work together toward improving the economic climate of the community and region. The Corpus Christi Regional Economic Development Corporation is fortunate to have just such a group of partners. Together we make things happen! These community and regional partners include:

- City of Corpus Christi
- Port of Corpus Christi
- City of Portland
- Nueces County
- San Patricio County
- Corpus Christi Chamber of Commerce
- Corpus Christi Hispanic Chamber of Commerce
- Corpus Christi Convention and Visitors Bureau
- Corpus Christi International Airport
- Del Mar College
• Bee County Area Development Commission
• City of Aransas Pass
• City of Ingleside
• Rockport Chamber of Commerce
• Texas A&M University - Corpus Christi
• San Patricio County Economic Development Council
• WorkForce Solutions of the Coastal Bend
• Robstown Area Development Commission
2019
IMPORTANT DATES

SENIOR EXECUTIVE BREAKFAST DATES
Location: Kiko’s Mexican Restaurant
Time: 7:30am - 8:30am

08TH OF JANUARY
12TH OF FEBRUARY
12TH OF MARCH
09TH OF APRIL
07TH OF MAY
11TH OF JUNE
09TH OF JULY
06TH OF AUGUST
10TH OF SEPTEMBER
08TH OF OCTOBER
12TH OF NOVEMBER
10TH OF DECEMBER
CCREDC BOARD MEETINGS

Location: Ortiz Center
Time: 7:30am - 8:30am

JANUARY 10TH
FEBRUARY 14TH
MARCH 14TH
APRIL 11TH
MAY 09TH
JUNE 13TH
JULY 11TH
AUGUST 08TH
SEPTEMBER 12TH
OCTOBER 10TH
NOVEMBER 14TH
DECEMBER 12TH
WORKFORCE DEVELOPMENT

Preparing our local workforce to be ready for the opportunities presented by the growth and expansion of industry is a priority for the CCREDC and its community partners, the City of Corpus Christi, Port Corpus Christi, and Nueces, Aransas, and San Patricio counties.

Local colleges and centers providing this training include:

The Craft Training Center of the Coastal Bend

The Craft Training Center of the Coastal Bend offers training in welding, pipefitting, instrument fitting, instrument tech, industrial painting, scaffold-building, mobile crane operations, and field safety/safety technology. The center also provides industry assessments in all craft areas including an NCCER Accredited Crane Performance Center and Rigger/Signal Person Performance Center.

CRAFT TRAINING CENTER OF THE COASTAL BEND

7433 Leopard St.
Corpus Christi, Texas 78409
Local: (361) 289-1636
Toll Free: (866) 237-5455

www.ctccb.org

Del Mar College Career and Industry Training

Looking for a rewarding career, but in need of career or industry training? Del Mar offers a variety of programs designed to provide you with the skills necessary to acquire professional level positions for many in-demand occupations.

AUTOCAD, COMPUTER TRAINING, CONSTRUCTION TRADES, DEL MAR SAFETY INSTITUTE, INTRO TO PIPELINE & PETROCHEMICAL INDUSTRY, NATIONAL ELECTRIC CODE EXAM PREP COURSE, REAL ESTATE CARPENTRY SKILLS TRAINING
Workforce Solutions of the Coastal Bend

The Workforce Solutions of the Coastal Bend Team is ready to help you take advantage of a broad range of resources. This team is comprised of knowledgeable professionals who are ready to assist you in your job search.

We know looking for a job can be a full time job!

Workforce Solutions of the Coastal Bend is your one-stop career shop that can make your search easier and help you along the way. Whether you are seeking employment for the first time or changing careers, the Career Centers provide you access to an array of free programs and services, all designed to help put you in the right job.

Employers & Job Seekers
361.882.7491 | 888.860.JOBS (5627)

Administrative Offices
520 N. Staples | Corpus Christi, Texas 78401
Office 361.885.3016 | Fax 361.885.3025
workforcesolutionscb.org
February 24, 2020

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

RE: Washington Coles Apartments, TDHCA #20096 in Corpus Christi, Texas

Dear Ms. Holloway,

Please accept this letter in support of the aforementioned project. I am writing this letter to voice my support for Washington Coles Apartments, an affordable housing development to be constructed in Corpus Christi at 1124 Martin Luther King Drive in Nueces County.

Brooks African Methodist Episcopal Church is a 501(3)(c) nonprofit organization that serves the Corpus Christi community by meeting both their Spiritual and Physical needs. Brooks provides exciting Sunday morning worship services, exhilarating midweek bible studies, food pantry, exercise classes twice a week, one woman at a time ministry, host two start-up businesses, Charlie’s on the Port and Sweet Sisters Water Ice both providing healthy cuisine. Additionally, we host many open forums for educational purposes. As an organization that regularly works within the area and has a primary purpose of bettering the community, fighting against socioeconomic and discrimination injustices we believe that Washington Coles Apartments will serve our clients well and will promote a high quality of life for the underserved citizens of Corpus Christi and Nueces County.

Should you have any questions or concerns, please do not hesitate to contact me at (361) 452-6864 or brooksamec@hotmail.com. Thank you for your consideration.

Sincerely,

Rev. Adam T. Carrington
Senior Pastor
Brooks African Methodist Episcopal Worship Center
2101 North Port Ave.
Corpus Christi, Texas 78401


“Never Thirst Again”

John 4:13-14

“13 Jesus answered, “Everyone who drinks this water will be thirsty again. 14 but whoever drinks the water I give them will never thirst. Indeed, the water I give them will become in them a spring of water welling up to eternal life.”
Exemption Verification Letter

The page is not loading with data due to system maintenance or an error. Please try refreshing the page or check back later.

Texas Comptroller of Public Accounts
Austin, TX 78774

February 25, 2020

BROOKS AFRICAN METHODIST EPISCOPAL WORSHIP CENTER
2101 N PORT AVE
CORPUS CHRISTI, TX 78401-1207

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 11-15-2004
- Sales and use tax, as of 11-15-2004
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- State portion of hotel occupancy tax, religious-affiliated as of 11-15-2004
  (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 17431304090

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.
Very Informative and Inspirational.
February 17, 2019
Truly a warm and spirt filled place to worship from the moment you get out.
Thank you Pastor Carrington for your love and service to Brooks and the community.

5th Pastor's Appreciation For
REV. ADAM T. CARRINGTON, SR.
PASTOR - TEACHER

Join us for the celebration
Sunday, September 22, 2019
10:15 a.m. Morning Service

Brooks AME Worship Center
2101 North Port Ave., C.C., TX 78401
Church: (361) 452-6865
Email: brooksamec@hotmail.com

Like 25 5 Comments 2 Shares
Anniversary Celebration
Theme: Growing in Faith (Acts 2:42-47)
Guest Speaker: Rev. Claude Axel
August 25, 2019 @ 3PM
Brooks AME Worship Center
2101 North Port Avenue
Host: Adam T. Carrington, Sr. (Pastor/Teacher)

See more of Brooks Worship Center on Facebook

Log In or Create New Account
Iron sharpens iron, so quit hanging out with sheet metal. Sheet metal can never sharpen iron.

Just Saying
Have a blessed Resurrection Sunday.

Just Saying
I need your help. First read the flyer then get your check book out make your check out to Brooks Worship Center and send it to 2101 N. Port Ave. Corpus Christi.
February 25, 2020

Anita Daniels
Anita D Designer Foundation

Re: Washington Coles Apartments, TDHCA #20096

Ms Daniels,

Thank you for the opportunity to review your project. The YMCA was founded on helping young men find housing, work and salvation during the industrial revolution in London, England in 1844.

Although there are just a few YMCA’s that continue to offer housing we are committed to working with other entities to help with this major social issue. We also know that for a lot of individuals and families housing is not the only issue they must deal with. Healthy living, youth development and social responsibility are three areas of focus the YMCA can bring to your residents. We are happy to support this important project and bring affordable housing to Corpus Christi.

Sincerely,

William “Bud” Oliver

William “Bud” Oliver
President/CEO
YMCA of the Golden Crescent
Interim CEO
YMCA of the Coastal Bend
Exemption Verification Letter

The page is not loading with data due to system maintenance or an error. Please try refreshing the page or check back later.

Texas Comptroller of Public Accounts
Austin, TX 78774

February 25, 2020

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE COASTAL B
417 S BROADWAY ST
CORPUS CHRISTI, TX 78401-3431

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 03-27-1939
- Sales and use tax, as of 06-25-1980
  (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: 17412116703

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 TEAM

William “Bud” Oliver
CEO
(361) 882-1741
woliver@ymca-victoria.org

Leslie Marin
Chief Operating Officer
(361) 882-1741
LMarin@YMCA-cc.org

Audrey Dumes
Aquatics, Child Care, & Camp Program Director
(361) 882-1741
ADumes@YMCA-cc.org

Victoria Sookiasian
Membership & Wellness Director
(361) 882-1741
vsookiasian@ymca-cc.org

Sports Department
(361) 882-1741
Sports@ymca-cc.org

Will Krieg
Director of Building Maintenance
(361) 882-1741
WKrieg@YMCA-cc.org

HOUR OF OPERATIONS
Monday 5:30AM-9PM
Tuesday 5:30AM-9PM
Wednesday 5:30AM-9PM
Thursday 5:30AM-9PM
Friday 5:30AM-9PM
Saturday 8AM-5PM
Sunday 12PM-5PM
417 S Upper Broadway Street
Corpus Christi, Texas 78401

CALL US

ABOUT THE Y

MISSION STATEMENT
The YMCA of the Coastal Bend Mission is to put Judeo-Christian principles into practice through programs that build healthy spirit, mind and body for all.

CORE VALUES
The YMCA is a shared experience for everyone to enjoy. Each of us can make it better for all by being considerate of others. YMCA members, volunteers and staff pledge to treat one another with Caring, Honesty, Respect and Responsibility.

2018 YMCA Annual Report
YMCA Program Facts

The YMCA hosts several camp programs throughout the year: Fall Camp, Winter Holiday Camp, Spring Break Camp, and Summer Day Camp. Each camp is filled with arts and crafts, games, educational events, special guests, and much more! In 2016, we had 1,048 participants attend our camp programs; 27 received financial assistance with a total amount of $4,081. Our most popular camp program is our Summer Day Camp, which consists of 12 weeks occurring May through August. Our camp programs give each child the opportunity to explore their unique talents and interests, experience positive behaviors, and learn the YMCA core values.

Our Youth Sports Programs focus on learning sportsmanship, teamwork, and respect. Throughout the year, we offer soccer, basketball, volleyball, and t-ball. In 2016, there were 1,093 children who participated in our sports leagues; 72 participants received financial assistance with a total amount of $5,126. In addition, we had 100+ volunteer coaches step-up to help make a difference in a child’s life. At the YMCA, we continue to build skills and family interaction through our youth sports programs.

Our Youth & Government program creates an environment, in which students can increase their potential awareness and understanding. We currently host Youth & Government clubs at Foy H. Moody, W. B. Ray, and Port Aransas High Schools. Our program allows each student to expand their knowledge in legislative, judicial, media, and state affairs by competing with other Texas high schools at district and state levels. In 2016, we had 52 students compete in Austin, and 15 went to state. Our program provides students an opportunity to meet new people, experience new ideas, and give back to our community by volunteering.

The YMCA also hosts many community outreach events throughout the year. One of which, we partner with Flint hills Resources, is our Shoes for Kids Christmas Event. We meet with the administration at area schools: George Evans, Zavala, and Oak Park Elementary Schools, to determine which students are in most need. Through this event, we are able to provide 150 underprivileged kids a new pair of shoes, socks, a hoodie, a Christmas meal, and gifts, as well as a visit with Santa. We strive to help kids realize their potential, which results in confident teens today and engaged contributing adults tomorrow.

The YMCA, once known as a man’s club, has since evolved to become a place for families and seniors. In 2016, our Partners with Youth Campaign was able to subsidize financial assistance for 141 families with a total amount of $48,349. We are able to provide our members an opportunity to not only become healthy physically, but spiritually. We also offer a Silver Sneakers program, primarily targeting our senior community. With the expansion of our program, seniors are able to get fit and be social. Our members aren’t just members...they are part of our YMCA family.

JUNE 2018 – MAY 2019

YMCA BOARD OF DIRECTORS

YMCA Board Officers
Richard Schmidt
Chief Volunteer Officer
Alex Garcia,
Vice Chief Volunteer Officer
Phillip Monroe
Treasurer
Linda Breck
Secretary
Lori Parsley
Immediate Past Chief Volunteer Officer

YMCA Board Members
Kallia Shook
Robert Blair
Gilbert Cortinas
Leticia Garza
Robert Gorman
Rose M. Harrison
Nathaniel Peter Holzer
John Madden
Francisco Morales
Travis Whipple

PROUD SPONSORS & LOCAL PARTNERS

Are you interested in sponsoring a YMCA sports league or program through your business? Contact the front desk for more information.
<table>
<thead>
<tr>
<th>Time</th>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 AM-7:00 AM</td>
<td>Cycling (Cycle RM) Marlo</td>
<td>Cycling (Cycle RM) Adam</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:30 AM-8:30 AM</td>
<td>Tai Chi (Aerobics RM) Paul</td>
<td>Tai Chi (Aerobics RM) Paul</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:00 AM-9:00 AM</td>
<td>Zumba Gold® (Gymnasium) Elena</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:00 AM-10:00 AM</td>
<td>Silver Sneakers® Pilates (Community RM) Manny</td>
<td>Silver Sneakers® Classic (Community RM) Manny</td>
<td>Silver Sneakers® Gold (Community RM) Nancy G.</td>
<td>Silver Sneakers® Yoga (Community RM) Manny</td>
<td>Silver Sneakers® Pilates (Community RM) Manny</td>
<td>Zumba® (Aerobics RM) Elena</td>
<td></td>
</tr>
<tr>
<td>10:00 AM-11:00 AM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00 PM-1:00 PM</td>
<td>re/Circuit (Aerobics RM) Maria</td>
<td>H.I.I.T (The Dungeon) Tim</td>
<td>H.I.I.T (The Dungeon) Tim</td>
<td>re/Circuit (Aerobics RM) Maria</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00 PM-4:00 PM</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>6:45 PM-7:45 PM</td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>
JOIN THE Y

MEMBERSHIP REGISTRATION INFORMATION

The Y is a powerful association of men, women and children of all ages and from all walks of life joined together by a shared passion to strengthen the foundations of community. With a commitment to nurturing the potential of every youth, promoting healthy living, and fostering a sense of social responsibility, the Y ensures that every individual has access to the essentials needed to learn, grow and thrive.

We offer a full gym facility to our members with aerobic rooms, a swimming pool, a basketball court, four racquetball courts, two weight room, a cardio room, cycle studio and a child watch rooms. We offer afterschool care, camp programs, swim lessons, sports programs for youth and adults and much more. Be a part of our family and join today!

To find out more information on rates and everything else we offer call or stop by today, take a tour and enjoy a free day pass.

The YMCA is the place to be a member. We’re more than a gym, we give back to Corpus Christi through all types of programs.
Need a little help with the membership fee's? We will work with you through financial aid. Don’t let income hold you back from a healthy lifestyle, you are worth it!

Memberships Available

- Youth – Ages 12-17
- Student/Young Adult—Students must be a full time College student and show a current ID and class schedule. Qualifying student may be on a parent’s Family membership. Ages 18-26
- Adult – Ages 27-64
- Single Parent Family – Any household with one parent and dependent children 18 and under, or a full-time student living in the same household through age 26. Dependents must be on the parent’s tax return.
- Family—Two adults age 18-64 and any children 18 and under, or a full-time student living in the same household through age 26. Dependents must be on the parent’s tax return.
- Senior – Ages 65 and over
- Senior Couple—Two seniors adults both 65 years of age and above.
- Health Center – Ages 18 years old and above for males only.
- Health Center with Family – Two Adults and all dependent children under 18 years of age. Dependents must be on the parent’s tax return.
- Health Center with Massage – Includes two massages per week. Ages 18 years old and above for males only.
- Health Center with Family and Massage—Two Adults and all dependent children under 18 years of age. Dependents must be on the parent’s tax return. Includes two massages per week for one male 18 years and above.

DOWNLOAD FORM

TRY THE Y

If you would like to check out all the YMCA of the Coastal Bend has to offer without taking a tour, you can buy a one-day membership. The current daily guest fee is $15 per person for ages 18 and over and $10 for 17 and under. Day passes are limited, speak with membership staff for more information.

MEMBERSHIP REGISTRATION
Sign-up utilizing the monthly bank draft system. This bank draft can be stopped by giving the YMCA a thirty day written notice. There are no yearly contracts with this membership.

Or sign-up by paying the annual membership rate in full. (The annual rate is non-refundable and equal to 12 X the monthly bank draft fee and expires one year from registration)

Bring the following completed document to the YMCA to start your exercise program.
- Bring a voided check,
- Complete bank draft authorization form
- Complete the attached membership application,
- Membership release form
- Membership health questionnaire:

**FINANCIAL ASSISTANCE**

The YMCA is committed to providing services to any person who desires to participate and understands the benefits of the YMCA, regardless of ability to pay. Thanks to our generous donors and community partners, those not able to pay program or membership fees may be awarded financial assistance based on individual need and the ability of the YMCA to fund the subsidy. Through the generosity of donors, the YMCA is able to help if you can’t afford the full membership fees. All YMCA members receive the same membership benefits, regardless of whether or not they are receiving financial assistance and your application is processed confidentially. Download our Membership Application. After you have printed out and completed the application, bring it to the Membership Desk along with the following paperwork:
- Your most recent 1040 Federal tax return, or
- Your two most recent pay stubs or bank statements, and (if applicable) the two most recent pay stubs or bank statements of all other earners in your household, and Proof of other income (including government assistance)

**TESTIMONIALS**

What People Are Saying

“We love the friendly professionalism from everyone from the front desk to the exercise class leaders!! There is so much camaraderie that we always feel like part of the team!!”
Hillcrest Residents Association

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

To whom it may concern,

It is with great pleasure the Hillcrest Resident Association supports the proposed Washington Coles Apartments (TDHCA No. 20096). Our organization is a registered 501c3 nonprofit organization.

We have been diligently working with the City of Corpus Christi to enact positive change in the Washington Coles community. As you may be aware that this area is in a historical African American community.

Therefore, it is with great pride to provide this letter of endorsement.

Lamont C. Taylor

Vice President for Economic Development,
Hillcrest Residents Association
2422 Summers Street
Corpus Christi, TX 78407
United States
Hillcrest Residents Association
EIN: 72-1596851 | Corpus Christi, TX, United States

Other Names

Publication 78 Data

Other Names

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice. Most small organizations that receive less than $50,000 fall into this category.

