2020 Multifamily Uniform Application

REVISED January 23, 2020
2020

9% Housing Tax Credit

Application

TDHCA APPLICATION #20097

Regency Lofts

Houston, TX
2020 Multifamily Uniform Application Certification

Development Name: Regency Lofts

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.

DWR Regency 20, LP (tbf)

Applicant Entity Name

By: Donna Rickenbacker

Signature of Authorized Representative

Printed Name

Authorized Representative

Title

26-Feb-20

Date

Sworn to and subscribed before me on the 26th day of February, 2020

by Donna Rickenbacker

(Personalized Seal)

Sarah Hedrick

Notary Public Signature

TEXAS

Notary Public, State of HARRIS

County of

My Commission Expires: Date

2/26/2020
**Required for Tax Exempt Bond Developments only**

4% Housing Tax Credit/Bond Application Filing

**Development Name:** NOT APPICABLE

- **Lottery Application**
  For Applicants who participated in the TBRB lottery for private activity bond volume cap and the lottery results indicated the application will be prioritized for a Certificate of Reservation to be issued in January 2020, the Applicant has submitted the Notice to Submit Lottery Application form to the Department on or before December 6, 2019. The complete Application, including all required Third Party Reports, accompanied by the Application Fee described in §11.901 of the QAP will be submitted no later than December 13, 2019 in accordance with §11.2(b) of the QAP.

- **Non-Lottery Application**
  - **Priority 1 or 2 Application with advance notice of a Certificate of Reservation:**
    Submit the Application Fee described in §11.901 of the QAP and the complete Application, with the exception of the Third Party Reports, prior to the issuance of the Certificate of Reservation by the TBRB. The Third Party Reports must be submitted on the fifth day of the month and the Application may be scheduled for a Board meeting at which the decision to issue a Determination Notice would be made approximately 90 days following such submission deadline. If the fifth day falls on a weekend or holiday, the submission deadline shall be on the next business day.

  - **Priority 3 Application**
    Application will not be accepted until after the TBRB has issued a Certificate of Reservation and may be submitted on the fifth day of the month. Priority 3 Application submissions must be complete, including all Third Party Reports and the required Application Fee described in §11.901 of the QAP, before they will be considered accepted by the Department and meeting the submission deadline for the applicable Board meeting date. **A copy of the Certificate of Reservation or email from TBRB indicating the Reservation has been issued must be submitted with the Payment Receipt.**

  - **Applicant is unable to obtain a Certificate of Reservation, as of November 15, 2020, from the current program year.**
    Submit a complete Application without a bond reservation, provided that, a copy of the inducement resolution is included in the Application, and a Certificate of Reservation is issued as soon as possible by BRB staff in January 2021. The determination as to whether a 2020 Application can be submitted and supplemented with 2021 forms and certifications, will be at the discretion of staff. Applicants are encouraged to communicate with staff any issues and timing considerations unique to a Development as early in the process as possible.

- **An Inducement Resolution has been approved by the Bond Issuer and a copy is provided here or behind Tab 8.**

See Board Meeting and Corresponding Submission Dates on Next Page

**Board Meeting and Corresponding Submission Dates.** *(Note: The Department will require at least 90 days to review an Application. The Application will be subject to the review priority established under §11.201(6) of the QAP).*

2/27/2020
<table>
<thead>
<tr>
<th>Complete Application Due Date:</th>
<th>Targeted Board Meeting Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ December 13, 2019*</td>
<td>☐ March 19, 2020</td>
</tr>
<tr>
<td>☐ January 6, 2020</td>
<td>☐ April 23, 2020</td>
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<tr>
<td>☐ February 5, 2020</td>
<td>☐ May 21, 2020</td>
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<tr>
<td>☐ March 5, 2020</td>
<td>☐ June 25, 2020</td>
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<tr>
<td>☐ April 6, 2020</td>
<td>☐ July 23, 2020</td>
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<tr>
<td>☐ June 5, 2020</td>
<td>☐ September 3, 2020</td>
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<tr>
<td>☐ July 6, 2020</td>
<td>☐ October 8, 2020</td>
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<td>☐ August 5, 2020</td>
<td>☐ November 5, 2020</td>
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<td>☐ September 8, 2020</td>
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<td>☐ October 5, 2020</td>
<td>☐ January, 2021**</td>
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<td>☐ November 5, 2020</td>
<td>☐ February, 2021**</td>
</tr>
<tr>
<td>☐ December 7, 2020</td>
<td>☐ March, 2021**</td>
</tr>
</tbody>
</table>

*Lottery Application Submission Date Only.

**The TDHCA Board Meeting dates for 2021 have not been finalized and will be updated once available.
**Certification, Acknowledgement, and Consent of Development Owner - 10 TAC §11.204(1)**

**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):

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

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

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

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

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

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

(or any similar agreement resulting from negotiations regarding noncompliance)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Accessibility Requirements**

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

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

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

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

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

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

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

  - [ ] within 300 feet of junkyards
within 300 feet of a solid waste facility or sanitary landfill facility or illegal dumping sites

within 300 feet of a sexually-oriented business

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

within 500 feet of active railroad tracks

within 500 feet of heavy industry

within 10 miles of a nuclear plant

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

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

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

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

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

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

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

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);

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

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

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

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

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

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

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

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

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

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

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

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

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

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification, and subject to criminal penalties as defined by Tex. Penal Code §§37.01 et seq., and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the providing of false information in connection with the procurement of allocations or awards, that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
Before me, a notary public, on this day personally appeared Donna Rickenbacker, 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 26th day of February 2020.

JESSENA CAZOS
Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190164
The Applicant Eligibility Certification(s) is included behind this tab.

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

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

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

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

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

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

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

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

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

It has obtained all necessary consents and approvals, and conducted all necessary diligence to enable it to make these certifications and to perform any and 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 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 timeframe 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]

Donna Rickenbacker

Printed Name

Authorized Representative

Title

February 26, 2020

Date

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Donna Rickenbacker, 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 26th day of February, 2020

(Signature)

Notary Public Signature

[Notary Public Seal]

Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190154

January 2, 2020
Multifamily Direct Loan Certification (10 TAC Chapter 13)

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

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

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

### 1. Applicant Contact Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donna Rickenbacker</td>
<td>(713) 560-0068</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:donna@dwrdevelopment.com">donna@dwrdevelopment.com</a></td>
<td>(713) 560-0068</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>6300 West Loop South, Ste. 670</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bellaire</td>
<td>TX</td>
<td>77401</td>
</tr>
</tbody>
</table>

### 2. Second Contact

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheryl Lawson</td>
<td>(713) 741-3600</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:clawson@walipp.org">clawson@walipp.org</a></td>
<td>(713) 562-0091</td>
<td></td>
</tr>
</tbody>
</table>

### 3. Consultant Contact (if applicable)

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bellaire</td>
<td>TX</td>
<td>77401</td>
</tr>
</tbody>
</table>

2/27/2020
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>
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**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>
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**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>
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**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>
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<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

### Total Application Self Score

<table>
<thead>
<tr>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>131</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>10 TAC Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subsidy Per Unit</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 80,001-100,000</td>
<td>§13.6(4)</td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 60,001-80,000</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units ≤ 60,000</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>Rent Levels of Residents</strong></td>
<td>§13.6(5)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Resident Services</strong></td>
<td>§11.9(c)(3)</td>
<td>11</td>
</tr>
<tr>
<td><strong>Opportunity Index</strong></td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Underserved Area</strong></td>
<td>§11.9(c)(5)</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total Application Self Score</strong></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td><strong>Tiebreaker</strong></td>
<td>§13.6(6)</td>
<td>0%</td>
</tr>
</tbody>
</table>
1. Development Address (All Programs)

3232 Dixie Drive

Houston

ETJ? No

Address

City

Urban No

Rural/Urban

Region

Zip

County

6 77021 Harris

2. Census Tract Information (All Programs)

48201313200

No

No

Median Household Income: 44044 Quartile: 3q Poverty Rate: 24.3

11-digit Census Tract Number QCT? 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.

- [X] 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))

- [X] 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).

- [X] Limitations on Developments in Certain Census Tracts. The proposed Development is NOT a New Construction or Adaptive Reuse development that will be located in a census tract that has more than 20% HTC units per total households. (§11.3(e))

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

- The Development Site is not located in a county with a population that exceeds one million.

- [X] The site is located in a municipality with a population of two million or more where a federal disaster has been declared, and the municipality is authorized to administer disaster recovery funds as a subgrant recipient.

- The site is located in a county with a population that exceeds one million and is not located within 2 linear miles of the proposed Development Site of any eligible Pre-application in the same county.

- [X] 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:

  Hebron Village Supportive Housing - TDHCA #20053-COH Resolution Attached under Tab 8

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

- [X] The Development Site is not located in a county with a population less than one million.

- The site is located in a county with a population less than one million and is 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.

- [X] 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:

  None

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

Development Site is appropriately zoned? Yes

Zoning Designation: Houston-No Zoning

Flood Zone Designation: X Entire Development Site is outside the 100 year floodplain. Yes

Self Score Total: 131

2/27/2020
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.