Tax Year 2018 Form 990-N (e-Postcard)

Tax Period:
2018 (01/01/2018 - 12/31/2018)

EIN:
72-1596851

Legal Name (Doing Business as):
Hillcrest Residents Association

Mailing Address:
2422 Summers Street
CORPUS CHRISTI, TX 78407
United States

Principal Officer’s Name and Address:
Henry Williams
2422 Summers Street
C, TX 78407
United States

Gross receipts not greater than:
$50,000

Organization has terminated:
No
Website URL:

Tax Year 2017 Form 990-N (e-Postcard)

Tax Period:
2017 (01/01/2017 - 12/31/2017)

EIN:
72-1596851

Legal Name (Doing Business as):
Hillcrest Residents Association

Mailing Address:
2422 Summers Street
Corpus Christi, TX 78407
United States

Principal Officer's Name and Address:
Henry Williams
2422 Summers Street
Corpus Christi, TX 78407
United States

Gross receipts not greater than:
$50,000

Organization has terminated:
No

Website URL:

Tax Year 2016 Form 990-N (e-Postcard)

Tax Period:
2016 (01/01/2016 - 12/31/2016)

EIN:
72-1596851

Legal Name (Doing Business as):
Hillcrest Residents Association

Mailing Address:
2422 Summers St
Corpus Christi, TX 78407
United States

Principal Officer's Name and Address:
Henry J Williams
2422 Summers St
Corpus Christi, TX 78407
United States

Gross receipts not greater than:
$50,000

Organization has terminated:
No
Articles of Incorporation
Pursuant to Article 3.02
Texas Non-Profit
Corporation Act

Article 1 - Corporate Name
The corporation formed is a non-profit corporation. The name of the corporation is as set forth below:

Hillcrest Residents Association

The name must not be the same as, deceptively similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for the “name availability” is recommended.

Article 2 – Registered Agent and Registered Office (Select and complete either A or B and complete C)
☐ A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

☐ OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Henry Williams

C. The business address of the registered agent and the registered office address is:

Street Address:
2422 Summers Corpus Christi TX 78407

Article 3 - Management (Complete items A or B)
☐ A. Management of the affairs of the corporation is to be vested in the members of the corporation.

☑ B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1:
Alfred Bradley
Title: Director
Street Address:
1521 Van Loan Corpus Christi TX, USA 78407

Director 2:
Andrew Duarte
Title: Director
Street Address:
1203 Van Loan Corpus Christi TX, USA 78407

Director 3:
Henry Williams
Title: Director
Street Address:
2422 Summers Corpus Christi TX, USA 78407

Article 4 - Organization Structure

☑ A. The corporation will have members.

☐ B. The corporation will not have members.

Article 5 - Duration
The period of duration is perpetual.

### Article 6 - Purpose

The corporation is organized for the following purpose or purposes:
The purposes for which the Corporation is organized are exclusively charitable within the meaning of the IRS code section 501 c3, and the Texas tax code, section 11.18 and shall consist of the following:

1. To expand job and educational opportunities available to low-and moderate-income residents of the Hillcrest and Northside neighborhoods, 2. to obtain affordable housing by providing decent, safe, and sanitary housing for such residents; and 3. to engage in activities which serve such residents needs for community and economic development and community self-help, in order to help such residents achieve self-sufficiency.

### Supplemental Provisions / Information

**Articles of Incorporation**

[The attached addendum, if any, is incorporated herein by reference.]

### Effective Date of Filing

☑️ A. This document will become effective when the document is filed by the secretary of state.

**OR**

☐ B. This document will become effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

**Name Reservation Document Number**

**Incorporator**

The name and address of the incorporator is set forth below.

Henry Williams  
2422 Summers, Corpus Christi, Tx 78407

**EXECUTION**

The undersigned incorporator of these articles of incorporation subject to the penalties imposed by law for the submission of a false or fraudulent document.

Henry Williams
Signature of incorporator.

**FILING OFFICE COPY**
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. Environmental Site Assessment (ESA) (All Multifamily Applications)</th>
<th>Prepared by: AEI Consultants</th>
<th>Date of Report: 2/26/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ 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>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ 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>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Development is funded by USDA and is not required to supply an ESA.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Environmental Clearance (Direct Loan applications only)</th>
<th>Date of Report: 4/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>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>
<td></td>
</tr>
<tr>
<td>Applicant has submitted an environmental packet to TDHCA and clearance is pending.</td>
<td></td>
</tr>
<tr>
<td>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>
<td></td>
</tr>
<tr>
<td>☑ A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:</td>
<td></td>
</tr>
<tr>
<td>Name of Firm:</td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td></td>
</tr>
<tr>
<td>Contact Telephone:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Primary Market Area Map</th>
<th>Date of Report: 4/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Primary Market Area (PMA) map with definition of PMA is included behind this tab.</td>
<td></td>
</tr>
<tr>
<td>Prepared by: Affordable Housing Analysts</td>
<td></td>
</tr>
<tr>
<td>Development Site Location:</td>
<td>Longitude: -97.402411 Latitude: 27.798754</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Scope and Cost Review (SCR) (formerly PCA)</th>
<th>Date of Report:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: na</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Appraisal</th>
<th>Date of Report:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: na</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Feasibility Report</th>
<th>Date of Report: 2/26/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: Ward, Getz, &amp; Associates, LLP</td>
<td></td>
</tr>
</tbody>
</table>
Environmental Site Assessment Certification
TDHCA #20096 Washington Coles Apartments

The Phase I Environmental Site Assessment was conducted by AEI Consultants, Inc. on February 26, 2020. Based on findings in the report, AEI recommended that an asbestos survey adhering to the AHERA sampling protocol, a consultation with a certified Lead Risk Assessor to determine options for control of possible LBP hazards, and the completion of a HUD-compliant 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.

David Brint
Authorized Signer
Washington Coles Apts, LP
## Washington Coles Apartments

TDHCA# 20096

Geographies Selected:

<table>
<thead>
<tr>
<th>Geocode/ID</th>
<th>State</th>
<th>County</th>
<th>MCD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Texas</td>
<td>Nueces County</td>
<td>Corpus Christi CCD</td>
</tr>
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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 to break the tie.

<table>
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<tr>
<th>Is Site in Region 11 or 13?</th>
<th>Yes</th>
<th>Poverty Rate =</th>
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<tr>
<td><strong>Poverty Rate is less than 17.0341.</strong></td>
<td>No</td>
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<td><strong>Applicable Poverty Rate =</strong></td>
<td>32.0341</td>
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<tr>
<td><strong>Applicable Poverty Rate =</strong></td>
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<th><strong>Poverty Rate is less than 22.0341.</strong></th>
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</table>

Rent Burden Rank = 1606  (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: -97.402411
- Development Latitude: 27.798754
- Target Population: General
- Closest Development serving same Population: The Palms at Leopard
- Application Number: 12254
- Address: Palms Avenue Between Lipan St and Leopard St
- Year of Award: 2012
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 #20096  Development Name Washington Coles Apartments
Development City Corpus Christi  Development County Nueces

☒ 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) Downtown Area 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) Downtown Area Development Plan (pages 17 – 21 and 60 - 63 of this documentation packet) and the Downtown Area Development Plan Boundary Map (page 74 of 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) Downtown Area Development Plan (pages 18 and 60 - 61 of 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):

Downtown Area Development Plan

☐ The document(s) is included in its entirety. Excerpts are included in this documentation packet. The full plan can be accessed using the link below.

☒ The document(s) can be found online at https://www.cctexas.com/sites/default/files/Downtown%20Area%20Development%20Plan.pdf

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 pages 71 - 73 in this documentation packet for a resolution adopting the Downtown Area Development 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) Downtown Area Development Plan (page 25 of this documentation packet) and the Downtown Area Development Plan Creation Ordinance (page 71 of this documentation packet).
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) Downtown Area Development Plan (pages 18 and 60 - 61 of 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) Downtown Area Development Plan (pages 34 – 56 and pages 60 - 63 of 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) Downtown Area Development Plan (pages 34 – 56 of this documentation packet).
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) Downtown Area Development Plan (pages 16, 35, 37, 39, 41, 42, 44, 45, 47, 48, and 50 of this documentation packet).
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) the Excerpts from the Quarterly Bond CIP Status Report (pages 75 - 87 in this documentation packet), which documents at least $124 million 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) Downtown Area Development Plan (page 21 of this documentation packet), the Excerpts from the Quarterly Bond CIP Status Report (pages 75 - 87 in this documentation packet), and the Evidence of New Developments (pages 88 - 90 of 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 20 years and can be found at (document name, page number(s), etc) Downtown Area Development Plan (page 16 of 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) Downtown Area Development Plan (page 21 of this documentation packet), the Excerpts from the Quarterly Bond CIP Status Report (pages 75 - 87 in this documentation packet), and the Evidence of New Developments (pages 88 - 90 of 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 Corpus Christi (pages 8 – 10 of 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 8 - 10 in this documentation packet for a letter from the City of Corpus Christi 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 Corpus Christi is included in this packet (a letter MAY NOT be submitted in place of a resolution). see pages 6 - 7 in this documentation packet for a resolution from the City of Corpus Christi 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 91 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 91 in this documentation packet for map of Community Assets and page 92 in this documentation packet for documentation on the Community Assets

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<td>Meals on Wheels</td>
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<tr>
<td>Public Library</td>
<td>School rated A or B by TEA in 2019</td>
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<tr>
<td>Indoor Recreation</td>
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Provide any comments or additional information in the box below, if applicable.
Planning Documents

Downtown Area Development Plan
  Evidence of Problem Identified  pages 18 - 61
  Evidence of Goals  pages 34 - 56
  Evidence of Plan's Timetable  pages 16 - 50
  Evidence of Public Input Process  page 25

Downtown Area Development Plan Adoption Ordinance  pages 71 - 73

Downtown Area Development Boundary Map  page 74

Excerpts from Quarterly Bond CIP Status Report  pages 75 - 87
  Evidence of Committed Funding  pages 75 - 87

Evidence of New Development and Improvements in the CRP Area  pages 88 - 90

Point Items

11.9(d)(7)(A)(iv)(I) - Concerted Revitalization Plan Resolution  pages 6 - 7
11.9(d)(7)(A)(iv)(II) - CRP Letter from the City of Corpus Christi  pages 8 - 10
11.9(d)(7)(A)(iv)(III) - Community Assets Map  page 91
11.9(d)(7)(A)(iv)(III) - Community Assets Documentation  pages 92 - 100
Resolution of the City Council of the City of Corpus Christi, Texas identifying an affordable housing project known as Washington Coles Apartments to be developed by Washington Coles Apts., LP as a project which contributes most significantly to the City’s concerted revitalization efforts in a designated area.

Whereas, Washington Coles Apts., LP. (the "Applicant") has proposed a development project to construct approximately 86 apartments of which 56 will provide affordable housing that is to be located at 1124 Martin Luther King Dr., Corpus Christi, Texas 78401 and named Washington Coles Apartments ("Washington Coles Apartments Project"); and

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Housing Tax Credits for the Washington Coles Apartments Project.

Whereas, on February 11, 2020 the City Council by resolution acknowledged support for the proposed Washington Coles Apartments Project at 1124 Martin Luther King Dr., Corpus Christi, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council for the City of Corpus Christi herby supports the development and has selected the Washington Coles Apartments Project located at 1124 Martin Luther King Dr., Corpus Christi, Texas 78401 as the proposed Tax Credit Application for 2020 that contributes most significantly to the city’s concerted revitalization efforts in the designated area of the Downtown Area Development Plan.
PASSED AND APPROVED this 25th day of February, 2020.

Joe McComb
Roland Barrera
Rudy Garza
Paulette M. Guajardo
Gil Hernandez
Michael Hunter
Ben Molina
Everett Roy
Greg Smith

Aye
Absnt
Aye
Aye
Aye
Aye
Aye
Aye

ATTEST:
Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI

Joe McComb
Mayor

032039
February 26, 2020

Bobby Wilkinson
Executive Director,
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Washington Coles Apartments, TDHCA #20078

Dear Mr. Wilkinson:

This letter is intended to provide the documentation required by the Texas Department of Housing and Community Affairs (“TDHCA”) rules relative to the Housing Tax Credit program, under Section §11.9(d)(7)(A)(iv)(I) of the 2020 Qualified Action Plan:

(I) A letter from the appropriate local official for the municipality (or county if the Development Site is completely outside of a municipality) 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.

This letter is submitted in connection with an application for housing tax credits for Washington Coles Apartments to be located approximately at 1124 Martin Luther King Drive, Corpus Christi, Texas (the “Development”). The Development is located in the Downtown Area Development Plan (“DADP”) which was adopted by the Corpus Christi City Council on March 27, 2018 via Ordinance #031400. DADP is a revitalization initiative created with the intent “to generate economic growth and improve the quality of life in Corpus Christi over the next 20 years. The DADP builds on past planning endeavors and current investment in the city and is a part of the Plan CC Comprehensive Plan initiative.”

The DADP was published following a collaborative eight-month community outreach and planning process that engaged the City, residents, business owners, and critical stakeholders in the Downtown area such as CHRISTUS Spohn Hospital, the Port of Corpus Christi Authority, and Texas A&M University-Corpus Christi. The final version of the plan builds off of the institutional knowledge of previous planning documents to establish ten, action-action driven strategies that can create more housing choices, reconnect neighborhoods, and celebrate the unique potential of our Downtown.

Downtown Corpus Christi is an amalgamation of seven neighborhoods that now have a shared vision of policies and revitalization priorities. Washington Coles Apartments is aptly named after the Washington Coles neighborhood and will play a critical role in accomplishing the goals laid out in the DADP for this neighborhood and across the area. Some of the key themes for the Washington Coles neighborhood are to reconnect Corpus Christi’s waterfront with adjacent residential neighborhoods, expressing the neighborhood’s strong community history, and creating new mixed-income housing opportunities, all of which are being carried out through the development of Washington Coles Apartments. The Development
is located directly on the planned bike and pedestrian network that will connect the neighborhoods to the west of the site and the new Harbor Bridge recreation path with the rest of Downtown.

The DADP has kickstarted hundreds of millions of dollars’ worth of investment in Downtown Corpus Christi since its adoption in 2018. There are several funded projects that are either under construction or in the pipeline for the upcoming years. These projects are being financed by a variety of federal, state, and municipal funding sources that are already flowing through the Downtown area, such as the Texas Department of Transportation, general obligation bonds, and the City’s Seawall Improvement Fund. The City has been and will continue to leverage these funding sources in order to continue improving the Downtown Area. Projects approved within the bond program or paid for by the City Seawall Improvement fund will not have any budgetary obstacles to accomplishing the goals identified in the DADP. These projects are approved by the City Council with identified funding sources.

We are on track to achieve the objectives set out in the DADP due to the generous support of our partners and the funding sources needed to make our vision a reality. A few key examples of recently completed or nearly completed projects that are fully funded through municipal bonds in the DADP area include:

- $14 million in Street and Utility Improvements on South Staples Street
- $16.5 million in Street and Utility Improvements on Ocean Drive
- $6 million in Street and Utility Improvements on Morgan Avenue
- $1.1 million in North Beach Area Road Improvements and Area Beautification
- $1.7 million in North Beach Area Pedestrian Improvements and Area Enhancements

Propelled by upcoming infrastructure projects and downtown revitalization strategies, the pace of investment over the next few years is expected to accelerate well into the future. Major infrastructure projects include the construction of the $1 billion Harbor Bridge and significant investment by the Port of Corpus Christi into the ship channel is expected to generate an additional 40 billion in export value. The Downtown will receive over $500 million in new projects, including:

- 13 road and infrastructure projects
- 5 residential projects containing over 500 apartment units
- 2 hotel projects containing approximately 300 rooms
- 2 hospital projects
- 1 corporate headquarters

The concerted efforts of the City of Corpus Christi, its strategic partners, and the aforementioned improvements have resulted in measurable improvements in the Downtown Area and are leading to the Downtown Area becoming an exceptional place for housing. For example:

- The mean household income in the census tract containing the Downtown Area Development Plan increased 14% in the last year to $60,000.
- The poverty rate for families has steadily declined from 52.4% in 2010 to 15.4% in 2017 according to US Census Bureau estimates.
- Employment opportunities have grown in the Downtown Area to 21,000 jobs according to the Corpus Christi Downtown Management District, including jobs in the City’s new restaurants, bars, shops, hotels, art businesses, and cultural districts.
The Downtown Area has the potential to absorb over 1,800 new residential units per the DADP’s Residential Demand Study. The Washington Coles Apartments will help the City meet the much-needed demand for affordable housing in the Downtown Area, the Washington Coles Apartments will help revitalize its neighborhood, and that Washington Coles Apartments will contribute more than any other development to the City of Corpus Christi’s concerted revitalization efforts in the Downtown Area Development Plan.

Regards,

Dan McGinn,
Director of Planning and Environmental Services
Acknowledgements

ADVISORY COMMITTEE MEMBERS

Ms. Maureen Brooks
Treasurer
Hillcrest-A.L. Leathers-Solomon Coles Neighborhood Council, Nueces County Community Action Agency

Mr. Jim Charnquist
President
Sage Properties Corporation, Bay Vista Developer

Mr. Brian Connor
President of Memorial and Shoreline Hospitals
CHRISTUS Spohn

Mr. Peter Davidson
Marina Superintendent / Director
City Marina

Mr. Bill Durrill
Marina Properties, SEA District

Ms. Brigida Gonzalez
Assistant Transportation Planning Director
CC Metropolitan Planning Organization

Ms. Darlene Gregory
President
Uptown Neighborhood Initiative

Mr. Gabriel Guerra
President-CC Market
Kleberg Bank, Type A Board

Mr. Casey Lain
House of Rock,
Downtown Management District Board

Mr. Brett Loeffler
General Manager
LAZ Parking Central Texas

Mr. Omar Lopez
Corporate Communications Manager
Texas AEP,
Dia de los Muertos, Homeless Advocate

Mr. Rueben C. Medina
Director of Business Development
Port of Corpus Christi Authority

Mr. Rocco Montesano
Executive Director
U.S.S. Lexington Museum on the Bay

Ms. Jaime Nodarse
Assistant Vice President of Development
Texas A&M University-Corpus Christi

Dr. Gilda Ramirez
Westside Business Association,
United Corpus Christi Chamber of Commerce

Ms. Carrie Robertson Meyer
President
North Beach Community Association

Mr. Gordon Robinson
Director of Planning
CC Regional Transit Authority

Mr. Terry Sweeney
Executive Director
CC Downtown Management District

Mr. Victor Vourcos
Advance Project Development Engineer
Texas Department of Transportation

Mr. Henry Williams
President
Hillcrest Residents Association
Ordinance adopting Downtown Area Development Plan; rescinding Central Business Development Plan; and amending comprehensive plan.

WHEREAS, the Planning Commission has forwarded to City Council its report and recommendations concerning the adoption of the Downtown Area Development Plan.

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, August 23, 2017, during a meeting of the Planning Commission, on Tuesday, September 26, 2017, during a meeting of the City Council, and on Tuesday, March 20, 2018, during a meeting of the City Council in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard.

WHEREAS, City Staff invited the public to workshops and public meetings that were held on November 18-20, 2014, February 24, 2015, and May 21, 2016 to give input to help develop a Downtown Area Development Plan for Corpus Christi, and to receive public feedback, City Staff held an Open House regarding the Downtown Area Development Plan on July 24, 2017.

WHEREAS, a Community Advisory Committee provided guidance and assistance throughout the process and staff coordinated with various community agencies.

WHEREAS, the city shall use the Downtown Area Development Plan as a guideline to facilitate other plans that the city considers necessary for systematic growth and development.

WHEREAS, the City Council has determined that these amendments would best serve the public health, safety, necessity, convenience, and general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the Corpus Christi Central Business Development Plan, previously named the Corpus Christi South Central Area Development Plan, adopted by City Council ordinance #025658 on February 17, 2004 and amended by City Council ordinance #028982 on May 23, 2013 is hereby rescinded.

SECTION 2. That the Downtown Area Development Plan amended to remove **RS Road diet** to 4 lanes-Shoreline Blvd Phase II roadway improvements (Cooper's Alley to I-37), **3,200 L to 2 lanes to parking *and public space*: Infrastructure initiative from pages 48 and 49 includes: vision themes, priority policy initiatives and implementation plans, infrastructure initiatives, district framework, framework for development guidelines within TIRZ #3, transportation initiatives, and all other components of the Downtown Area Development Plan, are adopted by this ordinance to read struck as exhibits attached and incorporated by reference:
A. Downtown Area Development Plan as amended,
B. Appendix A, Real estate market analysis document for housing, office, hotel, and retail.