- N/A  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.
- N/A  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>
</tr>
</thead>
<tbody>
<tr>
<td>Thompson ES</td>
<td>PE through 5</td>
<td>MS C</td>
</tr>
<tr>
<td>Cullen MS</td>
<td>6 through 8</td>
<td>MS D</td>
</tr>
<tr>
<td>Yates HS</td>
<td>9 through 12</td>
<td>NR D</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]

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

Maps:
- [X] Street Map with Site Drawn and Identified
- [X] Census Tract Map with Development Site Identified

Resolutions:
- [n/a] Twice the State Average of Units Per Capita Resolution
- [n/a] One Mile Three Year Resolution or evidence of other exception
- [n/a] Housing Tax Credit Units per Total Household Resolution

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

Farmland Designation
- [X] Information is included in the ESA.
- [X] Information is included behind this tab.

Go to [https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx](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)

- [N/A] 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.
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective for three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2015-2019, 2018-2020. A register notice was published on September 25, 2019.

Select Year
- 2020
- 2019

Regency Lofts Site
Effective Date: January 1, 2020

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

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

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV
  Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab

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

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

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

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

Margaret Wallace Brown, Director
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/5/2020 at 1:21:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Farmland of statewide importance, if irrigated and drained or either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if irrigated and drained or either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if irrigated, completely removing the root inhibiting soil layer

Farmland of statewide importance, if irrigated and the product of (1 - soil erodibility) x C (climate factor) does not exceed 60

Farmland of unique importance

Farmland of unique importance, if irrigated and reclaimed of excess salts and sodium

Farmland of unique importance, if irrigated or either protected from flooding or not frequently flooded during the growing season

Water Features

Streams and Canals

Transportation

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version data(s) listed below.

Soil Survey Area: Hamilton County, Texas

Survey Area Date: Version 21, Jan 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 12, 2014—Apr 9, 2014

The orthophoto or other base map on which the soil lines were compiled and digitalized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>BadA</td>
<td>Bacill-Urban land complex, 0 to 1 percent slopes</td>
<td>Not prime farmland</td>
<td>3.8</td>
<td>100.0%</td>
</tr>
<tr>
<td>Totals for Area of Interest</td>
<td></td>
<td></td>
<td>3.8</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower
Texas Education Agency
2019 Accountability Ratings Overall Summary
THOMPSON EL (101912243) - HOUSTON ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>77</td>
<td>C</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>73</td>
<td>C</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>45</td>
<td>73</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>Graduation Rate</td>
<td>83</td>
</tr>
</tbody>
</table>

School Progress

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>59</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 99.8%)</td>
<td>45</td>
<td>83</td>
</tr>
</tbody>
</table>

Closing the Gaps

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>63</td>
<td>D</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement

This campus is identified for additional targeted support.

Distinction Designations

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Earned</td>
<td></td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
<td></td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
<td></td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Eligible</td>
<td></td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
<td></td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Earned</td>
<td></td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
<td></td>
</tr>
</tbody>
</table>
## Texas Education Agency

### 2018 Accountability Ratings Overall Summary

**THOMPSON EL (101912243) - HOUSTON ISD**

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>79</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>45</td>
<td>73</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>69</td>
<td>70</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 93.2%)</td>
<td>45</td>
<td>82</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>55</td>
<td>72</td>
</tr>
</tbody>
</table>

### Distinction Designations

- **ELA/Reading**: 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

**CULLEN MIDDLE (101912044) - HOUSTON ISD**

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>69</td>
<td></td>
<td>D</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>58</td>
<td>30</td>
<td>F</td>
</tr>
<tr>
<td><strong>College, Career and Military Readiness</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>69</td>
<td>61</td>
<td>D</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 97.4%)</td>
<td></td>
<td>30</td>
<td>F</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>28</td>
<td>70</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: Earned
- Mathematics: Earned
- Science: Earned
- Social Studies: Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Earned
Texas Education Agency
2018 Accountability Ratings Overall Summary
CULLEN MIDDLE (101912044) - HOUSTON ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>63</td>
<td>63</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAA Performance</td>
<td>26</td>
<td>54</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>62</td>
<td>60</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 98.4%)</td>
<td>26</td>
<td>59</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>28</td>
<td>70</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

Distinction Designations

ELA/Reading: Earned
Mathematics: Earned
Science: 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

**YATES H S (101912020) - HOUSTON ISD**

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td></td>
<td>67</td>
<td>D</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>30</td>
<td>56</td>
<td>D</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>35</td>
<td>67</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>78.2</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td>70</td>
<td>C</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>70</td>
<td>C</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 81.8%)</td>
<td>33</td>
<td>66</td>
<td>D</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>12</td>
<td>61</td>
<td>D</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is a comprehensive support and improvement reidentified school.

### Distinction Designations

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

## 2018 Accountability Ratings Overall Summary

**YATES H S (101912020) - HOUSTON ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>50</td>
<td>Not Rated: Harvey</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAA Performance</td>
<td>28</td>
<td>54</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>26</td>
<td>60</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>80.3</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>52</td>
<td>57</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 78.2%)</td>
<td>27</td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>0</td>
<td>30</td>
<td>Improvement Required</td>
</tr>
</tbody>
</table>

**Notes:**
- This campus was directly affected by Hurricane Harvey and did not receive an overall rating.

## Distinction Designations

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

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Progress</td>
<td>- Student Achievement</td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>770</td>
<td>1,505</td>
<td>51</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>246</td>
<td>1,000</td>
<td>25</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>507</td>
<td>1,600</td>
<td>32</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>8.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>18.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>21.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>17.4</td>
<td></td>
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</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number Met</th>
<th>Percentage Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>7</td>
<td>32%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>12</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

Total: 19 out of 38 = 50%

For further information about this report, please see the Performance Reporting website at /perreport/account/2017/index.html
City of Houston, Texas, Resolution No. 2020-8

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

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

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

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

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

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

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

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

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

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

Mayor of the City of Houston

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

City Secretary

(Prepared by Legal Dept. Assistant City Attorney)

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

The table shows the votes of the council members with "AYE" indicating a yes vote and "NO" indicating a no vote. The council members listed are: Turner, Peck, Davis, Kamin, Evans-Shabazz, Thomas, Martin, Kamin, Davis, Peck, Kushi, and Alcorn. The caption adopted is not specified in the table.
### Site Information Form Part II

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

**n/a** 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.

**X** The census tract has a median household income rate in the two highest quartiles within the region (2 points).

**n/a** 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).

**X** Development is Urban and Development Site is within the required radius 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.

**n/a** 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)(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.

**X** 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.

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

**Self Score Total:** 131
(Note: Not eligible if application qualifies for Opportunity Index points)

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

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

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

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

Contiguous Census Tract #

Contiguous Census Tract #

Contiguous Census Tract #

Contiguous Census Tract #

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

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

Application is seeking points for Underserved Area. Total Points Claimed: 4

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

A. **Proximity to the Urban Core**

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

   - Application is not in the At-Risk or USDA Set-Aside; \ AND
   - 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: 6 Urban

   - Yes Application is claiming points for a Concerted Revitalization Plan ("CRP"). (up to 7 points)
   - X No points were claimed for Opportunity Index.
   - X Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.
   - X The CRP Packet has been completed and is included behind Tab 10.

Application is seeking points for Concerted Revitalization. Total Points Claimed: 7

2/27/2020
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</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>10</td>
</tr>
</tbody>
</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</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>5</td>
</tr>
</tbody>
</table>
Supporting Documentation for the Site Information Form Part II

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

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

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.

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.

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 the 30-year threshold, as listed in the "Board Approval" column of the Property Inventory tab of the 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

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).

The List of Declared Disaster Areas is posted on the Department’s website at

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

nbsp

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.
Underserved Area - Regency Lofts

Census Tract 48201313200 (Regency Lofts Site)

Contiguous Census Tracts 48201313300

Contiguous Census Tracts 48201312000

Contiguous Census Tracts 48201312900

Contiguous Census Tracts 48201313000

Contiguous Census Tracts 48201312600

Contiguous Census Tracts 48201313100

Contiguous Census Tracts 48201313900

Contiguous Census Tracts 48201313700

Contiguous Census Tracts 48201313600

Contiguous Census Tracts 48201313400
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective for three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2015-2019.