SECTION 3. To the extent that the amendment made by this ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the amendment made by this ordinance. The Comprehensive Plan, as amended from time to time and except as changed by this ordinance, remains in full force and effect.

SECTION 4. The City Council intends that every section, paragraph, subdivision, clause, phrase, word or provision hereof shall be given full force and effect for its purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, that judgment shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance.

SECTION 5. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

That the foregoing ordinance was read for the first time and passed to its second reading on the 20th day of September 2018, by the following vote:

Joe McCombs  
Rudy Garza  
Paulette Guajardo  
Michael Hunter  
Debbie Lindsey-Cople

That the foregoing ordinance was read for the second time and passed finally on this the 8th day of March 2019, by the following vote:

Joe McCombs  
Rudy Garza  
Paulette Guajardo  
Michael Hunter  
Debbie Lindsey-Cople

PASSED AND APPROVED on this the 8th day of March 2019.

Rebecca Huerta  
City Secretary

Rebecca Huerta  
Mayor

[Signature]
3. **District Framework and Reinvestment Priorities:**

Targeted priorities for a vibrant and connected Corpus Christi

Marina Arts District ................................................................. 54
Bayshore Neighborhood .......................................................... 62
Uptown and Surrounding Neighborhoods ............................... 66
Washington-Coles .................................................................... 70
Hillcrest ..................................................................................... 74
SEA District ............................................................................. 78
North Beach ............................................................................. 84

4. **Development Guidelines for TIRZ #3**

Guidelines by street corridor .................................................. 92
General guidelines .................................................................. 95

5. **Transportation**

Harbor Bridge opportunities .................................................... 98
Downtown area access improvements ....................................... 100
Transit alternatives .................................................................. 102
Parking management ............................................................... 104

**Abbreviations used in this document** .................................. 106

**Appendix**

A. Real estate market analysis documents for housing, office, hotel and retail
[available separately]
The Downtown Area Development Plan (DADP) is an action-oriented, market-driven strategy to generate economic growth and quality of life in Corpus Christi over the next 20 years. The DADP builds on past planning efforts and current investment in the city, and is part of the Plan CC Comprehensive Plan initiative. At its heart, the DADP aims to establish Corpus Christi as a premier 21st Century waterfront city in Texas, with safe, vibrant, walkable, and connected districts in which to live, work, learn, and play.

Plan's timetable
This is an exciting time for Corpus Christi. At a moment when people of all ages across the country are seeking out great urban places to live, work, learn, and play, the Downtown Area is primed to capitalize on its unique strengths—its spectacular and accessible waterfront, unique destination attractions, people and neighborhoods, and proximity to jobs and transportation options.

The Downtown Area addressed by this plan is large and encompasses several related areas:

- The Traditional Downtown core—now branded the Marina Arts District—and Uptown
- The SEA (Sports, Entertainment, Arts) District
- Washington-Coles and Hillcrest neighborhoods (note that Hillcrest is in Corpus Christi’s Westside Planning Area)
- North Beach

Today, each area has its strengths and weaknesses. But taken together the Downtown Area’s districts include many of the ingredients that provide the foundation for successful and vibrant downtowns:

- An attractive waterfront setting that combines beaches, parks and marinas
- An active, walkable district centered along Chaparral Street
- Restaurants and entertainment venues
- Arts and cultural attractions
- Major destination attractions, including the USS Lexington, Texas State Aquarium, Art Museum of South Texas, Corpus Christi Museum of Science & History and several others
- Major convention and meeting facilities at American Bank Center
- Minor League baseball at Whataburger Field

Because of its large size, the overall Downtown Area will continue to develop as a number of distinct areas with their own unique identities, offering complementary attractions and experiences. Over the longer term, these areas will become more strongly connected, while retaining unique identity and character.

Infrastructure and development initiatives that are already completed or in the works open a wealth of possibilities for further investment that will improve Corpus Christi’s near- and long-term future. The planned Harbor Bridge relocation creates a once-in-a-lifetime opportunity for the City to work closely with the Texas Department of Transportation (TxDOT), community leaders, and private developers to transform the SEA District, Washington-Coles, Uptown, Downtown and North Beach into more walkable and connected places. Streetscape improvements have made Downtown segments of Chaparral Street and Shoreline Boulevard delightful places to walk. As such, they also invite people to live and work, to enjoy entertainment and tourism,
and explore accessible, welcoming waterfront activities that all support each other. The Downtown Area has always been and remains a key driver of Corpus Christi’s identity. It has the greatest opportunity in a generation to become a much deeper source of community life and pride.

**CHALLENGES TO OVERCOME**

The Downtown Area has notable strengths but it continues to struggle to attract development and businesses due to low foot traffic, a physical environment designed more for cars than people, rent levels too low to justify redevelopment costs, unpredictable status of various infrastructure and development projects, some challenging adjacencies to industrial activity, perceived lack of safety or cleanliness in places, and a traditional office-dominated identity that does not reflect the much more diverse activity and market opportunities available today. While there are signs that residential development (a major driver of downtown development nationally) is beginning to take root downtown, there is significant work to do to tap the full potential that downtown offers as a housing location. This plan, therefore, focuses on the actions that can most effectively diminish the challenges posed by the Downtown Area and open up investment—particularly private investment—that is naturally attracted by the downtown’s assets.

Downtown Corpus Christi already has many stakeholders who are taking important actions toward well-conceived goals, but who also could achieve more, sooner, through increased coordination of these actions. Thus the Downtown Area Development Plan emphasizes “how” to get things done, as much as “what” gets done.

**DOWNTOWN AREA DEVELOPMENT OFFERS CITY-WIDE BENEFITS**

Downtown Area destinations matter significantly to the local and regional economies—particularly visitor attractions located within the SEA District and North Beach. In 2014, approximately 2,750,000 people flocked to the Texas State Aquarium, USS Lexington, Convention Center, Art Museum, Museum of Science and History, Whataburger Field, and Hurricane Alley, an increase of 47% in just three years. These attractions, together with the Downtown Area’s nearly 40% share of Corpus Christi hotel rooms, anchor citywide visitor destination spending that exceeded $1.2 billion and provided an overall economic impact of over $1.5 billion for each fiscal year 2012 and 2013. This infusion of outside spending continues to grow. The tourism industry supported almost 29,000 local jobs either directly or indirectly in 2013.¹

¹ Source: Email correspondence with Corpus Christi Convention and Visitors Bureau, March 12, 2015

The planned replacement of the existing Harbor Bridge with a New Harbor Bridge creates opportunities for significant change, including new connections and development opportunities amidst several Downtown Area districts (panoramic view looking north from the Frost Bank Tower).
The Downtown Area offers broader quality of life benefits to Corpus Christi as well. Besides the signature visitor destinations highlighted above, the area’s beaches, parks, marina, restaurants, art centers, churches and other amenities enrich life for residents on a daily basis. As the Downtown Area gains a stronger dimension as a neighborhood—while continuing to be a hub of business and tourism—the added residential character will raise the value of the Downtown Area not just as a place to live, but also to work, learn and play. Downtown can offer housing options and a type of neighborhood environment not currently available in other Corpus Christi neighborhoods, helping the city attract and retain a more diverse workforce with a broad range of skills. This will further enhance quality of life and economic opportunity for the whole city.

**A MARKET-DRIVEN PLAN: SETTING THE STAGE FOR PRIVATE SECTOR INVESTMENT**

A key foundation of the DADP planning process has been an assessment of the downtown’s market potential to attract new private sector investment. These analyses have identified significant opportunities for downtown growth and development, provided that some key barriers can be eliminated. The DADP outlines the opportunities and presents strategies to remove the barriers to capturing this growth.

Analyses of Downtown Area’s residential, office, hotel, and retail real estate market potential—conducted as part of citywide market analysis for Plan CC—shape the DADP’s plan of action. New housing offers by far the strongest investment opportunity. This is significant because growth in downtown housing has been a key driver of downtown revitalization efforts across the country, and the potential for Corpus Christi to benefit from this trend is very strong. The Downtown Area already attracts existing Corpus Christi residents as well as people living outside the city (and region) who are looking to relocate to a downtown setting with high quality of life and walkable destinations. This interest comes from a wide spectrum of household income levels. Yet today there are relatively few good quality options for living in the Downtown Area, whether at market-rate or more affordable rent levels.

- There is market potential in the Downtown Area for **1,850 market-rate apartment and townhouse housing units** over the next five to seven years—primarily multi-family...
units focused in the Marina Arts, Bayshore Neighborhood and SEA District with potential for additional mixed-income housing in Washington-Coles, Uptown and North Beach. This market demand responds to the Downtown Area's unique appeal as a center of walkability, amenities and character unequaled in the region.

> For those 1,850 units, market potential by unit type translates to approximately 1,000 rental lofts or apartments, 500 for-sale lofts or apartments, and 400 for-sale townhouses. These unit types are especially suited to reinforcing a walkable, active character in the Downtown Area; no other part of the city would attract such a strong concentration of multi-family and attached units.

> Additional demand for single-family detached ownership units may also be present; approximately 20% of households interested in living in the Downtown Area would prefer a single-family unit. Single-family units do not offer sufficient economic value or benefits to walkability to be appropriate in much of the Downtown Area. However, those portions of the area where single-family detached dwellings are traditionally present would be appropriate places to develop new single-family detached ownership housing on compact parcels. These areas principally include portions of Uptown west of Staples and south of Agnes, Washington-Coles west of Staples, and northern portions of North Beach.

> Younger singles and couples (millennials) make up the primary target markets to fill the rest. Total Downtown Area population growth over 15–20 years could exceed 8,000 people, assuming each household contains an average of approximately 1.5 people.

> This market potential does not always equate to immediate development feasibility. As in many downtowns, public incentive policies will be needed to catalyze new real estate development, providing near-term financial assistance that unlocks strong longer-term returns to the city in terms of tax revenue, Downtown Area vitality and attraction of additional private investment.

> The hotel economy in Corpus Christi is healthy, particularly in the Downtown Area where tourism and destination visitors are dominant markets. The market has grown by 2.4% per year in the last 10 years. Market analysis conducted in 2015 indicated healthy demand for hotel rooms in the Downtown Area. This outlook was validated by subsequent development proposals for nearly 500 rooms in five new hotels in the Downtown Area, split between the SEA District and Bayshore Neighborhood. Demand for additional hotel rooms...
such as the South Padre Island Drive (SH 358) and other auto-oriented locations, the Downtown Area offers Corpus Christi’s strongest concentration of dining and nightlife destinations. Numerous choices for live music and unique, locally-owned venues set the Downtown Area apart as a destination for locals and visitors alike. Growth opportunities include:

- Small (100-person) and mid-sized (1,000-person) live music venues;
- Nightlife with an added “twist” such as bowling, dueling pianos or an arcade;
- Destination dining, especially restaurants that are regionally-based or have just one Corpus Christi location; and
- Mobile retail, such as food trucks

- A growing residential population will also help diversify Downtown Area retail to include new choices—appealing to residential, worker and visitor markets alike—such as a drugstore, limited-assortment grocer, family restaurant/diner, discount variety store, coffee house, and other specialized services. There is also untapped market potential for several potential destinations that could serve as valuable daytime anchors: an outdoor outfitter, a family-themed amusement destination (in addition to Hurricane Alley Waterpark), and an art supply store (if Texas A&M-Corpus Christi’s Master of Fine Arts program locates downtown; see below).

- Relocating the Master of Fine Arts program of Texas A&M-Corpus Christi downtown represents another valuable development or tenantsing opportunity. This graduate-level program would be particularly well suited to a downtown location because faculty and students can connect with the established arts community there, downtown offers students an attractive location for studying and living, and the program operates independently of the main campus. The university has explored potential to place the arts program downtown in renovated or leased space in the past, but has not yet acted on this goal due to cost challenges. A collaborative effort between the university, city and/or downtown property owners to overcome these challenges is encouraged, as the program’s presence downtown would yield value not only to for the university and its students, but also for downtown as an additional arts partner and daytime center of activity.

Downtown investment in development, programs and infrastructure is happening at its highest level in decades and sets the stage for a substantially higher level of investment capitalizing on the market opportunities described above. Demonstrating Corpus Christi’s Downtown Area housing market potential, ongoing or recently completed downtown housing development has added 615 new market-rate units, between the Cosmopolitan, Atlantic Lofts, Nueces Lofts, Bay Vista, and Bay Vista Pointe. Other initiatives in the Downtown Area that reflect market interest include new boat slips at the marina, Bayfront Inn redevelopment and a new hotel on Shoreline Boulevard, additional hotel development planned in the SEA district, the new Corpus Christi Regional Transportation Authority transportation center in Uptown, Texas State Aquarium’s $60 million expansion in North Beach, and community enthusiasm for park improvements along the former Shoreline Boulevard right-of-way and Sherrill and McCaughan Parks.
## THE DADP ALIGNS CLOSELY WITH CORPUS CHRISTI’S CITYWIDE PLAN

The Downtown Area Development Plan (DADP) was created in parallel with the Plan CC Comprehensive Plan for all of Corpus Christi, so that both plans, and the community conversations that informed them, shared a common base of information, ideas, priorities and initiatives. The table at right highlights key elements of the Plan CC Vision in the left column, and how the DADP supports these in the right column.

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<th>PLAN CC VISION ELEMENT</th>
<th>THE DADP SUPPORTS THE VISION BY:</th>
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| **Our broadly diversified economy provides opportunity for all.** | • Supporting Downtown Area business growth with more attractive, walkable settings for tourism, dining, office-inclined industries, and other business activities.  
• Helping attract and retain skilled workforce by substantially expanding the number and variety of Downtown Area housing options—featuring qualities and amenities not available in other portions of the City. |
| **Modernized city services and systems support growth and vitality in all parts of the city.** | • Identifying priority infrastructure investments that can be cost-effectively paced with market-driven real estate development.  
• Applying updated TIRZ incentive policy to help fund infrastructure investments.  
• Reconnecting districts and opening up attractive development sites, by restoring the street grid after removal of the old Harbor Bridge from the SEA District and North Beach.  
• Getting more out of existing streets and parking through new management partnerships and better public information. |
| **High-quality, safe, connected, and diverse neighborhoods provide a variety of living choices.** | • Leveraging market opportunity for downtown housing and supportive retail, through cost-effective TIRZ #3 and other development incentives.  
• Applying building design guidelines to enhancing the quality of properties and public spaces, putting more doors, windows, people and plantings people on the streets.  
• Creating a more complete set of quality transportation choices—emphasizing walkable sidewalks, safe bike routes, convenient bus services, and improved options for driving routes and parking—to connect the Downtown Area better with other parts of Corpus Christi. |
| **Stewardship of our natural heritage and green-space networks strengthens our unique character and supports resilience.** | • Improving access to, and appreciation of, the bayfront and destination parks by filling gaps in the Downtown Area’s remarkable park and pathway network.  
• Encouraging sustainable building design and preservation techniques through downtown area development incentives. |
DOWNTOWN VISION THEMES

Five major themes, responding to priority goals voiced by community members, guide Downtown Area Development Plan initiatives:

**Encourage market-driven development.**

The established Tax Increment Reinvestment Zone (TIRZ) is a powerful and underutilized tool that can make new development possible by funding street and utility improvements and short-term tax rebates using the new tax revenue it creates. This well-conceived program can help a wide variety of development projects take advantage of the strong market interest in living in and around Downtown.

**Create more housing choices.**

While much of the demand for downtown living can be accommodated by the private development industry, assisted in some cases by the TIRZ, proactive effort is needed to expand options for all residents. Households of more limited means will particularly benefit from living amidst the Downtown Area’s concentration of jobs, services, transportation choices, and established neighborhood communities.

**Complete a waterfront park and trail network.**

The Bayfront is the Downtown Area’s signature amenity, enhancing quality of life for all city residents and attracting residents and visitors to the region. The Marina, Sea Wall, Shoreline Boulevard, Beachwalk, and other established parks and pathways already provide an impressive level of access to the Bayfront, but would join into a more memorable and convenient network, attracting more residents and visitors, with the completion of a few missing pieces. The New Harbor Bridge project and other planned improvements will make major progress toward this goal.
The ideas and strategies documented here arose from a collaborative and community-driven eight-month process of stakeholder interviews, open houses, walking tours and public workshops in which Corpus Christi citizens and business owners played a central role. Diverse stakeholders have come together to champion an inspiring revitalization of the Downtown Area, investing significant time and offering a wealth of input and insights into the actions that will unlock the city’s great potential. See the following pages for more on this community conversation.

Reconnect neighborhoods.

Removal of the existing Harbor Bridge creates an unprecedented opportunity to reconnect Uptown, Washington-Coles, the SEA District, Marina Arts District, and North Beach with walkable streets lined with high-quality development. Attractive landscapes and architecture scaled to people will transform the experience of arrival in North Beach, the Downtown Area Bayfront and surrounding districts.

Celebrate this unique place to live, work, learn and play.

An extensive array of visual and performing arts already infuses much of the Downtown Area, and will become a stronger core of Corpus Christi culture as more residents and visitors come to experience them. Corpus Christi’s highly successful Marina and downtown will grow together around streets that are active day and night with people living, visiting, learning and working.
The DADP comes out of a City-led, 8-month process of comprehensive and intensive public outreach. Early interviews with City leaders and key Downtown Area community stakeholders, neighborhood associations, business owners, land owners, developers, and citizens provided the foundation of understanding regarding the challenges and opportunities in Corpus Christi. Relevant input from meetings conducted for the broader Plan CC Comprehensive Plan was studied. The downtown planning team participated in the Regional/Urban Design Assistance Team (R/UDAT) event exploring Harbor Bridge relocation opportunities and challenges, and met regularly with the local R/UDAT advisory group on an ongoing basis to integrate its goals and ideas with the DADP. A series of open public meetings were held in November 2014, February 2015, and April 2015 along with a diversity of walking tours and open houses in which public input and discussions were facilitated and recorded around key topics such as Vision and Strategies, Market and Economics, and Transportation. Information about the meetings was advertised through print and social media outlets as well as the Plan CC website. A Steering Committee and Advisory Committee were formed at the outset to guide the City and its consultants towards the recommendations in this report.

A Community Driven Process that Builds on Planning Efforts

The Downtown Area should be safe, vibrant, and connected

Key Input from Citizens of Corpus Christi During the DADP Process

- The Downtown Area should be safe, vibrant, and connected
- Distinctive portions of the Downtown Area should have their own character and identity
- The Downtown Area should be walkable and inviting, and represent the heart of Corpus Christi
- The Downtown Area Development Plan should focus on enabling real, visible investment.

November 2014—Presentation of purpose and goals of the study with analysis of opportunities and challenges for the Downtown Areas as well as presentation of residential market potential, followed by breakout groups and report backs on DADP districts, themes, and priorities.

February 2015—Presentation of Draft Vision and Strategies, Office and Hotel Market, Development Economics, and Transportation findings, followed by discussion groups around the presentation topics.

May 2015—Presentation of draft DADP recommendations derived from public discussions and stakeholder input to receive final comments in anticipation of creating the final DADP for Corpus Christi City Council review and approval.

A number of ongoing or earlier plan documents provided a strong foundation for the Downtown Area Development Plan. The DADP builds on these plans while incorporating new thinking around specific implementation actions that will create transformative change.