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 LI-HTC Projects (Zoom 11+)

Click here for full screen map

Select Year
- 2020
- 2019

Regency Lofts Site
### Property Inventory

| B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S |
| IHHTC | 1990 | IH S. Kentucky | 188 S. Kentucky St. | Amherst | Providence | 70,190 | 1 | 1 | General | 610-274-1570 | 1074 | NES 34998 | 201-1225011 |
| IHHTC | 1990 | Thompson Senior Apartments | 324 Maracoe St. | Timpico | Shelby | 759,755 | $23,856 | 28 | 28 | Elderly | 610-916-2020 | 976 | NES 15615 | 204-23670 |
| IHHTC | 1990 | Highlands Springs Senior | 222 Kauzer St. #101 | Highlands Springs | Casa | 756,566 | $44,567 | 32 | 32 | Elderly | 610-859-2234 | 877 | NES 30813 | 204-37238 |
| IHHTC | 1990 | Colorado City Senior | 1204 East 10th St. | Colorado City | Mitchell | 75104 | $22,564 | 0 | 0 | Elderly | 610-737-2347 | 570 | NES 257 | 204-31401 |
| IHHTC | 1990 | Frederickburg Senior | 501 E. Highway St. | Frederickburg | Gillespie | 702,241 | $45,608 | 40 | 40 | Elderly | 610-887-0002 | 700 | NES 887 | 204-61256 |
| IHHTC | 1990 | Senior Apartments | 1913 Taylor | Boerne | Sonora | 75690 | $21,320 | 32 | 32 | Elderly | 610-859-0510 | 650 | NES 859 | 204-23025 |
| IHHTC | 1990 | Queens | 1525 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Apartments | 690 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Whispering Run Apartments | 600 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Willow Apartments | 500 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Eagles Nest Apartments | 700 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Citrus Apartments | 750 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 400 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Edgewood Apartments | 500 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Heritage Apartments | 600 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Apartments | 700 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 750 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 800 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 900 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1000 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1100 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1200 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1300 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1400 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1500 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1600 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1700 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1800 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |
| IHHTC | 1990 | Senior Apartments | 1900 | Ashtabula | Ashtabula City | 75621 | $32,320 | 32 | 32 | Elderly | 610-859-3030 | 651 | NES 859 | 204-99025 |

**Dixie Site CT -3132.00**
The following data provides information required to determine if a Development Site is located in a place or county with more than twice the state average of units per capita supported by Housing Tax Credits (HTC) or private activity bonds. Pursuant to §11.3(b) of the Qualified Allocation Plan, as well as §2306.6703(a)(4) of the Texas Government Code, Applicants may be required to obtain a Governing Body Resolution in order for Developments located in certain census tracts to be eligible for funding. The population figures are from the 2013-2017 ACS. The tax credit units data is derived from the Department’s inventory of tax credit developments (as of November 7, 2019 TDHCA Board meeting, last worksheet in this spreadsheet). Applicants are encouraged to independently verify the information provided herein. In some instances Developments have been found to be located in an ETJ of a city rather within the city limits and such information could change the results. Please contact jason.burr@tdhca.state.tx.us with any questions.

**Updated November 20, 2019**

### Place Data

<table>
<thead>
<tr>
<th>Place Name</th>
<th>Place population</th>
<th>All Place Units</th>
<th>All Unit Per Cap Pl</th>
<th>All Units Place/TX Per Cap</th>
<th>Place &gt; 2x Per Capita</th>
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**2x units per capita**
Proximity to URBAN CORE- Regency Lofts Site

Map Length: 3.75 miles
Ground Length: 3.75
Heading: 184.63 degrees
AGENDA
CITY OF HOUSTON • CITY COUNCIL
January 28th & 29th, 2020

MAYOR
SYLVESTER TURNER

CONTROLLER
CHRIS B. BROWN

DISTRICT COUNCIL MEMBERS
Amy Peck
District A
Jerry Davis
District B
Abbe Kamin
District C
Carolyn Evans-Shabazz
District D
Dave Martin
District E
Martha Castex-Tatum
District K
Mike Knox
Position 1
David W. Robinson
Position 2
Safia Acock
Position 5
Tiffany D. Thomas
District F
Greg Travis
District G
Katia Casneros
District H
Robert Gallegos
District I
Edward Polard
District J

AT-LARGE COUNCIL MEMBERS
Michael Kubosh
Position 3
Letitia Plummer
Position 4

In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

The agenda may be accessed via the Internet at http://houston.novusagenda.com/agendapublic/. Copies of the agenda are available in the Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for $52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.
NOTE: If a translator is required, please advise when reserving time to speak

AGENDA - COUNCIL MEETING Tuesday, January 28, 2020 - 1:30 PM
City Hall Chamber

PRESENTATIONS
2:00 P.M. – INVOCATION AND PLEDGE OF ALLEGIANCE
## 2020 Declared Disaster Areas

**Counties Eligible under §11.9(d)(3) of the 2020 QAP**

as of November 22, 2019

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**TERRITORY OF HOUSING AND COMMUNITY AFFAIRS**

221 E. 11th St, Austin, TX 78701  Main Number: 512-475-3800  Email: info@thca.state.tx.us
P.O. Box 13841, Austin, TX 78711  Toll Free: 800-526-0857  Web: www.thca.state.tx.us
Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-739-2899 (TTY) and 711 (Voice).
February 20, 2020

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway
     Director of Multifamily Finance

Re: TDHCA Application No. 20097; Regency Lofts

Dear Ms. Holloway:

DWR Regency 20, LP ("Applicant") is proposing to develop Regency Lofts, an affordable rental housing development for individuals and families that will be located at 3232 Dixie Drive, Houston, Harris County, Texas 77021 ("Development Site"). Harris County is located in a FEMA Declared Disaster Area. Please see Attachment A-List of 2020 FEMA Declared Disaster Counties. The Applicant is electing Readiness to Proceed points pursuant to 10 TAC §11.9(c)(8) of the 2020 Qualified Allocation Plan (the "Rules"), and hereby certifies to the following:

1. The Applicant understands and will be prepared to close all financing on or before the last business day in November, 2020;
2. The Applicant will fully execute the construction contract on or before the last business day in November, 2020;
3. The Development Site is located in Houston, Texas, a municipality that has no zoning and therefore the development of Regency Lofts is a permitted use on the Development Site. Please see Attachment B-City of Houston No zoning Letter;
4. The Applicant established a closing timeline under the Purchase Contract that obligates the Applicant to close before the last business day in November, 2020. Also, Mucasey & Associates, Architect (the "Architect") understands and is prepared to work with the Applicant to ensure closing in a timely manner. The Architect has worked with affiliates of the Applicant in 2018 and 2019 on readiness to proceed transactions all of which closed in a timely manner;
5. Our Syndicator and Lender are aware that Regency Lofts is expected to close before the last business day in November, 2020 and are committed to working with the Applicant to ensure the deadline is met. Please see Attachment C-commitment letters from our Debt and Equity providers acknowledging the closing date; and
6. Applicant understands that failure to close all financing and to fully execute the construction contract on or before the last business day in November, 2020 will result in a penalty under 10 TAC §11.9(f) of the Rules.

We look forward to working with TDHCA on a timely closing and successful development.

Sincerely,

DWR Regency 20 LP (tbf)

By: Donna Rickenbacker, Authorized Representative

Cc: Cheryl Lawson (WALIPP) - clawson@walipp.org
# 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

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OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

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

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV
  Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab

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

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

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

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

Margaret Wallace Brown, Director
Via: E-Mail

February 26, 2020

Donna Rickenbacker
DWR Development Group, LLC
6300 West Loop South
Suite #670
Bellaire, TX 77401

RE: Regency Lofts, Houston, TX – TDHCA #20097

Dear Donna,

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: DWR Regency 20, LP, a to be formed single asset entity (the "Borrower").

Property: A 120 unit affordable multifamily rental housing project to be constructed at 3232 Dixie Drive, Houston, Harris County, Texas 77021 (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. DWR Development Group, LLC and Donna Rickenbacker, (the "Guarantors") must sign a full unconditional guaranty at closing and a construction completion guaranty.

Upon satisfying the requirements for Amortization Commencement, as outlined in this Term Sheet, the Mortgage Loan will convert to a non-recourse loan and the guaranty shall become limited to certain circumstances occurring, such as fraud, misrepresentation, environmental issues, bankruptcy, etc.
Loan Terms

Loan Amount: The Mortgage Loan will be in an amount equal to the lesser of (a) $15,587,966 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 $31,658,731.

Permanent Loan Term Amount: The "Permanent Loan Term Amount" is estimated to be $4,970,000. The Permanent Loan Term Amount may not exceed 80% of the Property's appraised value "as stabilized" assuming restricted rents based upon Lender's review of a third-party appraisal, with a minimum underwritten debt service coverage ratio of 1.15 to 1 at project completion and stabilization based upon an underwritten interest rate of 5.00% with a 35-year amortization.

Equity Investment: $13,948,605 or such other amount acceptable by Lender, by tax credit investor who is acceptable to Lender. If at any time during the Loan Term Lender determines that the portion of the Loan Amount not yet advanced is insufficient to complete the remaining construction work due to an increase in the total project cost, Borrower will be required to contribute additional equity equal to the shortage prior to Lender advancing additional loan proceeds.

Equity installments will be used to fund development costs and/or pay down the Mortgage Loan to the Permanent Loan Term Amount.

Secondary Financing: Borrower has committed to obtain secondary financing from the City of Houston ("COH") in the amount of $12,500,000 ("Secondary Loan"). All secondary financing shall be subordinate in all respects to the liens of the Lender.

No additional secondary financing shall be permitted without prior written consent of the Lender.

Other Sources: It is anticipated that the project will be receiving a $500.00 grant from the City of Houston.

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 4.50% rate)

The Interest Rate on the Permanent Loan Term Amount shall be fixed; at a rate equal to the commensurate Swap Rate plus 2.90%, which shall be set within 5 days of closing. (Currently, underwritten at a 5.00% rate)

Loan Term: The term for the Mortgage Loan will be 20.5 years. (30 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 30 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 a 1.15 to 1 for 90 days and (5) satisfaction of the limited partnership requirements. Amortization Commencement is not to occur later than 24 months from loan closing. The debt coverage ratio calculation will include principal, interest, operating expenses, any and all taxes payable, insurance and replacement reserves, and use the actual rate locked at closing and a 35-year amortization.

**Construction Completion:**

Project construction must be completed within 18 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.

If the Secondary Financing provided by the City of Houston requires the Contractor to provide a Payment and Performance Bond, Lender will request to be named on a dual obligee rider.

**Advances:**

Project costs will first be funded from the equity deposited with Lender (as it is funded) and second from the proceeds of the Secondary Loan (as it is funded according to its terms) and thirdly from the Mortgage Loan. None of the proceeds of the Mortgage Loan will be made available to Borrower unless and until the entire amount of the first equity payment has been deposited with Lender and disbursed to Borrower in accordance with the terms of the Loan Agreement.

Construction draws can be submitted for consideration by Lender on monthly basis. All advances are subject to the terms of the Loan Agreement and other loan documents which use percentage of completion with a 10% retainage (except for materials) for determining each advance. When the stage of construction is determined to be 90% complete, the retainage held will be reduced to 5%.

When the stage of construction is determined to be 50% complete, Borrower may request a release of retainage for the initial subcontractors whose work is complete. Borrower must provide to...
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 Regency Lots is located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 01, 2019, and therefore is expected to close on or before the last business day in November 2020.

HQ Pre-K: Amegy Bank is aware that DWR Regency 20, LP is electing the points in their TDHCA Application to provide educational space for a HQ Pre-K program.

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 $3,000 per month for replacement items commencing the month following conversion.

Reserves: A Rent Up Reserve must be included in the development budget equal to $50,000. 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 $493,524 for future operating deficits after Amortization Commencement.
Deposits and Fees

Expense Deposit: An Expense Deposit is not required. However, Borrower agrees to pay for any Lender ordered third party reports, such as the appraisal.

Origination Fee: Borrower agrees to pay to Lender non-refundable "Origination Fees" in an amount equal to 1% of the Mortgage Loan amount and 1% of the Permanent Loan Amount at closing.

Legal Fees: Borrower agrees to pay Lender's legal fees incurred in connection with the preparation and negotiation of the loan documents.

Broker Fees: It is Lender's understanding that no mortgage broker is involved in this transaction. No broker's fees will be paid by Lender or from any fees due Lender.

THIS TERM SHEET REFLECTS LENDER'S PRELIMINARY INTEREST IN EXPLORING THE POSSIBILITY OF A CREDIT ARRANGEMENT AND WILL NOT BE BINDING ON THE LENDER OR THE ADDRESSEE. The terms proposed herein are subject to revision at Lender's discretion. Should Lender enter into a credit relationship with the borrower, documents may contain additional or different terms, covenants, and conditions. This term sheet may not be contradicted by evidence or any alleged oral agreement, may not be disclosed, and may not be relied upon for any purpose without Lender’s prior written consent.

This term sheet is provided as an outline of terms only and is not to be considered a commitment by Lender to lend at a contract rate of interest. Any commitment by Lender is subject to further due diligence, including but not limited, to the following:

- The receipt, review and acceptance of an appraisal to be commissioned by Lender,
- The receipt, review and acceptance of an environmental report for the project,
- Verification of the source of the Equity Investment,
- Verification of the secondary financing,
- Evidence of permissive zoning, adequacy of parking, and flood zone determination,
- a review of the apartment market in Houston, Harris County, Texas,
- Acceptability of the financial condition, credit worthiness and references of the Borrower and each Guarantor with no material change in the information prior to closing, and
- Review and final approval by the loan committee of Lender.

Sara Hale
DWR Regency 20, LP
C/O Ms. Donna Rickenbacker
DWR Development Group, LLC
6300 West Loop South, Ste 670 Bellaire, TX 77401

Re: – Regency Lofts (TDHCA #20097) Letter of Intent

Dear Ms. Rickenbacker:

This letter is a preliminary equity investment commitment from the National Equity Fund, Inc. (NEF) for Regency Lofts (“Project”), a proposed LIHTC, multifamily community located in Houston, TX.

NEF, an affiliate of the Local Initiatives Support Corporation (LISC), was incorporated in 1987 with the mission to identify and develop new sources of financing to help provide affordable housing for low income families and to assist non-profit organizations in creating this housing. NEF has worked with 700 local development partners in forming partnerships which acquire, develop, rehabilitate and manage low-income rental housing. Since the enactment of the Federal Low Income Housing Tax Credit in 1986, NEF has raised more than $11 billion in equity and invested it in more than 2,200 affordable housing projects in 46 states, including Washington, D.C. and Puerto Rico.

Described below are the basic terms, conditions and assumptions of this preliminary commitment:

- The Project consists of a proposed LIHTC, multifamily community which will consist of 120 total housing units located in Houston, TX. The Project will consist of 102 LIHTC units targeted to families with incomes at or below 60% AMI. The remaining 18 units will be unrestricted at market rents.

- The Project will be owned by DWR Regency 20, LP. The General Partner will be DWR Regency GP, LLC and will be owned by DWR Development Group, LLC and William A. Lawsm Institute for Peace & Prosperity. The Limited Partner will be NEF Assignment Corporation. NEF has reviewed the entities and principals involved and has no reservations at this time.

- NEF proposes to be the Federal Low Income Housing tax credit investor with an equity investment of $13,948,605 based on annual LIHTC allocation of $1,500,000 which represents a price of $0.93. NEF’s proposed equity pay-in schedule is depicted on the following page:
The final timing and amounts of equity payments at closing and during construction will be agreed upon by NEF and the General Partner prior to closing.

- Reserves - The Limited Partner will require the following reserves:
  - Operating Reserve equal to six months of operating expenses plus debt service
  - Capitalized Replacement Reserve of $36,000
  - Lease Up Reserves of $50,000
  - Replacement Reserve of $300 per unit per year to be funded monthly.

- Guaranties and Adjusters – NEF will require Donna Rickenbacker and DWR Development Group, LLC to provide guaranties of development completion, operating, and the repurchase of NEF’s interest if the project fails to meet basic tax credit benchmarks. The Project’s partnership agreement will include adjusters to the Limited Partner’s capital contributions if there is a change in the agreed upon amounts of total projected tax credits or projected first year credits.

- Sources – NEF acknowledges (and has based its terms on) the sources and amounts of funds from other parties as described on the attached TDHCA Schedule of Sources that total $31,658,731.

- Syndication Fee - NEF will charge a $55,000 Due Diligence fee.

- Readiness to Proceed – The Project is seeking Readiness to Proceed points included in the 2020 QAP because the development site is located in a county declared by the Federal Emergency Management Agency to be eligible for assistance within three years preceding December 1, 2019. NEF acknowledges the requirement to close on or before the last business day in November 2020 and fully intends to work with applicant to meet this required deadline.

- Pre-k space – NEF acknowledges the applicant has elected points for the construction of a pre-k facility.

A final determination of our investment will depend upon confirmation of the project’s assumptions; a full underwriting of the Project, the development team and their financial statements; the review of plans and specifications; the commitment for all other sources of financing; the development schedule; review of due diligence materials; successful negotiation of the partnership agreement and approval by NEF’s Investment Review Committee and by its final tax credit investors.

Sincerely,

Jason Aldridge Vice President National Equity Fund
### 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).

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<th>Financing Participants</th>
<th>Funding Description</th>
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<th>Permanent Period</th>
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<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Amegy</td>
<td>Conventional Loan</td>
<td>$15,587,966</td>
<td>4.50%</td>
<td>$4,970,000</td>
<td>5.00%</td>
</tr>
<tr>
<td>COH Loan</td>
<td>CDBG</td>
<td>$11,250,000</td>
<td>0.00%</td>
<td>$12,500,000</td>
<td>1.00%</td>
</tr>
</tbody>
</table>

### Third Party Equity

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEF</td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$2,789,721</td>
<td>$13,948,605</td>
</tr>
</tbody>
</table>

### Grant

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Houston</td>
<td>$11.9(d)(2)LPS Contribution</td>
<td>$500</td>
<td>$500</td>
<td></td>
</tr>
</tbody>
</table>

### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWR Development Group, LLC</td>
<td>Direct Loan Match</td>
<td>$2,031,044</td>
<td>$239,626</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th></th>
<th>Direct Loan Match</th>
</tr>
</thead>
</table>

Total Sources of Funds: $31,659,231

Total Uses of Funds: $31,658,731

2/25/2020
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).

At closing approximately 20% of the equity funds will be received. Amegy will loan funds to the LP in monthly draws and front the City money. Draws will be submitted to the City as well for the sub-set of eligible reimbursable expenses they will fund. Those funds will flow to Amegy as the escrow agent and Amegy will first disburse from those funds for the next draw and then will fund from their loan until the maximum loan is reached. The City holds back 10% of the loan until completion and satisfaction. At completion and conversion equity will fund and at conversion the City loan will be fully funded and the balance of the Amegy loan not retired becomes 18 year debt amortizing at 35 years. The City loan does not bear interest until completion and is subject to cash flow and limited to no more than 50% of distributable cash flow.

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.

**COH Harvey DR2 NOFA requires $300/u/y replacement reserve.**

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.

No operating subsidies or Section 8 rents anticipated.

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.