- Harbor Bridge Relocation (ongoing)—The Harbor Bridge relocation is a long-term plan to replace the Harbor Bridge and reconstruction of portions of US 181, I-37, and the Crosstown Expressway to address safety and structural deficiencies as well as navigational limitations for the Port. The redesign will change access routes to/from North Beach, SEA District, the Northside, and Downtown and transform downtown Corpus Christi. This project is one of the key catalysts that drives the need for the DADP.
• **NORTHSIDE LIVABILITY PLAN** (2014–Ongoing)—The Northside Livability Plan is an ongoing initiative being led by TxDOT and supporting Federal agencies HUD and DOT, to ensure that the Harbor Bridge project incorporates mitigation measures for impacted neighborhoods. To-date, a number of public meetings have been held for community input.

• **R/UDAT STUDY FOR THE SEA DISTRICT** (2014)—The Regional/Urban Design Assistance Team (R/UDAT) was an initiation of the American Institute of Architects (AIA) and continues through the work of the local R/UDAT Steering Committee. Recommendations for reconnecting district and streets, adding new street segments, streetscape improvements and walkable infill development were promoted in the R/UDAT plan and are similarly reinforced in the DADP study.

• **UNIFIED DEVELOPMENT CODE** (2011)—Approved in 2011, the UDC is a comprehensive planning and zoning document with overlay districts that replaced the City’s older zoning code and other standards to ensure that growth and development meets certain land use and architectural standards in Corpus Christi. The UDC will play an important role in the rational implementation of development as recommended in the DADP as well as Plan CC.

• **CENTRAL BUSINESS DEVELOPMENT PLAN** (2013)—This work promoted a walkable, mixed-use range of development in the downtown, with an expanded range of accessible affordable housing options. A recreational path and water access network was proposed, similar to updated ideas included in the DADP.

• **MOBILITYCC** (2013, updated 2016)—MobilityCC is the transportation component of Corpus Christi’s comprehensive plan and provides a framework for the interrelated transportation elements of the plan in terms of design, standards, operations, and maintenance. A tool box of features and techniques is presented as well as performance measures and implementation priorities for certain areas of the City. In 2016, the City adopted the Corpus Christi Metropolitan Planning Organization (CCMPO) Strategic Plan for Active Mobility, Phase 1: Bicycle Mobility Plan as a component of Mobility CC to provide an integral plan for the community intended to foster cycling as a meaningful transportation alternative for riders of diverse abilities.

• **CITY’S CAPITAL BOND PROGRAM** (2012–2016)—The City’s capital bond program continues to provide tangible improvements to streets and utilities throughout the city. With over 40 projects in design, bidding, or construction, the Bond program is a visible, voter approved program that has shown results both within the DADP focus area and beyond. The DADP suggests future recommendations and priorities to focus public dollars to catalyze private development initiatives wherever possible.

• **NORTH BEACH DEVELOPMENT PLAN** (2011)—Major themes in the North Beach plan included a beach walk and restoration of natural areas, including a native, water receiving landscape for the Surfside/Timon Boulevard median, all themes that are reflected in the DADP. A focus of the DADP is to ensure integration and connectivity between North Beach, the SEA District, and Downtown with the future Harbor Bridge relocation project.

• **TAX INCREMENT REINVESTMENT ZONE (TIRZ)** (2008–Ongoing)—The TIRZ district #3 specifically geared to Downtown was established in 2008 as part of a broader range of Tax Increment Financing Districts (TIF). The zone includes approximately 856 acres and captures the SEA District and Downtown as far west as Tancahua Street and as far south as Morgan Avenue. The primary revenue source for the zone will be funds contributed from property tax collections of the City, County, and Del Mar College on the taxable property value increment within the zone.

• **CORPUS CHRISTI DOWNTOWN VISION PLAN** (2008)—The Downtown Vision Plan focused on housing and retail along walkable streets along Chaparral, Peoples and Schatzel. Chaparral, marina, and hotel connectivity was emphasized. The DVP promotes a similar approach to the Downtown district, with specific priority development parcels and public policy incentive approaches to implement the recommendations.

• **CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT (DMD) THREE-YEAR STRATEGIC PLAN** (2015)—This plan leverages new leadership and partnerships to expand the DMD’s success in making Downtown a better place to visit, do business and live. It charts clear priorities and initiatives supporting cleanliness, business recruitment and support, development, community events, and other elements critical to making the most of all Downtown has to offer.

• **IMPLEMENTATION PLAN FOR THE HILLCREST/WASHINGTON-COLES REDEVELOPMENT PLAN** (2009)—This plan illustrates vision goals expressed by the Hillcrest community.

• **TRANSIT PLAN 20/20**—CCRTA’s Five-Year Transit Plan, was completed in October 2016 for the dual-purpose of evaluating current bus service performance and formulating bus service improvements through year 2020. The plan includes prioritized short-term bus service recommendations to increase ridership while meeting the needs of the Coastal Bend region. Phase 1 recommendations, which included six new bus routes, 12 modified routes, and one discontinued route, was implemented in January 2017. Additionally, an in-depth analysis of CCRTA fares under five phased scenarios was completed to further increase public transportation options and sustainability.
CURRENT PLANNING EFFORTS
Influenced by the development of the Downtown ADP the City has engaged in several follow-through studies:
• The DOWNTOWN PARKING MANAGEMENT STUDY AND STRATEGIC PLAN will guide implementation strategies for the next three years (2017).
• The NORTH BEACH REDEVELOPMENT INITIATIVE engaged the North Beach community for input to outline redevelopment concepts. The plan details capital improvement projects and programs that will catalyze economic development and promote infill opportunities while capturing momentum from the realignment of the Harbor Bridge (underway).
• The TIRZ #3 INTEGRATED TRAFFIC AND PLANNING STUDY will respond to the Harbor Bridge replacement project creating an urgent need to enhance connectivity between downtown and the new freeway and an opportunity to establish synergy between the TIRZ #3 districts and nearby neighborhoods. This planning effort will identify opportunities to develop linkages and connectivity of destinations within and among the SEA District, the Marina Arts District, and other surrounding neighborhoods and districts. This findings from this study will guide public investment and incentives for the next decade (underway).

REAL ESTATE REINVESTMENT

1 Utilize TIRZ #3 to unlock market-driven development with flexible, effective options serving the different incentive needs of different projects. Take advantage of the flexibility of TIRZ funds by offering projects the incentives that suit them best. For some projects this could be a tax rebate; for others this could be street and utility improvements; and still others could use a combination of such investments. Projects seeking higher levels of incentive should demonstrate how they would be financially infeasible without it.

2 Target tax abatement and other incentives to reinforce neighborhoods with new job and mixed-income housing development. Focus tax abatement along major corridors like Staples, Agnes, Laredo, and Leopard Streets where new businesses and development will be most likely to succeed and have the most visible impact. Use Type A/B funds to support multifamily, mixed-income housing development serving Corpus Christi’s workforce.

3 Proactively encourage redevelopment of well-located underutilized properties. Make owners of prominent vacant properties aware of available market interest, incentives and plan guidelines that all encourage reinvestment. The City and partners like Nueces County and the Port of Corpus Christi can set an example by selling their underutilized parcels for projects that advance DADP goals. Focus on sites that are in marketable locations, encourage private investment in nearby sites by enhancing their market position, and/or are large enough to support a significant critical mass of development.
**Focus infrastructure investments to maximize leverage of private sector investment.** Coordinate improvements closely with known development projects—when and where necessary. Corpus Christi has invested in high-quality street and park infrastructure along Shoreline Boulevard and Chaparral Street. Before undertaking other large infrastructure projects, focus on enabling the development that has been attracted by past investments.

**Organize parking at district scale to increase convenience and efficiency.** The Downtown Area needs enough conveniently located parking to satisfy market demand, but not so much that the land and funding needs of parking get in the way of high-value development. Make the most of every parking space through parking management that lets an office worker’s daytime parking space serve a resident, hotel guest or concertgoer in the evening or weekend.

**Actively manage event traffic.** During major events, some streets are clogged with traffic while others are underutilized. Provide audiences more information on access route options, and add reasons to come early and stay late, to spread out traffic over more area and time, ensuring convenient access for all.

**Transform old Harbor Bridge infrastructure to connect districts and the bay with walkable development and access.** Removal of obsolete highway infrastructure will enable new streets and development to connect Uptown, Washington-Coles, SEA District and Marina Arts District in ways that create more cohesive sense of place, greater market opportunity and a more connected community. Install street trees, pathways and signage to create much more welcoming approaches to North Beach.

**Intensify destination arts and retail programming.** The Downtown Area is the heart of Corpus Christi’s cultural and culinary scene. Raise the profile of this amenity with additional, and more visible, programming of arts, music, food, recreation and other activities serving the city and its visitors.

**Fill missing links in Corpus Christi’s signature waterfront park and path network.** Take advantage of the New Harbor Bridge project and several smaller, near-term opportunities to knit together Corpus Christi’s Bayfront Marina, parks and paths into a highly accessible system serving residents, workers and visitors.

**Create clean, safe, welcoming places.** Maintain streets, parks and other public places to be consistently clean and attractive. Expand partnership between the City, property and business owners, residents, and district management to encourage good stewardship of downtown’s public places.
WORKING TOGETHER

Corpus Christi’s Downtown Area is building momentum, seeing new vibrancy and activity emerging from market opportunity, existing assets, and the dedicated efforts of a wide variety of residents, business owners, institutions, public officials and other stakeholders. The following chapters of this document provide stakeholders and partners direction, tools and guidance to work together toward shared goals. This coordination of effort around mutual goals will do the most to unlock greater levels of opportunity in Corpus Christi.

- **CHAPTER 2** focuses on the key priority policy initiatives and implementation strategies that will make the five vision themes tangible and visible in the Downtown Areas. The downtown plan’s relationship to Plan CC vision, goals and strategies is described, as well as its roots in thoughtful past planning.
- **CHAPTER 3** is devoted to a detailed look at each of the six Downtown Area districts—the Marina Arts District, Bayshore Neighborhood, Uptown & Surrounding Neighborhoods, Washington-Coles, SEA District, and North Beach—as well as Hillcrest—through a series of reinvestment priorities. (See diagram on facing page.)
- **CHAPTER 4** provides a set of development guidelines that will achieve high-quality, people-scaled design for buildings, streets and landscapes.
- **CHAPTER 5** explores key transportation topics that shape improved ways that residents and visitors can move about the city. Analysis and recommendations for IH-37, for SEA District access, for public transit, and for parking are included.
INTRODUCTION | A new era of opportunity for Corpus Christi
Ongoing housing and retail development, together with pedestrian-friendly paving, trees and signage recently installed at the corner of Chaparral and Lawrence Streets, provide strong momentum to spur additional actions that will further enhance the Downtown Area.
Downtowns, more so than other development patterns, enable many different people to engage in many different activities that support each other, creating a place that is greater than the sum of its parts. Achieving compelling results from a downtown plan requires a structure to ensure stakeholder actions are indeed mutually supportive. Without this, efforts and resources may be dispersed in ways that lack synergy. The ten priority initiatives in this chapter provide such a structure. The initiatives emphasize themes that appeal to a broad range of stakeholders, and actions that do the most to catalyze further actions and investments that build toward big results. Maps following these initiatives indicate key places they should influence in the study area.
The Downtown Management District, one of the Downtown Area’s major community organizations, held this open house in November 2014 to highlight its priority goals and actions for the next three years. Events like this help achieve the Downtown Area vision by publicizing and coordinating opportunities for the area’s many stakeholders to work together toward common goals.
VISION THEMES AND POLICY INITIATIVES

To achieve DADP plan goals, the City and partner stakeholders should focus on 10 main initiatives that will produce results serving the five vision themes.

<table>
<thead>
<tr>
<th>INITIATIVES</th>
<th>VISION THEMES</th>
<th>Encourage market-driven development</th>
<th>Create more housing choices</th>
<th>Complete a waterfront park and trail network</th>
<th>Reconnect neighborhoods</th>
<th>Celebrate this unique place to live, work, learn and play</th>
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<tbody>
<tr>
<td>1 Utilize TIRZ #3 to unlock market-driven development with flexible, effective options serving the different incentive needs of different projects.</td>
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<td>2 Target tax abatement and other incentives to reinforce neighborhoods with new job and mixed-income housing development.</td>
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<td>3 Proactively encourage redevelopment of well-located underutilized properties.</td>
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<td>4 Focus infrastructure investments to maximize leverage of private sector investment.</td>
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<td>5 Organize parking at district scale to increase convenience and efficiency.</td>
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<td>6 Actively manage event traffic.</td>
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<td>7 Transform old Harbor Bridge infrastructure to connect districts and the bay with walkable development and access.</td>
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<td>8 Intensify destination arts and retail programming.</td>
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<td>9 Fill missing links in Corpus Christi’s signature waterfront park and path network.</td>
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<td>10 Create clean, safe, welcoming places.</td>
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Utilize TIRZ #3 to unlock market-driven development with flexible, effective options serving the different incentive needs of different projects.

KEY ELEMENTS

- Complete and apply a project plan for TIRZ #3 that requires applicants to demonstrate financial need and consistency with DADP goals, and offers incentives in several forms that can be tailored to specific project needs. These different forms should include tax rebates of variable duration, and infrastructure including utilities and street improvements. See also TIRZ #3 funding priorities under Initiative 4.
- Assess project financial need through third party professional evaluators. Establish a means for discussing project financial need and appropriate incentive packages with applicants in confidence (using real estate finance professionals not on city staff or the TIRZ board), and then providing recommendations to the TIRZ board for review and approval.
- Develop and adopt design guidelines for new projects in TIRZ #3. Examples of such guidelines are included in Chapter 4 of the Downtown Area Development Plan. These reasonable design standards provide investors a predictable context for project review, and help ensure continued design quality across the TIRZ area as additional projects are developed. This helps to maintain and increase value of all properties.
- Once an efficient, effective means of managing TIRZ #3 is in place, consider creating additional TIRZ area in the downtown study area in places where redevelopment is especially desired. As a first priority, consider extending TIRZ #3 to include the Agnes and Laredo Street corridors, to promote reinvestment along these important downtown gateways. Establishing a North Beach TIRZ should also be considered.
- Suspend use of the city’s established tax abatement program in the TIRZ #3 area, where it undermines TIRZ resources. Instead, focus the tax abatement program in areas outside TIRZ #3, where it will offer greater value (see Initiative 2). Inside TIRZ #3, TIRZ-funded tax rebates can offer equal or greater value to development projects than the tax abatement program.

RESPONSIBILITY

City Business Liaison, TIRZ #3 board

RESOURCES

Established City operations, TIRZ revenues

TIMEFRAME

Policy updates were completed within one year. Implementation ongoing

MOMENTUM

> TIRZ #3 Project Plan updated and implemented
> Nine projects have advanced in 18 months thanks to TIRZ #3 incentives.
Target tax abatement and other incentives to reinforce neighborhoods with new jobs and mixed-income housing.

**KEY ELEMENTS**

- Explicitly expand tax abatement eligibility to non-convention center hotels, multi-tenant office buildings, and full tax abatement levels for small businesses with as few as 20 employees.
- Focus tax abatement and other non-TIRZ incentives (such as fee waivers, Type A/B funds, Affordable Housing Trust funds, or sale of surplus public land at reduced cost) on areas outside of TIRZ #3, to avoid redundancy or conflicts. (TIRZ #3 can independently fund tax rebates—equivalent in effect to tax abatement—and targeted infrastructure improvements to support eligible development within its boundary.)
- To leverage the greater impacts possible with revitalization projects that are concentrated within compact areas, prioritize provision of tax abatement to projects in areas that are highly visible, accessible, and include a number of large parcels with revitalization potential and multiple owners.
- A base level of tax abatement may be offered to any proposed project consistent with DADP goals, but higher levels of tax abatement should be offered only to applicants demonstrating financial need for it. Determine financial need through the approach recommended for TIRZ #3.
- Consider applying the Downtown Area Development Plan’s Design Guidelines to any project receiving tax abatement incentives. As for the TIRZ #3 area, applying design guidelines will make the project approval process more predictable, and will encourage quality development throughout the study area, help maintain and increase property value over time.
- Utilize additional resources to help make possible the development, renovation and preservation of affordable/workforce housing serving a broad spectrum of incomes. Current and potential resources include:
  > **Type A/B funds.** Continue to utilize Type A/B funding to help create new multifamily housing options at below-market rates to address demand from households. As one potential use, consider funding property acquisition for new housing construction, in coordination with Initiative 3.
  > **Corpus Christi Affordable Housing Trust.** This new lending entity would utilize Corpus Christi Finance Corporation Bonds to provide low-interest financing and permit fee waivers to affordable/workforce housing development projects.
  > **Neighborhood Empowerment Zones.** These zones may be created as priority areas to offer tax abatement, fee waivers and/or other development incentives.

**RESPONSIBILITY**

City manager’s office, with support from EDC and Type A/B board

**RESOURCES**

Established City operations

**TIMEFRAME**

Apply updated policy within one year

**Plan’s timetable**

Update and consolidate information on development incentives, to make the full range of policies and choices clear to developers, property owners and others interested in making investments. This should begin with a collaborative effort between the City and the Corpus Christi Regional Economic Development Corporation to update information available online, and to designate a single, consistent point of contact for comprehensive information. It should also extend to partnerships with local community organizations (such as the Uptown Neighborhood Initiative and Downtown Management District) and other entities who can help connect potential developers with these resources.
Priority areas for tax abatement and other non-TIRZ incentives. As stated in Initiative #1, consider adding the Agnes and Laredo corridors into the TIRZ #3 area to increase their potential access to incentives.
REAL ESTATE REINVESTMENT initiative

Proactively encourage redevelopment of well-located underutilized properties.

**KEY ELEMENTS**

Target privately-owned property by proactively contacting property and business owners to highlight market potential, incentive policies, recent and planned public infrastructure improvements, and other DADP elements that establish a more predictable and beneficial setting for investment. To the extent possible, task DMD, UNI or other locally-focused agents to conduct this outreach to maximize impact.

- Target underutilized publicly-owned property by offering it for sale to private developers for development of specific projects that support DADP goals. Time these sales to when development is favorable due to market conditions, completed infrastructure improvements, or other factors.
- Encourage reinvestment in privately-owned vacant buildings or lots in prominent areas. Inform owners of real estate market analysis findings, TIRZ #3 incentives, and the predictable framework provided this plan and its guidelines. Encourage property sale or partnering to tap developer expertise with new market opportunities.
- Establish Vacant Building Registry to assist with identifying opportunities for investment.
- Where extended vacancy is anticipated, seek opportunity for temporary “pop-up” programming of vacant lots and storefronts, by arts or recreation organizations or other entities.
- Explore opportunities to expand Heritage Park and other areas as an opportunity to improve our Convention market reach with outdoor programming space and to protect the viability of existing public facilities and investments.

**RESPONSIBILITY**

City Business Liaison, with support from DMD, UNI and/or other area improvement entities for outreach to private property owners, and from REDC, city-affiliated housing corporations or other appropriate entities for strategic land acquisition, holding and sale.

**RESOURCES**

Operations through established funding streams for City staff and area improvement entities; property acquisition through Type A/B funds or other strategic economic development sources (and ultimately revolving funds through sale of parcels).

**TIMEFRAME**

Apply updated policy within 1 year.