---

Sara Hale
Signature, Authorized Representative, Construction or Permanent Lender

Sara Hale
Printed Name

02-26-2020
Date

Telephone: 281-297-7944

Email address: sara.hale@AmegyBank.com

If a revised form is submitted, date of submission: 2/25/2020
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>3.192</td>
<td>3.192</td>
<td>N/A</td>
<td>3.192</td>
</tr>
</tbody>
</table>

   Feasibility Report Survey: 3.192  Feasibility Report Engineer’s Plan: 3.192

   (*) 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:**

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):

   **PM Dixie, LLC**
   **Pierre Bejjani**
   **11312 Kingsworthy Lane**
   **PM Dixie LLC**
   **N/A**
   **3/18/2014**
   **No**

   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: N/A

   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>PM Dixie LLC</td>
<td>no relationship to Team Members</td>
</tr>
</tbody>
</table>

   Site Control is in the form of:

   - [X] Contract for sale
   - [ ] If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
   - [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - [ ] Contract for lease
   - Expired Contract or Option: ____________________ Anticipated Closing Date: ____________________
   - [X] Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
   - [X] The Property has the following encumbrance(s): All shown on Title Commitment

   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:

   | Self Score Total: | 131 |
3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**

   N/A  

   Ingress and egress to a public right of way are not part of the Property described in the site control documentation, and at the time of Commitment, the Applicant will provide:
   - Evidence of an easement, leasehold, or similar documented access; and
   - Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

4. **Re-platting or Vacating Requirement [10 TAC §11.204(10)(E)]**

   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:
   - Qualified Census tract that has less than 20% HTC Units per household
   - New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†*
     †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.
   * Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments
   - Development is located in a Small Area Difficult Development Area (SADDA)
   - Rural Development (Competitive HTC only)
   - Development is entirely Supportive Housing (Competitive HTC Only)
   - Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
   - Development elects to restrict 10% of units at 30% AMI. These units may not be used to meet any scoring criteria, or used to meet any Multifamily Direct Loan program requirement. (Competitive HTC only)
   - Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
   - Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

   If a revised form is submitted, date of submission: ____________________________
## Site Information Form Part III

### 1. Site Acreage

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

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.192</td>
<td>3.192</td>
<td>N/A</td>
<td>3.192</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:

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

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

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM Dixie, LLC</td>
<td>Pierre Bejjani</td>
</tr>
</tbody>
</table>

Address

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>11312 Kingsworthy Lane</td>
<td>Houston</td>
<td>TX</td>
<td>77024</td>
<td>3/18/2014</td>
</tr>
</tbody>
</table>

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

If "Yes," please explain: N/A

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>PM Dixie LLC</td>
<td>no relationship to Team Members</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

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

Expiration of Contract or Option: 11/29/2020  Anticipated Closing Date: 11/29/2020

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

All shown on Title Commitment
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:

N/A

3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**

   N/A

   Ingress and egress to a public right of way are not part of the Property described in the site control documentation, and at the time of Commitment, the Applicant will provide:
   - Evidence of an easement, leasehold, or similar documented access; and
   - Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

4. **Re-platting or Vacating Requirement [10 TAC §11.204(10)(E)]**

   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:
   - Qualified Census tract that has less than 20% HTC Units per household
   - New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†*
     †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.
   - Development is located in a Small Area Difficult Development Area (SADDA)
   - 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: ________

   6/10/2020
### Support Documentation from Site Information Part III Should be Included Behind this Tab.

<table>
<thead>
<tr>
<th><strong>Site Control Documentation</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>![X] Evidence of Site Control as described in 10 TAC §11.204(10)</td>
<td>![X] Recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).</td>
</tr>
<tr>
<td>![na]</td>
<td></td>
</tr>
<tr>
<td>![na] Contract or option for lease (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).</td>
<td>![na] Contract for sale or option for purchase (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).</td>
</tr>
<tr>
<td>![na] If Identity of Interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Ingress/Egress and Easements</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>![na] Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Re-platting or Vacating Requirement</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>![na] Documentation required by 10 TAC §11.204(10)(E) is included, as applicable.</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th><strong>Increase in Eligible Basis (30% Boost)</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>![na] Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.</td>
<td></td>
</tr>
<tr>
<td>![na] Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable.</td>
<td></td>
</tr>
<tr>
<td>![na] SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.</td>
<td></td>
</tr>
<tr>
<td>![na] 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, if applicable.</td>
<td></td>
</tr>
</tbody>
</table>

List of Opportunity Zones can be found at:  
https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2016

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

Seller: PM Dixie LLC

Address: 11312 Kingsworthy Lane, Houston, TX 77024
Phone: (832)605-4222 E-mail: pebeijani@gmail.com
Fax: Other: fred@ghabriel.com

Buyer: DWR Development Group, LLC and/or its assignee

Address: 6300 West Loop South, Bellaire, TX 77401
Phone: (713)560-0068 E-mail: donna@dwrdevelopment.com
Fax: Other: donna@marqueconsultants.com

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at Approximately 3.19 +/- acres located at 3232 Dixie Dr., Houston, Harris County, TX 77021 (address) and that is legally described on the attached Exhibit A, or as follows:

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

(1) 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;

(2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and

(3) Seller's interest in all licenses and permits related to the Property.

(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.)

3. SALES PRICE:

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

(1) Cash portion payable by Buyer at closing ......................... $ 5,500,000.00

(2) Sum of all financing described in Paragraph 4 .................. $ 0

(3) Sales price (sum of 3A(1) and 3A(2)) ........................... $ 5,500,000.00

(TAR-1802) 4-1-18 Initialed for Identification by Seller and Buyer

(Stamp) Realtor, 19009 Champion Forest Dr. Spring TX 77379
Phone: 6178958601 Fax: 6178958653

Produced with zipForm® by zipLogix 18070 Featton Road, Fraser, Michigan 45026 www.zip-logix.com
B. Adjustment to Sales Price: (Check (1) or (2) only.)

X (1) The sales price will not be adjusted based on a survey.

☐ (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of $ N/A per:

☐ (i) square foot of total area net area.
☐ (ii) acre of total area net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:

☐ (i) public roadways;
☐ (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and

☐ (iii) N/A

(c) If the sales price is adjusted by more than N/A% of the stated sales price, either party may terminate this contract by providing written notice to the other party within N/A days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

☐ A. Third Party Financing: One or more third party loans in the total amount of $ N/A.

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 (TAR-1931).

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

☐ C. Seller Financing: The delivery of a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TAR-1931) in the amount of $ N/A.

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit $ 30,000.00 as earnest money with Chicago Title Insurance Company (title company) at 3700 Buffalo Speedway, Ste. 1100, Houston, TX 77098 (address) Janet Karr, VP (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 $ See Attachment A 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 Seller notifies Buyer that Buyer has not timely deposited the additional amount.

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.

(TAR-1802) 4-1-18 Initialed for Identification by Seller and Buyer 4-1-18
6. TITLE POLICY AND SURVEY:

A. Title Policy:

(1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
   (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
   (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

(2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
   (a) will not be amended or deleted from the title policy.
   (b) will be amended to read "shortages in areas" at the expense of Buyer at Seller.

(3) Within 30 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.

B. Survey: Within 45 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 N/A (insert amount) of the cost of the survey at closing, if closing occurs.

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

(3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property. If the existing survey is not acceptable to the title company, Seller will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 20 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 20 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party N/A (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey:

(1) Within 30 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing 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 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 of Buyer’s actual receipt of the survey; or (ii) of 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.

(3) Buyer’s failure to timely object or terminate under this Paragraph 6C 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: See Attachment A attached hereto and made a part hereof for all purposes.

B. Feasibility Period: Buyer may terminate this contract for any reason within by 7/31/19 days after the effective date (feasibility period) by providing Seller written notice of termination.

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

☐ (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $ See Attachment A 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 $ N/A 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 $$$ See Addendum A 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.

(TAR-1802) 4-1-18 Initiated for Identification by Seller [Signature] and Buyer [Signature] Page 4 of 14 Produced with zipFerm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogic.com 3232 Dixie Dr.
(2) 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.

(3) 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 Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within 10 days after the effective date, Seller will deliver to Buyer: (Check all that apply.)
   □ (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
   □ (b) 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;
   □ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
   □ (d) copies property tax statements for the Property for the previous 2 calendar years;
   □ (e) plats of the Property;
   □ (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
   □ (g) Copies of any documents in the Seller's possession or control regarding the condition or use of the Property.

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

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

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

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 advance sums paid by a tenant under any lease;
4. any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
5. 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 N/A days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than N/A by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TAR 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:

Principal Broker: Bejjani & Associates - Pierre
Bejjani-License No. 291401
Agent: Fred Ghabriel
Address: 2117 Chenevert, Suite I
Houston, TX 77003
Phone & Fax: (713)659-3333
E-mail: fred@ghabriel.com
License No.: 449020

Cooperating Broker: N/A

Principal Broker: (Check only one box)

[ ] represents Seller only.
[ ] represents Buyer only.
[ ] is an intermediary between Seller and Buyer.

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

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

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

[ ] (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of: ___________% of the sales price.
Cooperating Broker a total cash fee of: ___________% of the sales price.