**MOMENTUM**

Nueces County has attracted a development proposal for restoration and adaptive reuse of the former Nueces County Courthouse. Bringing this prominent vacant building back to life with an appropriate use would benefit the entire Downtown Area, as a demonstration of smart real estate reinvestment at an important gateway.
Potential Redevelopment Sites

LEGEND
Privately-owned, potential sites of development
- Privately-owned

Publicly-owned, potential sites of development
- Port of Corpus Christi
- TxDOT
- City of Corpus Christi
- Nueces County

Existing Harbor Bridge

Future Harbor Bridge alignment

Washington Coles Apartments
Support new development with infrastructure investments that are timed and located together with private investment.

KEY ELEMENTS

- Pace City investment in streets, parks, utilities, parking and other infrastructure in parallel with private development projects. See pages 48–49 for priority infrastructure investments in the downtown study area. Integrate appropriate priorities and concepts developed by stakeholders such as the Downtown Management District. Include North Beach water service upgrades where needed. Unless there is clear immediate need or benefit for improvement, begin infrastructure project investment only when private development that will benefit from the infrastructure improvement is moving forward.

- Top priority use of TIRZ #3 funding should be for investments that directly enable development projects, such as gap financing, utility connections, sidewalk or street tree improvements, or other general street improvements/upgrades directly related to the project. Remaining TIRZ funds may then be invested in broader improvements serving the district. Larger scale infrastructure like street extensions and parking structures may require funding from other sources such as the City’s biannual capital funding bonds paid through its general budget, or grants such as have been used to improve Downtown Area street lighting.

- Continue to work closely with the Texas Department of Transportation to confirm design and funding for new bridge, street, multi-use path and park infrastructure (associated with the New Harbor Bridge and areas where the existing Harbor Bridge and its approach streets will be removed) to ensure these investments fully support DADP goals. See also Initiative 7.

- Minimize any adverse impact on area properties and businesses from infrastructure construction by:
  > Designing and phasing projects to reduce time and area of impact,
  > Enforcing performance criteria for contractors (such as incentives for timely project completion),
  > Investing in “we’re open for business” campaigns that highlight operations and access during construction through supplementary signage or other publicity, and
  > Involving local stakeholder organizations such as DMD, UNI, SEA District and NBCA in planning and applying these impact mitigation strategies.

Given the large scale of work anticipated with construction of the New Harbor Bridge and removal of the Existing Harbor Bridge, work closely with the Texas Department of Transportation, its contractors, and community stakeholders to avoid adverse impacts.

RESPONSIBILITY

City Business Liaison, TIRZ #3 board, City Engineering Department, and City Planning staff with support from area stakeholder organizations such as DMD, and community organizations; and from partner agencies building and using infrastructure including the Texas Department of Transportation, CCRTA and Port of Corpus Christi.

RESOURCES

TIRZ #3 funds; City and grant-sourced capital improvement funds; Federal and state transportation funding associated with the New Harbor Bridge, port improvements and other projects; Type A/B funds and/or Marina revenues for appropriate waterfront projects.

TIMEFRAME

Confirm conceptual design and funding of New Harbor Bridge-related projects. Build development project-related infrastructure in parallel with development. Complete a construction management plan with affected stakeholders at least two months before starting any infrastructure project.

MOMENTUM

> Reconstruction and relocation of Shoreline Boulevard in the Bayshore Neighborhood, enhancing access to the Downtown Area and creating improved waterfront park area.

> Comprehensive reconstruction of Staples Street, encouraging business and property investment in this important corridor linking the Downtown Area with Southside.
Organize parking at district scale to increase convenience and efficiency.

**KEY ELEMENTS**

Encourage sharing of parking spaces by uses with different demand peaks (such as daytime office worker demand and evening/weekend resident demand) through private agreements and/or district parking policy. This will help minimize cost and land area needed for new parking, while providing new revenue to existing property owners. Contact current owners of underutilized parking to confirm potential interest in leasing spaces to others. Connect development applicants to these parking owners.

- Over the longer term, directly and/or indirectly create public parking shared by multiple users to enable additional development projects. A direct approach would involve proactive acquisition of land suitable for structured parking, in areas of known development interest. An indirect approach would encourage development applicants to incorporate shared parking in their projects by committing to fund some or all of a parking structure with City capital funds, TIRZ revenues and/or other appropriate, available sources. See Development Guidelines chapter for design guidelines explaining how structured and surface parking should be designed to enhance walkability and safety.
- Design and install clear, consistent signage for parking facilities open to the public. Coordinate pricing of publicly accessible on-and off-street parking, with prime on-street spaces priced higher to encourage more frequent turnover.
- Rationalize public on-street parking by establishing a consistent meter policy in the Marina Arts District, Uptown, North Beach and any future areas designated for metered parking. The policy should determine appropriate meter pricing and time allowances for meters on each street, calibrated to characteristics of nearby destinations. Conduct an inventory of supply and demand to inform policy approach. Coordinate with planned relocation of some on-street parking spaces as part of Chaparral Street improvements.
- Enhance the Parking Advisory Committee with additional professional parking expertise, through its membership and/or staff resources.
- Reinvest parking proceeds into maintaining and building additional parking, maintaining or improving sidewalk facilities, and/or other priority needs in the parking districts.
- In North Beach, ensure adequate parking for visitors to the beach and other attractions.

**RESPONSIBILITY**

CCPD Parking Control Division, with support from Parking Advisory Committee, City Business Liaison, DMD, and other appropriate stakeholders. Coordinate with street operations and capital projects.

**RESOURCES**

Fund management through current parking meter revenues. Fund new parking structures through the City’s capital improvement program or other available sources, with possible supplemental funding from TIRZ #3.

**TIMEFRAME**

Update Marina/Downtown/Uptown parking policy within 1 year. As developers apply for development projects, discuss with them the potential for inclusion of public parking on their sites, and connect them with owners of available parking. As part of Action 3, contact owners of sites suitable for potential longer-term public parking structures within 2-5 years to determine interest.

**MOMENTUM**

> TIRZ #3 Downtown Parking Study led to adoption of the Downtown Parking Study Action Plan that will guide implementation strategies for the next three years, including an improved parking pricing and management approach.
Off-Street Parking Concentrations in Downtown and Uptown

District-scale parking management can help utilize existing, underutilized structured parking spaces to support new development, and enable redevelopment of surface parking lots for higher-value uses.
KEY ELEMENTS

- Establish a working group responsible for planning and implementing traffic and parking management in the Downtown Area. Include participation by Corpus Christi Convention and Visitor’s Bureau, Corpus Christi Street Operations Department, Corpus Christi Police Department, CCRTA, DMD, and other stakeholders as appropriate, under leadership of the CCCVB. Determine typical levels of management intervention needed depending on size/attendance of events.

- Consider these strategies, among others, to improve access to and from large events in the SEA District and other portions of the Downtown Area:
  > Provide people driving to events directions, via real time street signage and through advance notice, that disperse traffic to and from different events across multiple routes such as Port Avenue.
  > Use signage and consistent pricing to direct drivers to parking efficiently, preventing drivers from having to travel additional blocks seeking parking.
  > Minimize pedestrian/vehicle movement conflicts near venues by temporarily limiting vehicular access within one block or other appropriate distance from venue.
  > For events large enough to merit park-and-ride shuttles, temporarily designate dedicated lanes to serve shuttles to ensure efficient movement. Offer ferry service in addition to buses.
  > Provide additional programming, dining or other activities before and after major events to spread driving trips over a longer period of time and reduce traffic peaks.
  > Help advance supportive infrastructure investments like improved walks between Shoreline Boulevard, Chaparral and Brewster Streets, Port Avenue and area parking facilities, and potential vehicular traffic connection from Shoreline Boulevard at the Art Museum of South Texas to Port Avenue.
  > To manage event-related traffic and parking in other portions of the study area, set up similar working groups and apply successful coordination techniques used in the SEA District.

RESPONSIBILITY

CCCVB, DMD, with support from Corpus Christi Street Operations Department, Parks & Recreation Department, and Police Department, CCRTA and other stakeholders as appropriate.

RESOURCES

Shared support from SEA District, City departments, CCRTA and/or other involved stakeholders.

TIMEFRAME

Establish working group within 3 months.
Transform old Harbor Bridge infrastructure to connect districts and the bay with walkable development and access.

**KEY ELEMENTS**

- Study and confirm preferred street network connections to replace the current interchange at IH 37 and the US 181/Harbor Bridge approach at Broadway Street.
- Rebuild IH 37 from the Crosstown Expressway to Mesquite Street as a boulevard with lower traffic speeds, a landscaped median, sidewalks east of Staples Street, and opportunity for development adjacent to the right of way.
  > Consider restoring the original street name for this corridor, Aubrey.
  > Create street connections that maximize development opportunity on adjacent sites, create safe walking and biking conditions, distribute traffic via multiple routes across a gridded street network, and have moderate maintenance costs.
  > Consider a roundabout at the intersection of Aubrey and Broadway as a signature gateway to Corpus Christi and the bayfront.
  > Consider one or more additional intersections between Carancahua and Waco Streets offering improved vehicular, pedestrian and bike connections between Uptown, Washington-Coles, SEA District and regional highways.
  > Maintain communication and keep up to date on the Harbor Bridge Project construction process with Texas Department of Transportation (TxDOT).
- Restore east-west street connections across the old Harbor Bridge approach in the SEA District, and create a new grade-level street along the approach, utilizing new Harbor Bridge project funding. Similarly, in North Beach, extend Timon Boulevard and cross streets where the existing bridge will be removed. Design streets to be safe and inviting for walking. Discuss new street alignment and design with area property owners to ensure new streets support development opportunity.
- Ensure convenient use of multiple access routes to the SEA District, including Port Avenue and the potential future Staples Street extension to Fitzgerald, as well as Broadway and existing streets to the east of the current bridge.
- Ensure the project enhances Downtown and Uptown connections at key intersections along I-37 between Port Avenue and Shoreline Boulevard, and via Agnes and Laredo Streets. Ensure the project enhances North Beach access with convenient, attractive access at Beach Avenue connecting to Surfside and Timon Boulevards.
- Ensure that all major highway approaches have programmable signage that can be used to provide access instructions for events and tourist destinations.

**RESPONSIBILITY**

City Planning & ESI Department, City Engineering Department, with support from TxDOT

**RESOURCES**

New Harbor Bridge funding for specific projects. Supplemental city capital funding for areas beyond the scope of the Harbor Bridge project.

**TIMEFRAME**

Timed with the Harbor Bridge Project.
Transforming obsolete Harbor Bridge approach highways into walkable city streets
KEY ELEMENTS

- Develop and apply a coordinated approach to Downtown and Marina branding, building on branding efforts by the DMD and Corpus Christi Marina.
- Coordinate branding and marketing efforts to visitors among the DMD, Marina, SEA District, CCCVB, American Bank Center, Texas State Aquarium, USS Lexington, hotels and other visitor industry stakeholders.
- Add regular dining, recreation and/or other destination activities along Shoreline Boulevard to highlight and expand synergies between the Marina, Bayfront, Downtown and adjacent areas. Enable expansion of the Art Center of Corpus Christi’s restaurant/café space with outdoor dining as part of transformation of former Shoreline Boulevard right of way into park space. Program Shoreline Boulevard median space near Lawrence and/or Peoples Street with dining, starting with mobile vendors and exploring potential for more permanent restaurant facilities. Require building development and major renovation projects in this area to include active ground floor uses facing Shoreline Boulevard, preferably including restaurants or shopping.
- Create a working inventory of available downtown retail space to assist marketing to potential retail business tenants. To the extent possible, focus retail uses within one block of Chaparral Street to create synergy.
- Create a stronger presence of the arts along or within one block of Chaparral Street. Replace prominent vacancies with galleries, studio space and/or other arts-related programming. Install public art (preferably on a rotating basis) along improved sections of Chaparral, La Retama Park and/or other key public spaces. Engage the Art Gallery of Corpus Christi, TAMU Department of Art, Art Museum of South Texas, gallery owners and/or other arts stakeholders in programming and publicity.
- Relocate graduate programs in the Department of Art of Texas A&M University Corpus Christi (TAMU-CC) to Downtown.

RESPONSIBILITY

DMD and Corpus Christi Marina for Downtown/Marina branding and marketing; CCCVB with support from other stakeholders noted above for broader branding and marketing; DMD, Marina and Art Center for Shoreline Boulevard programming; DMD, Art Center and other arts organizations and stakeholders for arts programming; Corpus Christi City Council, TAMU-CC and DMD for downtown graduate arts facility.

RESOURCES

DMD funding from public improvement district and City; contributions from stakeholder organizations; potential TIRZ #3 funding; TAMU-CC.

TIMEFRAME

Update branding and marketing for the Downtown/Marina and broader Downtown Area by end of 2017. Expand Shoreline Boulevard programming during summer 2018; add more permanent dining opportunity by 2019. Fill at least five vacant downtown retail spaces by end of 2019. Open downtown TAMU-CC graduate arts facility within 5 years.

MOMENTUM

> Marina Arts District branding conceived and launched
> Broader downtown area branding initiative under way
KEY ELEMENTS

- Complete reconstruction of the Marina’s boat slips south of Coopers Alley.
- Complete design and construction of Shoreline Boulevard park improvements between Furman Avenue and Coopers Alley, using funding previously dedicated.
- Design, fund and implement Phase II Shoreline Boulevard walkability and streetscape improvements between I-37 and Lawrence Street. Add crosswalks across Shoreline Boulevard at any cross streets where they are absent, such as Schatzell, People’s (north side), Starr, Taylor and Twigg Streets. Include curb bump-outs, signage or other devices to promote traffic speeds at or below 25 mph.
- Complete design and construction of North Shoreline Boulevard promenade from the Texas State Aquarium ferry dock to Bridgeport Avenue and the Beachwalk, using funding previously dedicated.
- Connect the new Harbor Bridge multi-use path to North Beach and the bay with a new multi-use path extending along Beach Avenue to the Beachwalk, and along Timon and Surfside Boulevard to the Texas State Aquarium ferry dock.
- Build the planned birding park in North Beach north of Beach Avenue, utilizing new Harbor Bridge required wetlands mitigation.
- Connect Uptown to the bay with improved pedestrian lighting and walks along Leopard, Peoples and Lawrence Streets, Cooper’s Alley, and along Park Avenue from South Bluff Park to McGee Beach. Include bike infrastructure as prescribed in the adopted Bicycle Mobility Plan. Include sidewalk, crosswalk and accessible ramp improvements at the bluff along Broadway to enhance Uptown-Downtown connections.
- Explore opportunities for pedestrian-only corridors throughout the Downtown planning district.
- Recruit ferry service provider or similar service with stops at the SEA District (at Ortiz Center dock) and increased service frequency (30 minutes) by replacing the previous model of a single ferry with multiple smaller boats. Explore private and public-private models.

RESPONSIBILITY

City Planning & ESI Department, Engineering Services Department, Parks & Recreation Department, CCRTA bus service

RESOURCES

Dedicated and future capital project allocations; CCRTA for bus service, TxDOT mitigation requirements

TIMEFRAME

Complete Shoreline Boulevard crosswalk improvements, Leopard/Peoples Street lighting improvements and marina boat slips within 3 years. Complete park and path improvements along Shoreline Boulevard and Park Ave. within 4 years. Complete North Beach birding park and Timon/Surfside path within 5 years. Complete new Harbor bridge path connections in conjunction with the bridge completion.

• Inaugurate a Bayfront shuttle service along the Shoreline Boulevard corridor between the SEA District and downtown. Brand the service differently from standard public transportation services, and proactively market service to visitors (as well as the Corpus Christi community).
• Consider opportunity to connect waterfront paths to Westside neighborhoods with multi-use trails along former rail corridors.
KEY ELEMENTS

• Continue and expand the highly successful public/private partnership and volunteer efforts led by the Downtown Management District (DMD) promoting cleanliness, safety, and a welcoming environment in the Marina Arts District. These efforts include presence of uniformed “Clean Team” staff who perform dual roles: 1) maintaining downtown public places, and 2) serving as tourism ambassadors providing people information and assistance. They also include periodic volunteer events for cleaning, painting and other maintenance of public streets and parks.
• Consider applying similar initiatives in other portions of the Downtown Area.
• Continue the DMD’s partnership with the City to manage the bike patrol program, which contracts off-duty police officers to ride downtown streets, providing additional security.
• Encourage regular use of parks, include the recently rebuilt park spaces at La Retama Park and along Shoreline Boulevard, through regular maintenance. Maintain facilities supporting daily use, and program periodic events, to leverage the parks’ amenity value and to promote safety.
• Address issues associated with public nuisance complaints and transient populations. This includes ongoing efforts by the DMD, and other stakeholders as applicable, to communicate with social service providers.
• Continue the mural painting programs that have been applied in the Marina Arts District and SEA District for buildings as well as electrical boxes and other infrastructure. Engage local arts and business organizations to provide artwork that celebrates distinctive qualities of the Downtown Area.
• In coordination with Initiative 8, develop a plan for signature architectural lighting and signage in the Marina Arts District and/or other areas.
DOWNTOWN AREA FRAMEWORK: BAYFRONT PARK & TRAIL NETWORK

This comprehensive park and recreation trail system links the waterfront, public parks, neighborhoods, and Downtown Area districts of Corpus Christi through new multi-use paths and walkable, bikable recreation loops. A newly marked path along Shoreline Boulevard and the waterfront connects to interior paths at Park Avenue, Peoples Street, I-37 (transformed into a green Boulevard after the Harbor Bridge relocation) and Port Street. The trail network extends to North Beach via a reinstated and expanded water ferry service from the marina and SEA District, connecting to the existing North Beach “beachwalk” and new pathways on Beach Avenue, Surfside and Timon, and along the proposed Harbor Bridge. The path from the new Harbor Bridge would link through the Hillcrest and Washington-Coles neighborhoods connecting both to the SEA District and the bay. The recreation trail would be comprised of wider sidewalks, dedicated bike lanes, and/or shared bike lanes along existing streets, with beach trails and bridge treatments to complete the network.
DOWNTOWN AREA FRAMEWORK:
POTENTIAL REDEVELOPMENT SITES

Significant development opportunities exist in Corpus Christi based on an analysis of publicly- and privately-owned land parcels that appear vacant or underutilized. Criteria for noting these parcels—color coded according to ownership by the Port, TxDOT, City, or County—include large, open surface parking lots, vacant or underperforming buildings where redevelopment value exceeds current value, and reclaimed land that will be made available with the relocation of the Harbor Bridge. The diagram does not suggest a proposal for specific development on specific sites. Instead it is meant to focus discussion on the possibility of redeveloping key parcels through public/private partnerships, that would have significant positive impacts on their related districts and neighborhoods. Note that the majority of City owned sites are located in the SEA District, while privately owned sites are distributed throughout the Downtown Area districts.
PRIORITY POLICY INITIATIVES AND IMPLEMENTATION | How to build the Downtown Area vision
### INFRASTRUCTURE INITIATIVES

**PARKS AND PATHS**

| G1 | Landscape & paving improvements—La Retama Park. COMPLETED |
| G2 | Park improvements—Water’s Edge Park. COMPLETED |
| G3 | Artesian Park—upgrade irrigation, landscaping, gazebo. COMPLETED |
| G4 | Park improvements—H. J. Williams Park |
| G5 | Shading, streetscape, food truck plaza—Shoreline Boulevard at Arts Center and/or Lawrence |
| G6 | Park improvements—South Bluff Park, |
| G7a | Bike/ped improvements—Antelope from Staples to Broadway; Peoples from Broadway to Shoreline [3,920 lf] |
| G7b | Mesquite St bike boulevard (Cooper’s Alley to I-37–3,330 lf) |
| G8a | Waterfront bike/ped improvements—Art Museum to Art Center [6,930 lf] |
| G8b | Bike/ped improvements—waterfront between Art Museum and ferry dock/Ortiz Center [1,500 lf] |
| G8c | Bike boulevard—Ortiz Center to I-37 on Mesquite [3,700 lf] |
| G9a | Cycle track & transitional bike boulevard—Hillcrest-Park to Mesquite via Winniebago, Sam Rankin, N Sam Rankin, Resaca [11,000 lf] |
| G9b | Bike boulevard—Port Ave from Mesquite, W Broadway, Lexington, Minton, Kennedy, Koeppke, Van Loan, Noakes to Nueces Bay Blvd [7,730 lf] |
| G10a | Cycle track—Winniebago, Staples, Comanche, Alameda |
| G10b | Cycle track, bike boulevard, Blucher Park path—Comanche from Culbertson, Blucher Park, Cooper’s Alley |
| G11a | South Chaparral and Coleman bike boulevards [4,920 lf]; Park Ave cycle track [930 lf] |
| G11b | Buford and 3rd St Cycle tracks [3,850 lf]; 6th St Bike boulevard to Morgan [1,000 lf] |
| G12 | Recreation Trail—Aquarium to Dolphin Park along existing Beachwalk to New Harbor Bridge; along Timon and Surfside median [8,000 lf] |
| G13 | Birding and wetland park |

**PARKING**

| P1 | Parking supply/demand, placement and pricing study |
| P2 | Parking structure A (assumed north, I-37 or other appropriate SEA District location); 600+ space structure, with occupied space along any adjacent street edges |
| P3 | Parking structure B (assumed south of Lawrence, or other appropriate location); 600+ space structure, with occupied space along any adjacent street edges |

**STREETS**

| S1 | Streetscape improvements |
| S2 | Streetscape improvements |
| S3 | Streetscape improvements |
| S4 | Pedestrian improvements—Leopard Street at Broadway: stop signs, crosswalks |
| S5 | Pedestrian improvements—Accessibl ramps from Upper to Lower Broadway |
| S6 | Light Up CC—Peoples Street |
| S7 | Uptown Neighborhood Initiative light–Leopard Street |
| S8 | Phase 1: Brewer from Tancahua to Chaparral; sidewalks/shared ped/vehicle street |
| S9 | Phase 2: Brewer/Mesquite/Chaparral/Hirsch |
| S10 | Phase 3: Chaparral to Whataburger Field and Brewer |
| S11 | Street/ped improvements—Shoreline Boulevard |
| S12 | Street/ped improvements–Coopers Alley–Shoreline Blvd to Broadway |
| S13 | Street/ped improvements–Lawrence Street–Shoreline Blvd to Broadway |
| S14 | Street/ped improvements—Hillcrest-Kennedy Ave., Peabody Ave., Van Loan Ave., Hulbirt St., Minton St., Nueces St., John St. |

**ROADWAY CHANGES AND/OR OTHER MAJOR STREET IMPROVEMENTS**

| R1a | Leopard Street Phase 1: Broadway to Tancahua completed |
| R1b | Leopard Street Phase 2: Tancahua to Josephine completed |
| R2 | Staples Street from Morgan to I-37 (Bond 2012). COMPLETED |
| R3 | Street extension—Shoreline Boulevard extension |
| R4a | Staples Street pedestrian and bike improvements/safety; traffic calming—I-37 to West Broadway [2,000 lf] |
| R4b | Roadway and sidewalk improvements—miscellaneous streets [3,000 lf] |
| R5a | Study and confirm street plan replacing 37/Harbor Bridge/Broadway interchange |
| R5b | I-37 Traffic Circle at Broadway |
| R6 | Street extensions—Power, Palo Alto, Fitzgerald, Resace & Hughes from Tancahua to Mesquite replacing Harbor Bridge approach [5 @ 720 lf = 3,600 lf]; Rebuild Broadway [3,600 lf] |
| R7 | Street extension—Staples to Fitzgerald/Tancahua connector [1,500 lf] |
| R8 | Water Street pedestrian and bike improvements/safety; traffic calming—Kinney to Furman [2,500 lf] |
| R9 | Park Avenue pedestrian and bike improvements/safety; traffic calming—Tancahua to Shoreline Blvd [1,600 lf] |
| R10a | Timon overlay—Coastal Ave. to Sandbar Ave. [6,000 lf] |
| R10b | Surfside overlay—Coastal Ave. to Reef Ave. [5,400 lf] |
| R11 | Beach Avenue from Bridge to Beach access [1,300 lf] |

**UTILITY/INFRASTRUCTURE**

| U1 | Utility upgrades—Water main line upgrade/extension. ONGOING |

**TRANSIT**

| T1 | New marina docks. COMPLETED |
| T2 | Recruit ferry service/station |
| T3 | Bus rapid transit—Staples Street |
PRIORITY POLICY INITIATIVES AND IMPLEMENTATION | How to build the Downtown Area vision

EXISTING BEACHWALK

RECREATION PATH PLANNED AS PART OF HARBOR BRIDGE

to COLE PARK
INTRODUCTION

The District Framework and Reinvestment Priorities chapter begins with an overview of the Downtown Area districts, highlighting their unique qualities alongside opportunities for targeted reinvestment. The analysis of market-based development potential described in Chapter 1 sets the foundation for these recommendations, as do recent infrastructure initiatives taking place in the Downtown Area—most importantly the Harbor Bridge relocation, recent Chaparral streetscape implementation, and Shoreline Boulevard reconfiguration.
For each of the districts, a list of reinvestment priorities is presented that identifies where the most proactive efforts promise the most transformative, catalytic, and cost-effective impacts—development of priority land parcels, improved streets for pedestrians and bicyclists, and/or new programs for parks, for example. District recommendations are also provided for land use, urban design, transportation and streets/public realm which present a range of specific public and private actions that would bring both near-term and long-term improvements.

**Marina Arts District**
“Leveraging infrastructure investment and filling the gaps with live/work/learn/play”

**Bayshore Neighborhood**
“Connecting neighborhoods and people to the Bay and destination parks”

**Uptown and Surrounding Neighborhoods**
“Expanding choices for housing, jobs, and transportation”

**Washington-Coles**
“Strengthening an established neighborhood with connected streets and housing”

**Hillcrest**
“Providing housing options and opportunities for current residents”

**SEA District**
“Promoting vibrant and accessible destinations within a walkable setting”

**North Beach**
“Beach and attractions”
Downtown Study Area and Districts

DISTRICT FRAMEWORK AND REINVESTMENT PRIORITIES

Targeted priorities for a vibrant and connected Corpus Christi
Washington-Coles

IDENTITY
“Strengthening an established neighborhood with connected streets and housing”

Washington-Coles is an established, historic neighborhood in Corpus Christi, defined by modest single-family homes, residential streets and blocks, historic churches and landmarks such as the Old Bayview Cemetery and Coles High School and Educational Center. Historically confined by the West Broadway rail tracks and Harbor Bridge to the east and I-37 to the south, Washington-Coles has long felt disconnected from the Marina Arts District, the SEA District and the waterfront. Largely as a result of these barriers, the neighborhood has seen little market-driven investment in decades, and contains numerous vacant properties.

The Harbor Bridge relocation project will dramatically lessen those barriers, opening new opportunities for connectivity and reinvestment in the neighborhood. Principal new street connection opportunities include the extension of Staples Street to the SEA District, a rebuilt “Nuevo Aubrey Street” to the Bayfront in the place of I-37, more direct connections to Tancahua and Carancahua streets, and ramp access to the new Harbor Bridge. Improved access and ample underdeveloped land present many opportunities for new residential and commercial development that can reinforce

Evidence of how the problems should be addressed
neighborhood qualities and open up economic development. Several opportunities are present to rebuild Washington-Coles with development of mixed-income workforce housing:

• aggregating vacant and underutilized properties for redevelopment,
• designating the neighborhood a priority area for tax abatement incentive,
• re-using vacant city land such as the former Booker T. Washington School site (and eventually, possibly highway right of way vacated by TxDOT) for housing, and
• partnering with workforce housing providers.

Affordable multi-family housing and affordable single-family ownership housing on compact lots could be focused within a couple blocks of Staples Street and on vacant parcels near West Broadway, Tancahua, and Carancahua Streets. These areas will open up as the closure of the Harbor Bridge link here will allow I-37 to be redesigned from a highway to a boulevard east of Carancahua Street. With focused attention and dedication over time, Washington-Coles can be repositioned as an attractive neighborhood once again, close to amenities in the Marina Arts District, SEA District and Uptown, and offering flexibility for job-intensive development as well.

**LAND USE AND URBAN DESIGN**

Current land use in Washington-Coles includes housing, three churches—St. Matthew, Holy Cross, and St. Paul—the Solomon-Coles community center, and several light industrial properties near I-37. These uses are largely dispersed, with many vacant or underutilized properties between them, leaving no strong perception of a neighborhood or district. With future land use
Staples Street has the opportunity to become a focus of affordable, workforce housing to strengthen the established Washington-Coles neighborhood.

Emphasis an open question, renewing housing as the neighborhood’s primary land use deserves special emphasis for several reasons. It will leverage market opportunity, leverage city-owned and other vacant land with redevelopment potential, fit with the existing neighborhood-scale street network, and revive a neighborhood with important history, particularly as a center of Corpus Christi’s African-American community. Portions of the neighborhood along I-37 can also be appropriate for office or other job-intensive uses benefiting from visibility and accessibility. Staples Street can be extended through to the SEA District across disused portions of the Broadway sewage treatment plant, making this a more visible and attractive corridor for business investment. One block to the west, the former Northside Manor property has been closed following relocation of its affordable housing units to the Palms at Leopard, and the property is up for sale. Depending on the purchaser, this too might provide possibilities for
Evidence of how the problems should be addressed

new workforce housing in a band of development near Staples Street. East of Washington-Coles, the I-37 and Harbor Bridge interchange will be transformed, enabling an at-grade intersection at Broadway that will improve connection to the Marina Arts District. With these changes new development opportunities will emerge between the Old Bayview Cemetery, I-37 and West Broadway facing the bayfront and well connected to the Marina Arts, Uptown and SEA Districts. Repurposing the former train depot building in this area, alongside new development, could bring activity and some amount of retail or dining options to serve the community.

TRANSPORTATION AND PUBLIC REALM

The extension of Staples Street to the SEA District will transform the street network of Washington-Coles, making Staples a focus of pedestrian and bike improvements in concert with future development. Extension of Belden Street to intersect West Broadway should also be considered to add a third route connecting the neighborhood with the SEA District; this would require truncating the existing railroad spur to the former railroad station. Contingent on available funding, rerouted public transit should take advantage of these new connections. A new east-west pedestrian and bicycle route, located along neighborhood streets and park space where available, would provide another important new spine in Washington-Coles. Portions of this have been proposed as part of the Harbor Bridge project; to be fully effective, the route should extend east to Shoreline Boulevard and west to Hillcrest, with connections to the Harbor Bridge and Uptown. The proposed route would tie into the larger DADP pedestrian and bicycle network and greenway recommendation connecting to the Bay, Uptown, Hillcrest, and North Beach via the new Harbor Bridge.
Transportation
The Harbor Bridge Relocation Project opens up significant opportunities to reconnect streets, add new streets, and promote better bicycle and pedestrian connectivity between districts and neighborhoods. In particular, I-37 between the Crosstown Expressway (SH 286) and the waterfront can be reimagined as a landscape city arterial street, given that previous traffic volumes will be greatly reduced along this corridor. Similarly the previous I-37/Old Harbor Bridge interchange will no longer be needed. This old interchange has the potential to become a new roundabout and gateway that links together Downtown, Uptown, Washington-Coles, and the SEA District. In this scenario, North Broadway connects the roundabout and Whataburger Field along the old Harbor Bridge corridor with local linkages (Belden, Power, Resaca) being made across the former right-of-way. An extension of Staples to meet Fitzgerald Street would open up another important new connection to and from the SEA District. Finally, a recreation trail can also be accommodated on the new bridge, linking Downtown areas to North Beach.
Access to the SEA District, Downtown, Uptown, North Beach, Washington-Coles, Hillcrest, and other areas can be greatly improved with the relocation of the Harbor Bridge and other complementary strategies. Port Avenue could take on added significance as a way to enter the SEA District from the west. This street has already been improved to accommodate high traffic volumes generated by special events and industry. Staples Street could be extended past West Broadway and into the SEA District connecting to Fitzgerald Street once the former sewage treatment facility is completely vacated. Agnes Street (as an entrance route) and Laredo Street (as a departure route) deserve special emphasis as important gateways to Uptown, Downtown and adjacent areas today and, more so when the new Harbor Bridge is in operation. Streetscape and signage improvements, as well as incentives for reinvestment in adjacent real estate, are warranted to enhance the transportation and land use functions of this gateway corridor.

Chaparral and Mesquite should work together as extensions of Agnes and Laredo, to connect the Crosstown Expressway with both the Marina Arts District and the SEA District. Chaparral and Mesquite should also function as welcoming walking and biking connections between the Marina Arts and SEA Districts. Critical pedestrian and bike facility improvements within the SEA District itself would greatly enhance circulation between these activity centers. Priority streets include Brewster Street, Chaparral, Hirsch, and Mesquite. North Beach will lose its Burleson Street bridge access with Harbor Bridge relocation, and connect to the bridge solely at Beach Avenue. Thus improvements are needed to Beach Avenue, and Timon and Surfside Boulevards from Beach Avenue to Breakwater Avenue, for vehicles as well as pedestrians and cyclists.

Programmatically, an “event traffic management” plan should be put into place that coordinates the work of the City, TxDOT, CCRTA, and event hosts, along with event signage and other directional guidance to parking and event facilities. Strategies to complete the SEA District access network include public transit in the form of a dedicated Shoreline Boulevard circulator, and establishing a public or public-private water ferry or similar service.
**TRANSIT ALTERNATIVES**

Public transit in Corpus Christi will play a key part in enhancing the Downtown areas. A dedicated circulator shuttle along Shoreline Boulevard should be added to link hotels and visitor destinations. Existing north/south and east/west bus routing should be enhanced to be more clear and efficient. In addition, a water ferry or similar service should be established between the Marina, SEA District, and North Beach to improve connectivity. The diagram at right indicates where these networks might intersect and where stations can be located for access and transfers. The corridors of Chaparral, Tancahua, Carancahua, and Staples are the primary north/south routes, while Leopard and Lipan provide the primary east/west routes between Uptown and the Marina Arts District. The new Harbor Bridge alignment also accommodates an important bus route linking North Beach and Downtown area destinations. As funding permits, bus operation hours should be extended to accommodate workers and visitors traveling to and from hospitality and dining destinations.
Ordinance adopting Downtown Area Development Plan; rescinding Central Business Development Plan; and amending comprehensive plan.

WHEREAS, the Planning Commission has forwarded to City Council its reports and recommendations concerning the adoption of the Downtown Area Development Plan.

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, August 23, 2017, during a meeting of the Planning Commission, on Tuesday, September 26, 2017, during a meeting of the City Council, and on Tuesday, March 20, 2018, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard;

WHEREAS, City Staff invited the public to workshops and public meetings that were held on November 18-20, 2014, February 24, 2015, and May 21, 2015 to give input to help develop a Downtown Area Development Plan for Corpus Christi, and to receive public feedback; City Staff held an Open House regarding the Downtown Area Development Plan on July 24, 2017.

WHEREAS, a Community Advisory Committee provided guidance and assistance throughout the process and staff coordinated with various community agencies.

WHEREAS, the city shall use the Downtown Area Development Plan as a guideline to facilitate other plans that the city considers necessary for systematic growth and development.

WHEREAS, the City Council has determined that these amendments would best serve public health, safety, necessity, convenience, and general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the Corpus Christi Central Business Development Plan, previously named the Corpus Christi South Central Area Development Plan, adopted by City Council ordinance #025658 on February 17, 2004 and amended by City Council ordinance #029842 on May 28, 2013 is hereby rescinded.

SECTION 2. That the Downtown Area Development Plan amended to remove “R5 Road diet-6 to 4 lanes-Shoreline Blvd Phase II roadway improvements (Cooper’s Alley to I-37—3,250 ft); convert 2 lanes to parking and/or public space” Infrastructure initiative from pages 48 and 49, including: vision themes, priority policy initiatives and
implementation plans, infrastructure initiatives, district framework, framework for
development guideline’s within TIRZ #3, transportation initiatives, and all other
components of the Downtown Area Development Plan, are adopted by this ordinance
to read shown as exhibits attached and incorporated by reference:

A. Downtown Area Development Plan as amended,
B. Appendix A, Real estate market analysis documents for housing, office,
   hotel, and retail.

SECTION 3. To the extent that the amendment made by this ordinance represents a
deviation from the Comprehensive Plan, the Comprehensive Plan is amended to
conform to the amendment made by this ordinance. The Comprehensive Plan, as
amended from time to time and except as changed by this ordinance, remains in full
force and effect.

SECTION 4. The City Council intends that every section, paragraph, subdivision,
clause, phrase, word or provision hereof shall be given full force and effect for its
purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or
provision of this ordinance is held invalid or unconstitutional by final judgment of a
court of competent jurisdiction, that judgment shall not affect any other section,
paragraph, subdivision, clause, phrase, word or provision of this ordinance.