The cash fees will be paid in ________________________ County, Texas. Seller authorizes the title company to pay the brokers from the Seller’s proceeds at closing.
Approximately 3.19 +/- acres located at 3232 Dixie Dr., Houston, Harris County, TX 77021

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.
   (specific date).
   (2) 7 days after objections made under Paragraph 6C 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, at Seller's expense, a 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 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) an assignment of all leases to or on the Property;
   (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
   (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
   (5) 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 (IRS) together with appropriate tax forms; and
   (6) 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 issuance of the title policy, all of which must be completed 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 a lease for any part of 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 Addendum A attached hereto and made a part hereof for all purposes.

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;
   (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 of any deed of trust;
   (3) recording fees for the deed and any deed of trust;
   (4) premiums for flood insurance as may be required by Buyer's lender;
   (5) one-half of any escrow fee;
   (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 the 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(3) which Seller may pursue; or

(\ Check if applicable) \x\ 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. **CONDEMNATION:** If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

A. 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 paid under Paragraph 7B(1), will be refunded to Buyer; or

B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:

(1) Seller and the sales price will be reduced by the same amount; or

(2) 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 (TAR-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;
   (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 condition on the Property that violates any law or ordinance.
   (Describe any exceptions to (1)-(10) 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.

☒ 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 Financing Addendum (TAR-1931);
   - (3) Commercial Property Condition Statement (TAR-1408);
   - (4) Commercial Contract Addendum for Special Provisions (TAR-1940);
   - (5) Notice to Purchaser of Real Property in a Water District (MUD);
   - (6) Addendum for Coastal Area Property (TAR-1915);
   - (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAR-1916);
   - (8) Information About Brokerage Services (TAR-2501);
   - (9) Information About Mineral Clauses in Contract Forms (TAR-2509); and
   - (10) See Addendum A attached hereto and made a part hereof for all purposes.

(Note: Counsel for the Texas Association of REALTORS® (TAR) has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by TAR 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 obligations and liability of Buyer 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 of the 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 (TAR-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
(TAR-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. 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.

H. 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."

I. 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: Pierre Bejjani and Donna Rickenbacker

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell
the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property
is located, on __November 16, 2018__, the offer will lapse and become null and void.
Commercial Contract - Unimproved Property concerning Approximately 3.19 +/- acres located at 3232 Dixie Dr., Houston, Harris County, TX 77021

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: PM Dixie LLC

By: Pierre Bejjani
Printed Name: Pierre Bejjani
Title: Manager

Buyer: DWR Development Group, LLC and/or its assignee

By: Donna Rickenbacker
Printed Name: Donna Rickenbacker
Title: Manager

By:
Printed Name:
Title:
AGREEMENT BETWEEN BROKERS  
(only if Paragraph 98(1) is effective)

Principal Broker agrees to pay \( \text{N/A} \) (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

- \( \text{N/A} \) $__________________ , 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: N/A

Cooperating Broker: N/A

By: ____________________________ By: ____________________________

ATTOREYS

Seller's attorney: ____________________________ Buyer's attorney: ____________________________

Address: __________________________________ Address: __________________________________

Phone & Fax: ____________________________ Phone & Fax: ____________________________

E-mail: ____________________________ E-mail: ____________________________

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

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

ESCROW RECEIPT

The title company acknowledges receipt of:
- [X] A. the contract on this day \( \text{NOV 13, 2018} \) (effective date);
- [X] B. earnest money in the amount of \( \text{30,000.00} \) in the form of \( \text{a wire} \) on \( \text{NOV 15, 2018} \).

Title company: Chicago Title Insurance Company

Address: 3700 Buffalo Speedway, Ste. 1100
Houston, TX 77008

Phone & Fax: (713)653-6105

Assigned file number (GF#): C778701445

By: Janet Karr, VP

E-mail: karri@ctt.com
SPECIAL PROVISIONS ADDENDUM A TO CONTRACT

This Addendum A (this "Addendum") is attached to and made a part of that certain Commercial Contract-Unimproved Property (the "Contract") entered into by and between PM Dixie LLC (the "Seller") and DWR Development Group, LLC and/or its assignee (the "Buyer") and shall be effective for all purposes as of the Effective Date of the Contract.

1. Notwithstanding anything in Paragraph 2 of the Contract to the contrary, the term "Property" shall mean and include:

   (a) All rights, benefits, privileges, easements, and appurtenances belonging or appertaining to the real property including, without limitation, Seller's rights, title and interest in and to all minerals, utilities and any easement, rights-of-way, rights of ingress and egress or other interest in, on or to any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the real property (the "Access Rights"). Buyer's obligation under the Contract is expressly contingent upon satisfaction that the Property being conveyed includes Access Rights in the location and dimensions acceptable to the Buyer and all governmental jurisdictions in connection with the development of the Intended Use (as hereinafter defined); and

   (b) All interests of Seller in and to any alleys, strips, or gores of land, if any, adjoining the real property.

2. The parties acknowledge and agree that the legal description set forth in the final approved survey (the "Survey") obtained in accordance with Paragraph 6(9)(1) of the Contract shall be accepted by the parties as the correct and final description of the Property. If the Seller is in possession or control of a plats and/or surveys of the Property, Seller shall deliver the plats and surveys to the Buyer within 10-days following the Effective Date of the Contract.

3. Intended Use of the Property – Rental Housing Community.

4. Buyer shall have the right during the Feasibility Period described in Paragraph 7(B) of the Contract and any extension of such Feasibility Period described in Paragraph 5 of this Addendum to inspect the Property, to perform all due diligence and to compile all documents and third party reports deemed necessary by Buyer, in its sole discretion, in order to determine if the Property is suitable for Buyer's Intended Use, including, without limitation, satisfaction of acceptable utilities and Access Rights benefiting the Property and Buyer's Intended Use. Seller shall permit Buyer and its representatives, upon reasonable advanced notice, to enter onto the Property for purposes of conducting its investigation and inspection of the Property, at Buyer's sole cost and expense, that shall include, without limitation, completion of any surveying, engineering, geo-technical and environmental assessments. Buyer may terminate the Contract during the Feasibility Period for any reason and receive a refund of the Earnest Money subject to any portion thereof released to the Seller in accordance with the provisions of this Addendum.

5. If, for any reason, Buyer, in its sole discretion, considers the Property to be unsuitable for Buyer's Intended Use or purposes, or Buyer otherwise disapproves of the Property based on the studies conducted pursuant to the foregoing paragraph or for any other reason, at Buyer's sole and absolute discretion, Buyer may terminate the Contract by delivering written notice of termination to Seller at any time prior to the expiration of the Feasibility Period, in which event the Contract shall terminate and the

Page -1-

Initials: Seller Buyer
parties shall be relieved of any further obligations hereunder. In the event of a termination pursuant to this paragraph, the Earnest Money shall be refunded to Buyer, subject to the following:

(a) If the Contract is terminated on or before February 15, 2019, the Earnest Money set forth in Paragraph 5(A) of the Contract (the “Initial Deposit”) shall be returned to Buyer less $1,000.00 which shall be released by the Title Company directly to Seller as independent consideration for entering into the Contract;

(b) If the Contract is terminated after February 15, 2019 but on or before May 31, 2019, the Initial Deposit shall be returned to Buyer less $15,000 which shall be released by the Title Company directly to Seller as independent consideration for entering into the Contract; and

(c) If the Contract is terminated after May 31, 2019 but prior to the expiration of July 31, 2019 (the “Initial Feasibility Period”), the full amount of the Initial Deposit shall be released by the Title Company directly to Seller as independent consideration for entering into the Contract.

In the event that Buyer elects not to terminate the Contract during the Initial Feasibility Period, the Initial Deposit shall be released by the Title Company directly to the Seller in the amounts and upon the expiration of the dates described in (a)-(c) above and become non-refundable to the Buyer but applicable to the Sales Price at Closing.

6. Buyer shall have the right to extend the Initial Feasibility Period to September 30, 2019 (the “Extended Feasibility Period”, collectively with the Initial Feasibility Period the “Feasibility Period”), by delivering written notice to Seller of its intention to extend prior to the expiration of the Initial Feasibility Period, and depositing the additional amount of $30,000 into escrow with the Title Company within three (3) business days thereafter (the “Additional Deposit”, collectively with the Initial Deposit, the “Earnest Money”). A portion of the Additional Deposit in the amount of $25,000 shall be released by the Title Company to Seller within three (3) days following the deposit of the Additional Deposit into escrow by the Buyer as independent consideration for entering into the Contract.

In the event Buyer elects not to terminate the Contract and proceeds to Closing, the Earnest Money (including any portion thereof released to Seller) shall be applicable to the Sales Price at Closing.

7. The date of Closing described in Paragraph 10(A) of the Contract will occur on or before November 29, 2019. The date of the Closing may be extended by Buyer for two (2) consecutive 30-day periods as necessary and for the sole purpose of obtaining site plan and other approvals from the all governmental authorities and finalizing the closing with the debt and equity providers. Buyer’s right to extend the date of Closing pursuant to this paragraph is conditioned upon Buyer delivering written notice to Seller of its intention to extend at least 3 business days prior to the expiration of the then date of Closing and depositing with the Title Company the amount of $30,000 for each extension elected by Buyer (the “Closing Extension Fee”) which shall be released by the Title Company directly to the Seller. The Closing Extension Fee shall be non-refundable to Buyer, except in the event of a default by Seller pursuant to the Contract, but applicable to the Sales Price at Closing.