SECTION 5. Publication shall be made in the official publication of the City of Corpus
Christi as required by the City Charter of the City of Corpus Christi.
That the foregoing ordinance was read for the first time and passed to its second reading on this the 20th day of March, 2018, by the following vote:

Joe McComb  Aye  Ben Molina  Aye
Rudy Garza  Aye  Lucy Rubio  Aye
Paulette Guajardo  No  Greg Smith  Aye
Michael Hunter  Aye  
Debbie Lindsey-Opel  Aye

That the foregoing ordinance was read for the second time and passed finally on this the 27th day of March, 2018, by the following vote:

Joe McComb  Aye  Ben Molina  Aye
Rudy Garza  Aye  Lucy Rubio  Absent
Paulette Guajardo  Aye  Greg Smith  Aye
Michael Hunter  Aye  
Debbie Lindsey-Opel  Aye

PASSED AND APPROVED on this the 27th day of March, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor
Downtown Area Development Plan

Washington Coles Apartments

1124 Martin Luther King Dr
Corpus Christi, Texas
### Evidence of Documented and Committed Funding

#### BOND 2012 PROPOSITION 1

**As of 20-Mar-2019**

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* Budget includes TxDOT participation funds

### Design Build Projects

- **Hanson**
- **Govind**
- **MBITS**
- **CH2M**
- **Urban**
- **FNI**
- **LJA**
- **LNV**

### Notice**: Evidence of Documented and Committed Funding as of 20-Mar-2019.
### Evidence of Documented and Committed Funding

#### BOND 2012 PROPOSITION 8

**As of 20-Mar-2019**

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Evidence of Documented and Committed Funding

**BOND 2014 PROPOSITION 1**

As of 20-Mar-2019

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- **Planning / Preliminary**: Yellow
- **Utility**: Light Blue
- **Design**: Green
- **Construction**: Red
- **Design Build**: Light Blue
- **Construction Complete**: Dark Blue
- **Construction Delay**: Orange
- **Deferred**: Brown
- **In Hold / Pending**: Pink
- **Permitting**: Purple
- **Complete - Delay**: Dark Grey
- **Land Acquisition**: Black
## Evidence of Documented and Committed Funding

### BOND 2014 PROPOSITION 2

As of 20-Mar-2019

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Legend:
- **Planning / Preliminary**
- **Design**
- **Construction**
- **Construction Complete**
- **Subcontract**
- **Design Build**
- **Construction Complete**
- **Construction Delay**
- **Design**
- **Bid**
- **Acquisition**
- **Retaining**
- **Delay**
- **In-Hold / Pending**
- **In-Hold / Funding**
- **Evidence of Documented and Committed Funding**

The table above represents various projects associated with the BOND 2014 PROPOSITION 2, along with their respective statuses, budgets, and construction start dates. Each project's progress is indicated in the table, with details on whether the project is complete, ongoing, or in various stages of construction or planning.
## Evidence of Documented and Committed Funding

### BOND 2018 PROPOSITION C

**As of 20-Mar-2019**

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Legend:
- **Running / Preliminary**
- **RFP / RFQ**
- **Design**
- **Redesign**
- **String**
- **Design Build**
- **Construction Complete**
- **Construction Delay**
- **Design Build**
- **Bid**
- **Deferred**
- **On Hold / Pending**
- **Inventory**
- **Complete - Delay**
- **Land Acquisition**
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Evidence of Documented and Committed Funding
### Evidence of Documented and Committed Funding

**BOND 2018 PROPOSITION E**

**As of 20-Mar-2019**

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**Legend:**
- **Running / Preliminary:**
- **RFQ / RFP:**
- **Design:**
- **Redesign:**
- **Bid:**
- **Deferred:**
- **Construction:**
- **Design Build:**
- **Construction Complete:**
- **Construction Delay:**
- **On Hold / Pending:**
- **Planning:**
- **Complete - Delay:**
- **Land Acquisition:**
### Evidence of Documented and Committed Funding

#### WATER PROJECTS

*As of 20-Mar-2019*

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#### WATER SUPPLY PROGRAMS

*As of 20-Mar-2019*

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## Evidence of Documented and Committed Funding

### STORM WATER PROJECTS

**As of 20-Mar-2019**

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### GAS PROJECTS

**As of 20-Mar-2019**

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As of 20-Mar-2019

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Deferred

15
**Evidence of Documented and Committed Funding**

### PARK & RECREATION PROJECTS

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## Evidence of Documented and Committed Funding

### FACILITY PROJECTS - FMAC

**As of 20-Mar-2019**

**PROJECT TITLE**

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Evidence of Funding Flowing through the Downtown Area - Citywide Active Street Improvement Projects
New Developments and Improvements in the Downtown Area

1 - Bay Vista Pointe Apartment Complex

2 - Corpus Christi RTA Uptown Transportation Center
New Developments and Improvements in the Downtown Area

3 - Water’s Edge Park Improvements

4 - The Cosmopolitan Condominium Complex
New Developments and Improvements in the Downtown Area

5 - Texas State Aquarium $60 million Expansion
Washington Coles Apartments

1124 Martin Luther King Dr
Corpus Christi, Texas

Community Assets

- Public Transport: Route 12
- Health: CHRISTUS Spohn Hospital Corpus Christi Shoreline
- Childcare: Mary Mcleod Bethune ECD Nursery
- Library: La Retama Central Library
- University: Del Mar College
- Indoor Rec: YMCA of the Coastal Bend
- Outdoor Rec: Bayfront Park
- Meals Service: City of Corpus Christi Senior Services
- Rated School: Evans Elementary
## WEEKDAYS

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<td>8:48</td>
<td>8:46</td>
<td>8:54</td>
<td>8:54</td>
<td>8:54</td>
</tr>
</tbody>
</table>

### FARES

**REGULAR FARES**
- Adult Single Fare: $0.75
- Reduced Fare: $0.25
- Reduced Fare Off Peak: $0.12
  (Off-peak hours are before 6 a.m. and from 6 p.m. to 10 p.m. on weekdays)

**PREMIUM SERVICE FARES**
- Adult Single Fare: $1.25
- Reduced Fare: $0.25
- Day Pass: $1.75
- 31 Day Pass: $5.00
- Reduced Fare 31 Day Pass: $1.10
- Commuter Trip Pass: $12.50
- B-Line Pass: $50.00

**B-LINE FARES**
- Regular Fare: $1.25
- Surcharge outside 1/4 mile ADA zone: $2.00

### POINTS OF INTEREST:
- Corpus Christi City Hall
- CCRTA Admin. Offices
- Greyhound Station
- Del Mar College East Campus
- H.E.B.-Nueces Bay
- Jolly Park
- Denman Middle School
- Light House for the Blind
- H.E.B.-Port & Tarlton
- Darrick Manor
- Downtown

**TOKEN PASSES**
- Token passes will be treated no differently for CCRTA fixed route services.
- B-Line and premium service will require a difference in fare.

**REDUCED FARE STRUCTURE**

- Reduced fare for: Senior Citizens, individuals with disabilities, Medicare Card Holders, Students, and individuals with a valid Texas Student ID.
- Children age 5 and under ride free with a companion adult.

---

This portion of the schedule denotes Sunday times of operation.

This route does not serve the Light House for the Blind on Saturday or Sunday.
Operation Details
You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

Operation Number: 172419
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Mary Moleod Bethune Early Child Development Nursery
Location Address: 900 KINNEY ST
CORPUS CHRISTI, TX 78401
Mailing Address: 900 KINNEY ST
CORPUS CHRISTI, TX 78401
Phone Number: 361-882-7326
County: NUECES
Website Address: 
Email Address: bethune@bethunedaycarecc.org
Administrator/Director Name: Jimmie McCum
Type of Issuance: Full Permit
Issuance Date: 7/6/1997
Permit Renewal Due By Date: 7/6/2021
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:30 AM-08:30 PM
Days of Operation: Monday - Friday
Total Capacity: 120
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Total Capacity: 120
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:
42 - Inspections
0 - Assessments
6 - Self Reported Incidents
14 - 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, 3161 standards were evaluated for compliance at this operation.

- Of the standards evaluated 57 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:
  18 were weighted as High
  23 were weighted as Medium - High
  12 were weighted as Medium
  1 was weighted as Medium - Low
  3 were weighted as Low

Click on the weight to see additional details about each deficiency.
La Retama Central Library

Location:
805 Comanche
Corpus Christi, TX 78401 Map »

Phone:
(361) 826-7055

Hours:
Sunday - Monday: Closed
Tuesday - Wednesday: 10 am - 6 pm
Thursday - Saturday: 9 am - 6 pm

La Retama Attractions

Local History Archives
Our Local History Archives contains materials in Corpus Christi History, South Texas History, Texas History, and persons of interest. Assistance is available to professional researchers and hobbyists alike, in person and by telephone. Materials in this collection must be used in the library. Local History hours of operation vary from regular hours.

The Children’s Department
La Retama Central Library also features an imaginative Children's Department, with custom murals and oversized games. Our collection of children’s books ranges from books for the earliest of readers to series books for more advanced learners. The ceiling is lit up with sparkling stars and colorful workstations provide a great place for children and parents to review their selections. View events at this library »

Interlibrary Loan Services
If materials such as a book or magazine article cannot be located, the Interlibrary Loan division of the South Texas Library System may be able to borrow it from another library. All Corpus Christi Public Libraries participate in this program.
MEMBERSHIP FOR ALL

We know that staying healthy involves more than working out. At the Y, we provide educational programs to promote healthier decisions so you can know the best ways to stay fit. We offer the latest fitness classes, personalized training programs, sports leagues for all ages and so much more.

LEARN MORE
PERSONAL TRAINING

At the YMCA, we know that one size doesn’t fit all when it comes to health & wellness. Each one of our members is unique, with individual health concerns and fitness goals. YMCA Personal Training offers training programs for men and women of all fitness levels from novice to athlete. When you sign up for YMCA Personal Training we will work hard to pair you with the perfect trainer and to create a program that meets your unique fitness needs and goals.

Whether you want to lose weight, regain flexibility, develop speed or simply feel good again, personal training is an activity that will continue to reap benefits in years to come. Our personal trainers are certified trainers that are dedicated to empowering you with the motivation and knowledge you need to get and stay fit for life.

Personal training is by appointment only. Please call the YMCA today to get started on your new wellness journey. GIFT CERTIFICATES AVAILABLE

CALL TODAY

SPECIAL Starter Package

1 Sessions
MEMBER RATE

$50

1 on 1 Training
60 Minute sessions

3 Sessions
MEMBER RATE

$99 for 3 Sessions

1 on 1 Training
All training’s are 60 minute sessions
Starter Package for members only

5 Sessions
MEMBER RATE

$120

1 on 1 Training
60 Minute sessions

$200

1 on 1 Training
60 Minute sessions

GROUP TRAINING

TRAIN WITH A FRIEND!

For more information about personal training or group training rates, download
MEMBERSHIP FOR ALL

We know that staying healthy involves more than working out. At the Y, we provide educational programs to promote healthier decisions so you can know the best ways to stay fit. We offer the latest fitness classes, personalized training programs, sports leagues for all ages and so much more.

LEARN MORE

HOUR OF OPERATIONS

<table>
<thead>
<tr>
<th>Day</th>
<th>Time</th>
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</thead>
<tbody>
<tr>
<td>Monday</td>
<td>5:30AM–9PM</td>
</tr>
<tr>
<td>Tuesday</td>
<td>5:30AM–9PM</td>
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<tr>
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<td>5:30AM–9PM</td>
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<tr>
<td>Thursday</td>
<td>5:30AM–9PM</td>
</tr>
<tr>
<td>Friday</td>
<td>5:30AM–9PM</td>
</tr>
<tr>
<td>Saturday</td>
<td>8AM–5PM</td>
</tr>
<tr>
<td>Sunday</td>
<td>12PM–5PM</td>
</tr>
</tbody>
</table>

417 S Upper Broadway Street
Corpus Christi, Texas 78401

CALL US

HOLIDAY SCHEDULE

Closed Holidays:
Easter Sunday Christmas Day

Holiday hours of operation:
New Year’s Day
8:00 am – 1:00 pm
Memorial Day
8:00 am – 1:00 pm
Independence Day
8:00 am – 1:00 pm
Labor Day
8:00 am – 1:00 pm
Thanksgiving Day
8:00 am – 1:00 pm

YMCA of the Coastal B...
Senior Services

The Corpus Christi Parks & Recreation Department strives to cultivate the best quality of life for persons age 50 plus. Programs are designed for active senior adults and those faced with the challenges of mature living. Our benefits counselors are available to assess your eligibility for federal and state assistance programs for seniors.

The eight Senior Centers which are located throughout Corpus Christi offer a variety of programs and activities designed to meet the social, recreational, nutritional, educational and health needs of individuals in our community age 50 plus. Please call for more information.

FEATURED VIDEOS:

► VIDEO - Free in CC, Senior Center Programs (January 25, 2018)
► VIDEO - Apply to be a Senior Companion (January 2019)

PROGRAMS

► CALENDAR OF EVENTS - December 2019

Nutrition Services

We provide meals at all eight senior centers and home-delivered meals to home-bound elderly individuals through our Meals On Wheels program. A nutritionally balanced, dietitian certified lunch is served Monday through Friday. For more information on the Senior Center Meal Program, please call the senior center nearest you. Read more about the Meals On Wheels program.
Texas Education Agency
2019 Accountability Ratings Overall Summary
EVANS SES (178904110) - CORPUS CHRISTI ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th></th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
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<tbody>
<tr>
<td>Overall</td>
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<td>84</td>
<td>B</td>
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<tr>
<td>Student Achievement</td>
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<td>STAAR Performance</td>
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<td>College, Career, and Military Readiness</td>
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<tr>
<td>Graduation Rate</td>
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<td></td>
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<td>School Progress</td>
<td></td>
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<tr>
<td>Academic Growth</td>
<td></td>
<td>75</td>
<td>B</td>
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<tr>
<td>Relative Performance (Eco Dis: 95.9%)</td>
<td></td>
<td>84</td>
<td>B</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td></td>
<td>88</td>
<td>B</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement
This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

Distinction Designations
ELA/Reading Not Earned
Mathematics Not Earned
Science Earned
Social Studies Not Eligible
Comparative Academic Growth Earned
Postsecondary Readiness Earned
Comparative Closing the Gaps Earned
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 # 20096 Development Name Washington Coles 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 school¹ 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 refer to the documentation packet for the information on the items listed above.
Mitigation of the Neighborhood Risk Factor(s):

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 refer to the documentation packet for the information on the items listed above.

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**

**Downtown Area Neighborhood Boundaries**  
Page 11

**Downtown Area General Land Use**  
Page 12

**Neighborhood Risk Factors**  
Page 13

- **Poverty Rate**  
  Page 13

- **NeighborhoodScout Crime Rates**  
  Page 14

- **Texas Education Agency Accountability Ratings**  
  Page 16

  - **Evans Elementary School**  
    Page 16

  - **Driscoll Middle School**  
    Page 17

  - **Miller Metro Prep High School**  
    Page 18

- **Potential Blight Documentation**  
  Page 19

- **Evidence of Improvement**  
  Page 28

**Household Income**  
Page 32

**Existing Affordable Rental Units in the PMA**  
Page 34

**Market Rate Multifamily in the Downtown Area**  
Page 36
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#20096 Washington Coles 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 #20096 Washington Coles 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 revitalization efforts taking place in the Downtown Area to ensure that the area is a vibrant 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

Washington Coles Apartments is located approximately at 1124 Martin Luther King Drive in Corpus Christi’s Downtown Area. The area is bound by Broadway Street to the north, the Gulf of Mexico to the west, Morgan Avenue to the south, and by a combination of the Crosstown Expressway, Interstate 37, and Nueces Bay Boulevard to the east. The neighborhood is an amalgamation of seven sub-neighborhoods, one of which is the namesake of the Washington Coles Apartments Development. Please see page 11 of this documentation packet for a map of the neighborhoods boundaries.

The Washington Coles sub-neighborhood is the historic home of Corpus Christi’s African-American community. The area is preparing for a rapid transformation due to the City’s reinvestment in its urban core with the $800 million Harbor Bridge project, major street and transit improvements, and the construction of several miles of new hike and bike routes. Reinvestment in the neighborhood is guided by a variety of planning documents, including the plan described below.

Downtown Area Development Plan

The Downtown Area of Corpus Christi is served by two of the City’s concerted revitalization plans – the Downtown Area Development Plan and the Downtown Reinvestment Zone. Washington Coles is located fully within the Area Development Plan and only 1,000 feet away from the Downtown Reinvestment Zone, and therefore reaps the benefit of the millions of dollars of investment and revitalization efforts being implemented through both planning documents.

The Downtown Area Development Plan was adopted by the City of Corpus Christi on March 27, 2018. This plan, which has $124 million in committed capital improvement funds from various funding sources to implement its goals, seeks to generate economic growth and quality of life over the next 20 years in the City’s urban core. The plan explicitly calls out a need for redeveloping underutilized properties and a need for affordable multi-family housing, both of which will be accomplished through the development of Washington Coles Apartments.
Coles Apartments. More information on concerted revitalization efforts near the Development Site can be found in the CRP Packet that was submitted with the Full Application.

Neighborhood Land Use

Like many metropolitan downtowns, Corpus Christi’s Downtown Area has a wide variety of land uses, including many of the City’s major public and educational institutions. These institutions include several schools, municipal department buildings, museums, tourist destinations, Corpus Christi Police Department Headquarters, and City Hall, the latter of which is located just 800 feet from the Development Site. There is also a fair amount of commercial and office spaces in the urban core, particularly along the area’s primary corridors such as Staples Street, Agnes Street, Water Street, and Chaparral Street. The bulk of Downtown’s park space is located along Corpus Christi’s waterfront.

In addition to this variety of uses, Downtown also has small pockets of residential use, mostly in the form of single-family homes along the neighborhood’s western edges. There are a handful of multifamily developments cropping up along Carancahua Street, but as you will read later on this letter, there are very few rental housing opportunities in the neighborhood overall. The neighborhood would benefit tremendously from having more affordable housing options for renters to be live in close proximity to all of the jobs and amenities that Downtown Corpus Christi has to offer. The development of Washington Coles Apartment would help fill the gaps in rental housing and provide residents with the chance to live in an area that is receiving millions of dollars of investment in revitalization and improvement projects. Please see page 12 of this documentation packet for a map of general land use in the area.

Neighborhood Risk Factors

Washington Coles Apartments meets TDHCA criteria for all Neighborhood Risk Factors with the exception of some potential blight.

- **Low Poverty** – the Poverty rate in the Washington Coles census tract is below TDHCA’s threshold and has overall been in a steady decline over the past five years. Please see page 13 of the documentation packet for a map showing poverty rates in the area.

- **Low Crime** – Crime in the Washington Coles census tract is similarly below TDHCA’s threshold. Please see pages 14 through 15 for excerpts from the NeighborhoodScout crime reports.

- **Good Schools** – all three of the campuses that will serve Washington Coles Apartments meet TDHCA’s standards for TEA Accountability ratings. Please see pages 16 through 18 of the documentation packet for copies of each school’s TEA Accountability reports.
  o **Evans Elementary School** – this campus is located just half of a mile from the Development Site and serves students in Pre-Kindergarten through 5th grade. Evans earned a ‘B’ rating and four Distinction Designations from TEA in 2019.
  o **Driscoll Middle School** – this middle school received a satisfactory rating from TEA in 2019, along with a Distinction Designation in both ‘Comparative Academic Growth’ and ‘Comparative Closing the Gaps’.
  o **Roy Miller High School and Metro School of Design** – students living at Washington Coles Apartments will receive an exceptional education with specialized design curriculum at Roy Miller High School. The campus received a ‘B’ rating from the TEA in 2019, along with Distinction Designations in Mathematics and Comparative Academic Growth.

- **Neighborhood Character** – Concerted revitalization efforts in Downtown Corpus Christi mean that the area surrounding Washington Coles Apartments is rapidly changing. While there are some structures that could potentially be considered ‘blight’, the area overall is actively improving thanks to the Downtown Area Development Plan and Downtown Reinvestment Zone initiatives. Please see
In an aim to remain fully transparent with the Department, the Development team for Washington Coles Apartments has catalogued all properties that could potentially be considered ‘blight’. After identifying potential properties via Google Streetview, a photographer captured the present-day condition of each property on January 26, 2020. They found that several of the homes and churches were in the process of gradually being improved, which the photographer was able to confirm through a conversation with one of the homeowners that was present on the day of the neighborhood visit. This is particularly the case for the properties labeled as ‘B1’, ‘B3’, ‘B4’, ‘B6’, ‘B9’, ‘B12’, ‘B13’, ‘B14’, and ‘B15’ on the photographic documentation that is included in this documentation packet on pages 19 through 24. Each of those examples have either received a fresh coat of paint, repaired windows, or roof or balcony repairs since Google Streetview imagery was captured. The remaining homes and businesses are eligible to take advantage of the City’s several property improvement projects that will be described in greater detail below.

A critical factor in understanding the character of the Washington Coles sub-neighborhood is that three-quarters of the housing stock was built prior to 1970, which when combined with the newer developments that characterize the greater Downtown Area, makes for large discrepancies in architecture. Much of this older housing stock is still inhabited but require extensive and costly repairs due to the fact that many homes are over fifty years old. In order to assist residents with their older homes, the City of Corpus Christi offers both CDBG funds and several loan and grant programs for minor home repairs, demolition and reconstruction, and single-family rehabilitation. This funding covers a wide range of conditions, ranging from a need for minor structural repairs and improvements in electrical systems all the way a need for total reconstruction. Each program has a specific set of qualifications meant to support a variety of underserved households, like those who are elderly, disabled, have veteran status or meet low- and moderate-income limits. Please see pages 25 through 27 of this documentation packet for information on these loan and grant programs.

The City’s allocation of funding towards property improvement along with its $124 million in concerted revitalization projects lead the Development Team to believe that underutilized properties are being redeveloped and that there are ongoing repairs occurring at the area’s potential instances of blight. Evidence of active improvement in the Downtown Area, such as the documentation found on pages 28 through 31 of this packet, indicate that this area will be a more than suitable location for affordable housing that aligns well with the City’s revitalization initiatives.

### Incomes and Market

The median household income in both the County and the Corpus Christi MSA hovers around $53,000 according to US Census Bureau American Community Survey 5-Year Estimates for 2017. Though the Downtown Area can be characterized as an area with more moderate incomes relative to the rest of the City, median household income is gradually rising. Since 2014, the median household income has increased by $4500, a positive trend that is expected to continue based on the scale of reinvestment in the area. Please see page 32 of this documentation packet for information on incomes.

<table>
<thead>
<tr>
<th>Median Household Income in Census Tract 64*</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
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<tbody>
<tr>
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<td>$21,058</td>
<td>$24-525</td>
<td>$24,942</td>
<td>$25,516</td>
</tr>
</tbody>
</table>

*US Census Bureau American Community Survey 5-Year Estimates
With a rent burden ranking of 1606 according to HUD’s Comprehensive Housing Affordability Strategy data for 2011-2015, renters in the census tract are in the top third of the most cost-burdened renters in the State of Texas. This ranking considers all of the renters who earn 80% or less of the area median family income and who also contribute more than 30% of their household income towards monthly housing costs. The City of Corpus Christi has clearly demonstrated their commitment to serving these cost-burdened households by issuing a formal Resolution of Support for the development of Washington Coles Apartments.

The Primary Market Area (PMA) for Washington Coles Apartments covers a third of the City of Corpus Christi and is home to almost 22,000 households. With only 800 existing LIHTC units in the PMA that serve a non-elderly population, families in the primary market area are incredibly underserved and need more affordable housing options. Furthermore, the envisioned growth that is described in the area’s planning documents place existing residents at high risk of displacement with few affordable housing options to turn to. Please see pages 34 through 35 of this documentation packet for a map of the PMA and a table identifying the existing LIHTC developments in the PMA. As the area is revitalized by millions of dollars of improvement projects, Washington Coles Apartments will be able to provide current residents in the neighborhood with the option of remaining in place, which is not always possible when urban areas rapidly improve.

There are similarly very few opportunities to rent a market-rate apartment or home in Downtown Corpus Christi. At the time that this report was compiled, realtor.com indicated that only 21 vacancies are available in the Downtown Area, which equates to an occupancy rate of more than 99%. In addition to a meager availability of rental units, the monthly expenses associated with this housing are steep – the average rent across the predominantly one-bedroom vacant units is over $1,500 a month. As such, the addition of Washington Coles Apartments to the area’s housing stock will help support the City’s goals of creating more rental housing, redeveloping underutilized properties, and building affordable, multi-family housing options. Please see pages 36 through 37 of this documentation packet for the listing of available rental properties in Downtown Corpus Christi.

**Summary**

The City Council of Corpus Christi codified its belief that Washington Coles Apartments will complement the City’s ongoing transformation by adopting a resolution stating that the Development “contributes more than any other Development to the concerted revitalization efforts in the Downtown Area Development Plan” on February 25, 2020. Due to the overwhelming demand for more affordable rental housing in the Downtown Area combined with Corpus Christi’s targeted revitalization efforts in its urban core, we are confident that residents at Washington Coles Apartments will be able to live in a high-quality home that is close to jobs, City services, transit, amenities, and access to economic opportunity.

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
General Land Use in the Downtown Area
Improvement in Poverty Rate
Based on US Census Bureau 5-Year Estimates from 2012 to 2017

Legend
- Census Tract Boundaries
- Washington Coles Apartments

- 16.2 pts
- 4.7 pts
- 4.7 pts
- 1.1 pts
THE 1002 SAM RANKIN ST NEIGHBORHOOD CRIME

67 Vital Statistics. 6 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

**TOTAL CRIME INDEX**

<table>
<thead>
<tr>
<th>Index</th>
<th>4</th>
</tr>
</thead>
</table>

(100 is safest)

Safer than 4% of U.S. neighborhoods.

**NEIGHBORHOOD ANNUAL CRIMES**

<table>
<thead>
<tr>
<th>Category</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Crimes</td>
<td>49</td>
<td>241</td>
<td>290</td>
</tr>
<tr>
<td>Crime Rate (per 1,000 residents)</td>
<td><strong>14.49</strong></td>
<td>71.28</td>
<td>85.77</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD VIOLENT CRIME**

**VIOLENT CRIME INDEX**

<table>
<thead>
<tr>
<th>Index</th>
<th>6</th>
</tr>
</thead>
</table>

(100 is safest)

Safer than 6% of U.S. neighborhoods.

**VIOLENT CRIME INDEX BY TYPE**

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Index</td>
<td>18</td>
<td>5</td>
<td>13</td>
<td>4</td>
</tr>
</tbody>
</table>

(100 is safest)

**VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)**

![Graph comparing violent crime rates]

**MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME**

<table>
<thead>
<tr>
<th>Geographic Area</th>
<th>Probability</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>1 IN 69</td>
</tr>
<tr>
<td>Corpus Christi</td>
<td>1 IN 137</td>
</tr>
<tr>
<td>Texas</td>
<td>1 IN 228</td>
</tr>
</tbody>
</table>
# 2019 Accountability Ratings Overall Summary

**EVANS SES (178904110) - CORPUS CHRISTI 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><strong>Overall</strong></td>
<td>84</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>75</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>47</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>84</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 95.9%)</td>
<td>75</td>
<td>80</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 NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

## Distinction Designations

<table>
<thead>
<tr>
<th>Subject</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>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>
### Texas Education Agency

**2019 Accountability Ratings Overall Summary**

**DRISCOLL MIDDLE (178904047) - CORPUS CHRISTI 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>
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<td>C</td>
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<tr>
<td>Student Achievement</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>62</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>33</td>
<td>62</td>
<td></td>
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<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>72</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.6%)</td>
<td>65</td>
<td>69</td>
<td>D</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>26</td>
<td>68</td>
<td>D</td>
</tr>
</tbody>
</table>

#### Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

#### Distinction Designations

<table>
<thead>
<tr>
<th>Component</th>
<th>Distinction</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
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</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Earned</td>
</tr>
</tbody>
</table>
Texas Education Agency
2019 Accountability Ratings Overall Summary
ROY MILLER H S AND METRO SCHOOL OF (178904003) - CORPUS CHRISTI 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>
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<td>81</td>
<td>B</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>43</td>
<td>72</td>
<td>C</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>46</td>
<td>78</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>88.1</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>75</td>
<td>85</td>
<td>B</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 80.3%)</td>
<td>45</td>
<td>79</td>
<td>C</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>39</td>
<td>72</td>
<td>C</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 Earned
- Comparative Academic Growth: Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
Assessment of Development in the Area
Washington Coles Apartments

Legend

Instances of Potential Blight
Washington Coles Apartments

Senior Center
Recreation Center
City Hall
Instances that could potentially be considered blight

B1 - Older commercial properties in need of freshening up

B2 - Inhabited home on Staples Street in need of window frame repair

B3 - House on Sam Rankin Street that was recently repainted
Instances that could potentially be considered blight

**B4** - Inhabited home on Waco Street

**B5** - House on Buffalo Street

**B6** - Inhabited home on Winnebago Street
Instances that could potentially be considered blight

**B7 - House on Staples Street**

**B8 - Business on Staples Street**

**B9 - Recently rehabilitated home on Buffalo Street**
Instances that could potentially be considered blight

B10 - Business on Winnebago Street

B11 - House on Staples Street next door to rehabilitated homes

B12 - House on San Juan Street undergoing improvements on its foundation and siding
Instances that could potentially be considered blight

**B13** - Inhabited home with maintained garden on Parkers Alley

**B14** - Repaired home on Chipito Street

**B15** - St. Matthew Baptist Church
Housing Program Descriptions

LOANS

VETERANS HOME PROGRAM
This program assists Veteran homeowners with the demolition and reconstruction of their home. If the structure is determined to be over 50% deteriorated, or if the cost to rehabilitate it exceeds the value of the home, it will be demolished. There are maximum loan amounts for the program. The program offers minimum deferred loans, 0% interest loans to qualified owners. The Veteran must provide either the DD 214, or Veteran ID card, must reside in the home one year prior to applying for assistance; must meet the income limits for the program, must have title in their name on year prior to applying, property taxes must be current and the Veteran must be a resident of the City of Corpus Christi.

DEMOLITION RECONSTRUCTION LOAN PROGRAM
This program assists homeowners with the demolition and reconstruction of their homes. If the structure is determined to be over 50% deteriorated, or if the cost to rehabilitate the home exceeds the value of the house, it can be demolished. There are maximum loan amounts for this program. The program offers minimum deferred loans, 0% and 3% interest. The owner must reside in the house one year prior to applying for assistance; must meet the income limits, must have title in their name one year prior to applying, property taxes must be current and the applicant must be a resident of the City of Corpus Christi.

GRANTS

VETERANS MINOR HOME REPAIR PROGRAM
The Minor Home Repair Grant Program assists Veterans with emergency repairs involving the roof, plumbing, electrical, heating or minor structural repairs. If the structure is determined to be over 50% deteriorated the applicant will be referred over to the Veterans HOME Program. The Veteran must provide a DD 214, or Veterans ID Card, must reside in the house one year prior to applying for assistance, must meet the very low-income limits; must have the title in their name one year prior to applying. Property taxes must be current.

MINOR HOME REPAIR PROGRAM
The Minor Home Repair Grant Program assists homeowners with emergency repairs involving the roof, plumbing, electrical, heating or minor structural repairs. If the structure is determined to be over 50% deteriorated the owner will be referred over to the demo replacement loan program. The applicant must be 62 years or older, or disabled; applicant must reside in the house one year prior to applying for assistance. Must meet the very low-income limits; must have the title in their name one year prior to applying; must be current with property taxes; and be a resident of the City of Corpus Christi.

SINGLE FAMILY REHAB GRANT PROGRAM
This program assists homeowners with the rehabilitation of their homes. If the structure is determined to be over 50% deteriorated, the homeowner will be referred to the Demolition and Replacement Loan Program. The applicant must meet low and moderate income limits. This program allows for a
rehabilitation grant to the home for the following: Roof, Plumbing, Electrical, Heating, Foundation and Minor Structural Problems. The owner must be a resident of the City of Corpus Christi, have title in their name at least one year prior to applying, property taxes must be current.

HOMEBUYER

HOME CLOSING COST PROGRAM
The purpose of this program is to assist homebuyers with closing costs to purchase an existing pre-owned home, or new construction home. The homebuyer will be provided up to $10,000 in the form of a deferred forgivable loan at zero percent interest amortized over 5 years. In order to be eligible, the homebuyer must meet low and moderate income limits; must not currently own a home; and must use the home being purchased as their principal residence. Maximum sales price is $166,000.

HOMEBUYER ASSISTANCE PROGRAM
The Homebuyer Assistance Program will provide the homebuyer up to $10,000 in down payment assistance. The down payment assistance will be in the form of a deferred forgivable loan at zero percent interest amortized over a 5-year period and forgiven at $2,000 per year. All properties in the program must have a value that does not exceed a sales price of $166,000. The home must be located within the city limits of Corpus Christi. If purchasing a new construction home, the homebuyer will be required to select a builder from a list of participating builders.

VERY LOW TO LOW INCOME; VETERANS HOME PROGRAM, VETERANS AND MINOR HOME REPAIR GRANTS AND DEMO REPLACEMENT*

<table>
<thead>
<tr>
<th>Family Size</th>
<th>Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20,350</td>
</tr>
<tr>
<td>2</td>
<td>23,250</td>
</tr>
<tr>
<td>3</td>
<td>26,150</td>
</tr>
<tr>
<td>4</td>
<td>29,050</td>
</tr>
<tr>
<td>5</td>
<td>31,400</td>
</tr>
<tr>
<td>6</td>
<td>33,700</td>
</tr>
<tr>
<td>7</td>
<td>36,050</td>
</tr>
<tr>
<td>8</td>
<td>38,350</td>
</tr>
</tbody>
</table>

LOW TO MODERATE INCOME; SINGLE FAMILY REHAB GRANT, DEMOLITION REPLACEMENT, AND HOMEBUYER ASSISTANCE*

<table>
<thead>
<tr>
<th>Family Size</th>
<th>Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>32,550</td>
</tr>
<tr>
<td>2</td>
<td>37,200</td>
</tr>
<tr>
<td></td>
<td>Income Limit</td>
</tr>
<tr>
<td>---</td>
<td>--------------</td>
</tr>
<tr>
<td>3</td>
<td>41,850</td>
</tr>
<tr>
<td>4</td>
<td>46,500</td>
</tr>
<tr>
<td>5</td>
<td>50,250</td>
</tr>
<tr>
<td>6</td>
<td>53,950</td>
</tr>
<tr>
<td>7</td>
<td>57,700</td>
</tr>
<tr>
<td>8</td>
<td>61,400</td>
</tr>
</tbody>
</table>

*Revised 6/6/2016. Income Limits are established by HUD.*

**RETURN**

**RESOURCES**
Check Status of Programs

**CONTACT**
Access services and report problems. Call Center Representatives can assist you Monday through Friday from 7 a.m. to 6 p.m.

The City of Corpus Christi adopted a tax rate that will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 4.69 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $16.87.
New Developments and Improvements in the Downtown Area

1 - Bay Vista Pointe Apartment Complex

2 - Corpus Christi RTA Uptown Transportation Center
New Developments and Improvements in the Downtown Area

3 - Water's Edge Park Improvements

4 - The Cosmopolitan Condominium Complex
New Developments and Improvements in the Downtown Area

5 - Texas State Aquarium $60 million Expansion

6 - TC Ayers Park
New Developments and Improvements in the Downtown Area

7 - City of Corpus Christi City Hall

8 - Concrete Street Amphitheater
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.

<table>
<thead>
<tr>
<th></th>
<th>Nueces County, Texas</th>
<th>Corpus Christi, TX Metro Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimate</td>
<td>53,317</td>
<td>52,883</td>
</tr>
<tr>
<td>Margin of Error</td>
<td>+/- 981</td>
<td>+/- 761</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.
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)

Universe: Households
2013-2017 American Community Survey 5-Year Estimates

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.

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<table>
<thead>
<tr>
<th>Income Range</th>
<th>Estimate</th>
<th>Margin of Error</th>
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</thead>
<tbody>
<tr>
<td>Total:</td>
<td>1,134</td>
<td>+/-186</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>240</td>
<td>+/-122</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>88</td>
<td>+/-80</td>
</tr>
<tr>
<td>$15,000 to $19,999</td>
<td>83</td>
<td>+/-67</td>
</tr>
<tr>
<td>$20,000 to $24,999</td>
<td>137</td>
<td>+/-87</td>
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<td>$25,000 to $29,999</td>
<td>142</td>
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<td>$35,000 to $39,999</td>
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<td>+/-67</td>
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<td>+/-42</td>
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<td>$50,000 to $59,999</td>
<td>11</td>
<td>+/-18</td>
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<td>135</td>
<td>+/-102</td>
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<td>68</td>
<td>+/-67</td>
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<td>$125,000 to $149,999</td>
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<td>+/-30</td>
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<td>$150,000 to $199,999</td>
<td>20</td>
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<tr>
<td>$200,000 or more</td>
<td>21</td>
<td>+/-29</td>
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</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
PMA MAP 20096
N27.798754, W97.402411
33.559 Square Miles
<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>19332</td>
<td>Avanti at South Bluff</td>
<td>2019</td>
<td>Elderly</td>
<td>42</td>
<td>0.74</td>
</tr>
<tr>
<td>09211</td>
<td>Corban Townhomes</td>
<td>2009</td>
<td>General</td>
<td>128</td>
<td>2.89</td>
</tr>
<tr>
<td>12264</td>
<td>LULAC Hacienda Apartments</td>
<td>2012</td>
<td>Elderly</td>
<td>60</td>
<td>1.91</td>
</tr>
<tr>
<td>12254</td>
<td>The Palms at Leopard</td>
<td>2012</td>
<td>General</td>
<td>120</td>
<td>0.99</td>
</tr>
<tr>
<td>09929</td>
<td>Buena Vida Senior Village</td>
<td>2008</td>
<td>Elderly</td>
<td>100</td>
<td>3.37</td>
</tr>
<tr>
<td>19051</td>
<td>Casa de Manana Apartments</td>
<td>2019</td>
<td>General</td>
<td>99</td>
<td>3.49</td>
</tr>
<tr>
<td>05433</td>
<td>The Villas at Costa Tarragona I</td>
<td>2005</td>
<td>General</td>
<td>250</td>
<td>3.77</td>
</tr>
<tr>
<td>10125</td>
<td>Costa Tarragona II</td>
<td>2010</td>
<td>General</td>
<td>96</td>
<td>3.71</td>
</tr>
<tr>
<td>060405</td>
<td>Sea Breeze Senior Apartments</td>
<td>2006</td>
<td>Elderly</td>
<td>200</td>
<td>4.24</td>
</tr>
</tbody>
</table>

**TOTAL DEVELOPMENTS:** 10  **TOTAL UNITS:** 1219
<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>The Cosmopolitan</td>
<td>$1,243 - $2,374</td>
<td>1-2 Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>Bay Vista Apartments</td>
<td>$899 - $2,163</td>
<td>1-2 Bedrooms</td>
<td>6</td>
</tr>
<tr>
<td>Nueces Lofts</td>
<td>$860 - $2,200</td>
<td>0-3 Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>520 S Chaparral St Apt 3</td>
<td>$2,600</td>
<td>2 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>1011 Santa Fe St</td>
<td>$2,350</td>
<td>5 Bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>823 S Water St Apt 5C</td>
<td>$1,250</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>823 S Water St Apt 1A</td>
<td>$1,295</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>715 S Upper Broadway St</td>
<td>$1,475</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>1122 Morgan Ave</td>
<td>$714</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>716 Kinney St</td>
<td>$700</td>
<td>1 Bedroom</td>
<td>1</td>
</tr>
</tbody>
</table>

**AVERAGE RENT:** $1,525  **TOTAL:** 21

**OCCUPANCY:** 99.19%
Market Rate Rental Units available in the Downtown Area on Realtor.com
Deficiency Documents
Scoring Notice
April 7, 2020

Scott Puffer  
Washington Coles Apartments, LP  
666 Dundee Road, Ste. 1102  
Northbrook, IL 60062

RE: NOTICE OF SCORING ADJUSTMENT: 20096 WASHINGTON COLES APARTMENTS, CORPUS CHRISTI

Dear Mr. Puffer:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application named above. Upon review, staff has determined that the letter received from State Representative Todd Hunter expresses neutrality toward Application. Accordingly, the Application score will be revised to indicate zero points under both 10 TAC §11.9(d)(5)(A) and (5)(B) of the 2020 Qualified Allocation Plan (QAP), subject to your ability to appeal.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §11.902 of the 2020 QAP. If you wish to appeal this decision to the Executive Director, the appeal must be filed, in writing, with the Department not later than seven (7) calendar days after the date of this notification. Please review §11.902 of the 2020 QAP for full instruction on the appeals process.

If you have questions or require further information, please contact me.

Sincerely,

Sharon D. Gamble  
Competitive HTC Administrator
RFI
Board Action
Public Comment
Commitment/Determination Notice
MFDL Award