8. All Earnest Money deposits and Closing Extension Fees (including any portion thereof released to the Seller) shall be applicable to the Sales Price at Closing.

9. Notwithstanding any provision in the Contract to the contrary, in the event the Contract is terminated pursuant to any right to do so under any provisions of the Contract, the parties shall work to provide the title company any requested documentation or execute any release of funds (“Release”) from
the title company necessary to release the Earnest Money to the appropriate parties pursuant to the provisions of the Contract. The parties acknowledge and agree that the Title Company shall have the right to disburse funds and close the contract within 10-days following receipt by the parties of the form of Release from the Title Company. The parties agree to indemnify and hold the Title Company harmless for any claims whatsoever in connection with the Contract and disbursement pursuant to the Release in the event any party fails to execute the Release from the Title Company within such 10-day period.

10. The Property is being sold “AS IS”, “WHERE IS”, AND “WITH ALL FAULTS”. As of the date of acceptance of all inspections performed by the Buyer, Seller shall, at Seller’s sole cost and expense, keep the Property until Closing in its current condition (subject to normal wear and tear) and shall not permit or commit any liens, waste, impairment, casualty or deterioration thereof or commit, suffer or permit any act upon or use of the Property in violation of any applicable law, order, permit or license of any governmental authority. The failure of the Seller to keep the Property in its current condition shall constitute an event of default under the Contract and Buyer shall have the remedies described in Paragraph 15(C) of the Contract.

11. Notwithstanding any provision in the Contract to the contrary, Seller represents and warrants to Buyer that as of the date of Seller’s execution of the Contract and as of the date of Closing:

(a) There are no actions, suits or proceedings pending or, to the actual knowledge of Seller, threatened (i) against the Property that would materially adversely affect the Property, or (ii) against Seller that would preclude the Seller from performing Seller’s obligation under the Contract;

(b) Seller has not received any notice regarding condemnation, litigation, administrative or other legal proceedings affecting the Property or any portion thereof, and to the actual knowledge of Seller, no such action or proceedings have been commenced or threatened;

(c) Seller covenants that there are no written or unwritten leases, occupancy agreements or tenants in possession affecting the Property or any portion thereof (collectively, the “Lease”). Seller agrees to indemnify and hold Buyer harmless from any claims or causes of actions arising out of any Lease or use of the Property prior to the sale and transfer of the Property to Buyer at Closing in accordance with the Contract; and

(d) Seller is the sole owner of fee simple title to the Property and has full power and authority to execute, deliver and perform the Contract without obtaining any consents or approvals from or the taking of any other actions with respect to, any other individuals or third parties (or if such consent, approvals or other action is required, it will be accomplished prior to Closing).

In the event any condition to Closing under this Paragraph 11 is not satisfied or true or correct in all material respects as of the date of Closing, Seller shall be in default and Buyer shall have the remedies described in Paragraph 15(C) of the Contract. In the event Buyer elects to terminate the Contract all Earnest Money and any Closing Extension Fees paid directly to Seller as of the date of such termination shall be returned to Buyer.

12. Notwithstanding anything in Paragraph 9 of the Contract to the contrary, Buyer and Seller hereby represent to the other that they have not disclosed the Contract or the subject matter hereof to any real estate broker, agent, or salesman, so as to create any legal right or claim by any such broker, agent, or salesman for a real estate commission or compensation with respect to the negotiation and/or consummation of the Contract or the conveyance of the Property by Seller to Buyer except as set forth in Paragraph 9 of the Contract and this Paragraph 12. Except as set forth in Paragraph 9 of the Contract,
Seller and Buyer hereby indemnify each other against, and agree to hold and save each other harmless from, any claims (or expenses related thereto, including expenses for reasonable attorneys’ fees incurred in defending any such claims or enforcing this indemnity) for any real estate commissions or similar fees arising out of or in any way connected with any claimed agency relationship with the indemnitor and relating to the subject matter of the Contract. This provision of this Paragraph 12 shall survive the Closing or any termination of the Contract.

13. All capitalized terms used herein and not otherwise defined shall have the mean ascribed to such term in the Contract.

14. In the event of a conflict between the provisions of the Contract and this Addendum, the provisions of this Addendum shall control and prevail.

SELLER:

PM Dixie LLC

By: Pierre Bejjani, Manager

BUYER:

DWR Development Group LLC, LLC, and/or its assignee

By: Donna W. Rickenbacker, Manager
Exhibit A: Property Description

Approximately 3.19 +/- acres located at 3232 Dixie Dr., Houston, Harris County, TX 77021
The exact dimensions and acreage of the property are to be determined by a new survey.
The dimensions and acreage will not match the aerial description exactly as stated below.
FIRST AMENDMENT TO COMMERCIAL CONTRACT-UNIMPROVED PROPERTY

This First Amendment to Commercial Contract-Unimproved Property (this "Amendment") is executed to be effective as of September 30, 2019 (the "Effective Date"), by and between PM Dixie LLC, a Texas limited liability company ("Seller") and DWR Development Group, LLC and/or its permitted assignee ("Buyer"). Seller and Buyer are collectively referred to as the "Parties", and each a "Party".

RECEITALS:

A. Seller and Buyer executed that certain Commercial Contract-Unimproved Property dated effective as of November 13, 2018 (the "Contract") in connection with the sale and purchase of approximately 3.19+/- acres of land located at 3232 Dixie Dr., Houston, Texas 77021.

B. The Parties desire to amend the Contract as set forth below.

AGREEMENT:

THEREFORE, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Defined Terms and Recitals. All capitalized terms used in this Amendment but not defined herein shall have the meanings assigned to such terms in the Contract.

2. Acknowledgements. The Parties acknowledge and agree that:

   (a) The Initial Deposit of Earnest Money set forth in Paragraph 5(A) of the Contract in the amount of $30,000 was deposited by Buyer with the Title Company in a timely manner and has been released to Seller;

   (b) The Additional Deposit of Earnest Money set forth in Section 6 of the Addendum to Contract in the amount of $30,000 was deposited by the Buyer with the Title Company in a timely manner and a portion of the Additional Deposit in the amount of $25,000 was released by the Title Company to Seller; and

   (c) Pursuant to Paragraph 7(B)(2) of the Contract and Section 6 of the Addendum, the Feasibility Period has been extended to September 30, 2019.

3. Amendment. The Contract is hereby amended as follows:

   (a) The first paragraph of Section 6 of the Addendum is amended to provide further rights of the Buyer to extend the Feasibility Period as follows:

      (i) First Extension to Option to Extend – Buyer shall have the right to extend the Feasibility Period from September 30, 2019 to November 29, 2019. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before September 30, 2019 and (ii) depositing a $30,000.00 extension fee (the "First Extension Deposit") with the Title Company which shall be immediately released by the Title Company directly to Seller. The First Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing;
(ii) Second Extension to Option to Extend – Provided Buyer exercises the First Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from November 29, 2019 to January 28, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before November 29, 2019 and (ii) depositing a $30,000.00 extension fee (the “Second Extension Deposit”) with the Title Company which shall be immediately released by the Title Company directly to Seller. The Second Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing;

(iii) Third Extension to Option to Extend – Provided Buyer exercises the Second Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from January 28, 2020 to March 28, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before January 28, 2020 and (ii) depositing a $30,000.00 extension fee (the “Third Extension Deposit”) with the Title Company which shall be immediately released by the Title Company directly to Seller. The Third Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing;

(iv) Fourth Extension to Option to Extend – Provided Buyer exercises the Third Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from March 28, 2020 to May 27, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before March 28, 2020 and (ii) depositing a $30,000.00 extension fee (the “Fourth Extension Deposit”) with the Title Company which shall be immediately released by the Title Company directly to Seller. The Fourth Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing.

(b) The second paragraph of Section 6 of the Addendum is deleted in its entirety and replaced with the following:

“In the event Buyer elects not to terminate the Contract and proceeds to Closing, the Earnest Money which shall include the Initial Deposit, the Additional Deposit, the First Extension Deposit, the Second Extension Deposit, the Third Extension Deposit, and the Fourth Extension Deposit (all limited to and including any portion thereof actually received by the Seller) shall be applicable to the Sales Price at Closing.”

(c) The date of Closing described in Paragraph 10(A) of the Contract and Section 7 of the Addendum to Contract is deleted in its entirety and replaced with the following:

“The date of the Closing of the sale and purchase of the Property shall occur on or before thirty (30) days following the expiration of the Feasibility Period (which may be extended). Buyer shall have the right to extend the date of Closing for two (2) consecutive thirty (30) day periods. Buyer’s right to extend the date of Closing pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before the expiration of the then date of Closing, and (ii) depositing a $50,000.00 extension fee for each extension elected by Buyer.
the "Closing Extension Fee" with the Title Company, which shall be immediately released by the Title Company directly to Seller."

(d) Pursuant to Paragraph 2 of the Addendum, the Parties acknowledge and agree that the legal description of the real property made a part of the Property set forth and described on the Survey attached hereto as Exhibit "A" is the correct and final description of the Property to be conveyed at Closing.

4. **Binding Effect.** This Amendment is binding upon and shall inure to the benefit of the Parties and their respective heirs, trustees, executors, administrators, personal representatives, successors and assigns.

5. **Headings.** The subject headings contained in this Amendment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

6. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Faxed or emailed versions shall be deemed originals.

7. **Applicable Law.** This Amendment will be governed and construed in accordance with the laws of the State of Texas, exclusive of conflict and choice of law principles.

8. **Agreement.** The terms and provisions set forth in this Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Contract and the Addendum thereto, and except as expressly modified and superseded by this Amendment, the terms and provisions of the Contract and Addendum are hereby ratified and confirmed by the Parties and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first above written.

**Seller:**

PM Dixie LLC

By: Pierre Bejjani, Manager

**Buyer:**

DWR Development Group, LLC, or its permitted assignee

By: Donna Rickenbacker, Manager
EXHIBIT A
Survey Description of Land- 3.19 +/- Acres
(Attached)
ASSIGNMENT OF COMMERCIAL CONTRACT-UNIMPROVED PROPERTY

This Assignment of Commercial Contract-Unimproved Property (this "Assignment") is executed to be effective as of February 21, 2020, by DWR Development Group, LLC ("Assignor"); DWR Regency 20 LP ("Assignee") and PM Dixie LLC (the "Seller"). Assignor, Assignee and Seller are collectively referred to as the "Parties", and each a "Party".

RECITALS:

A. Assignor and Seller executed that certain Commercial Contract-Unimproved Property dated effective as of November 13, 2018 (as amended, the "Contract") in connection with the sale and purchase of a certain tract of land located at 3232 Dixie Drive, Houston, Texas 77021.

B. Assignor now desires to assign all of Assignor's right, title, and interest in and to the Contract, including without limitation, Assignor's right, title, and interest in and to the earnest money deposit being held in connection with the Contract (collectively, the "Contract Rights"), to Assignee, and Assignee desires to accept the Contract Rights and assume all obligations and liabilities of Assignor under the Contract.

AGREEMENT:

NOW THEREFORE, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Defined Terms and Recitals. All capitalized terms used in this Assignment but not defined herein shall have the meanings assigned to such terms in the Contract.

2. Assignment and Assumption. Assignor hereby assigns, transfers and coveys to Assignee all of Assignor's right, title, and interest in and to the Contract and the Contract Rights. Assignee hereby accepts and assumes Assignor's assignment of the Contract and the Contract Rights and hereby agrees to be bound by the terms of the Contract and to assume all liabilities and obligations of Assignor, as "Buyer", thereunder.

3. Binding Effect. This Assignment is binding upon and shall inure to the benefit of the Parties and their respective heirs, trustees, executors, administrators, personal representatives, successors and assigns.

4. Headings. The subject headings contained in this Assignment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

5. Counterparts. This Assignment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Faxed or emailed versions shall be deemed originals.

6. Applicable Law. This Assignment will be governed and construed in accordance with the laws of the State of Texas, exclusive of conflict and choice of law principles.

7. Agreement. All references in the Contract to the term “Contract” means the Contract as amended by this Assignment.
IN WITNESS WHEREOF, the Parties have executed this Assignment as of the day and year first above written.

Assignor: DWR Development Group, LLC

By: Donna Rickenbacker, Member

Assignee: DWR Regency 20 LP

By: DWR Regency GP, LLC, its general partner

By: DWR Development Group, LLC
its managing member

By: Donna Rickenbacker, Member

By its signature below, Seller acknowledges and consents to this Assignment:

Seller: PM Dixie, LLC

By: Pierre Bejjani, Member
Buyer delivering written notice to Seller of its intentions to extend the Feasibility Period on or before July 27, 2020, and (ii) depositing a $30,000.00 extension fee (the "Sixth Extension Deposit") with the Title Company within 2-business days following written notice from Buyer which shall be immediately released by the Title Company directly to Seller. The Sixth Extension Deposit shall be non-refundable to Buyer but applicable to the Sale Price at Closing; and

(iii) Seventh Extension to Option to Extend – Provided Buyer exercises the Fifth Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from September 27, 2020 to November 27, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before September 27, 2020, and (ii) depositing a $30,000.00 extension fee (the "Seventh Extension Deposit") with the Title Company within 2-business days following written notice from Buyer which shall be immediately released by the Title Company directly to Seller. The Seventh Extension Deposit shall be non-refundable to Buyer but applicable to the Sale Price at Closing.

(b) The second paragraph of Section 6 of the Addendum is deleted in its entirety and replaced with the following:

“In the event Buyer elects not to terminate the Contract and proceeds to Closing, the Earnest Money including all extension deposits (all limited to and including any portion thereof actually received by the Seller) shall be applicable to the Sale Price at Closing.”

4. **Binding Effect.** This Amendment is binding upon and shall inure to the benefit of the Parties and their respective heirs, trustees, executors, administrators, personal representatives, successors and assigns.

5. **Headings.** The subject headings contained in this Amendment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

6. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Faxed or emailed versions shall be deemed originals.

7. **Applicable Law.** This Amendment will be governed and construed in accordance with the laws of the State of Texas, exclusive of conflict and choice of law principles.

8. **Agreement.** The terms and provisions set forth in this Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Contract and the Addendum thereto, and except as expressly modified and superseded by this Amendment, the terms and provisions of the Contract and Addendum are hereby ratified and confirmed by the Parties and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first above written.
Seller: PM Dixie LLC  
By:  
Pierre Bejjani, Manager

Buyer: DWR Development Group, LLC, or its permitted assignee
By:  
Donna Rickenbacker, Manager
Donna:

This will confirm our receipt and disbursement of funds in this file as follows:

Initial Deposit of $30,000 and released the full amount to the Seller;
Additional Deposit of $30,000 and released $25,000 to Seller;
First Extension Deposit of $30,000 and released the full amount to Seller;
Second Extension Deposit of $30,000 and released the full amount to Seller;
Third Extension Deposit of $30,000 and released the full amount to Seller;
Fourth Extension Deposit of $30,000 and released the full amount to Seller; and
Fifth Extension Deposit of $30,000 and released the full amount to Seller.

Chicago currently has $5,000 remaining in escrow.

- Every day, we are learning more about COVID-19 (coronavirus) and its impact on our communities and businesses. The health and safety of our customers and employees is a common goal and priority for all of us. We recommend that only parties required to sign documents be present for closing

FUNDS FOR CLOSING MUST BE WIRED – PLEASE CALL FOR FURTHER INFORMATION.
WARNING! WIRE FRAUD ADVISORY – NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL

Wire fraud is on the rise! Please call your Chicago Title Escrow Officer immediately to verify any wiring instructions received via email. Important: Do not call a phone number within the wire instructions email –only use a verified number for Chicago Title such as the one on the sales contract, via an Internet search, etc.

Janet Karr
Vice President, Commercial Division

3700 Buffalo Speedway Suite 1100 Houston, TX 77098
Cell 713 213 0381 (Direct) Main number: 713 659 1411 713 658 1029 (fax)
www.chicagotitlehouston.com

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the
Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively “Title Data”). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) 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.

Issued By:
Chicago Title of Texas, LLC

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.
SCHEDULE A

Effective Date: February 18, 2020 at 8:00 AM
Commitment No.: CTT18701445

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: $5,500,000.00
      PROPOSED INSURED: DWR Regency 20, 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)
      Policy 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:
   PM Dixie, LLC

4. Legal description of land:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A
EXHIBIT "A"
Legal Description

BEING a 3.192 acre (139,033 square foot) tract of land situated in the D.W.C. Harris Survey, Abstract No. 325 of the City of Houston, Harris County, Texas and being all of a called 2.3311 acre tract of land, designated Tract A, and a called 0.8609 acre tract of land, designated Tract B, as described in an conveyance to PM Dixie, LLC recorded under Harris County Clerk's File (H.C.C.F.) No. 20140124458, said 3.192 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the east right-of-way line of State Highway 288 a cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with the metes and bounds description:

BEGINNING at an "X" scribed in concrete set at the intersection of the south right-of-way line of Dixie Avenue (70 feet wide aka Dixie Drive) as recorded under Volume 6, Page 1 of the Harris County Map Record (H.C.M.R.) with the west right-of-way line of Bowling Green Boulevard (60 feet wide) as recorded under Volume 6 Page 1 H.C.M.R. for the common northeast corner of said Tract B and the herein described tract;

THENCE, S 17° 23' 46" W, a distance of 250.00 feet along and with said west right-of-way line, same being the east line of said Tract B, to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of said Tract B and the most northerly southeast corner of the herein described tract;

THENCE, N 72° 16' 14" W, a distance of 150.00 feet along and with the south line of said Tract B to a point in the east line of said Tract A for the southwest corner of said Tract B, from which a found 5/8-inch iron rod bears N 44° 45' E, 0.72 feet;

THENCE, S 17° 23' 46" W, along and with the east line of said Tract A, at a distance of 60.00 feet, passing a point for the northwest corner of a tract of land designated Second Tract in a conveyance to Mental Health Mental Retardation Authority of Harris County, recorded under H.C.C.F. No. 5678337, from which a 5/8-inch iron rod bears N 48° 40' E, 0.32 feet continuing for a total distance of 260.00 feet to a point in the north right-of-way line of Mobile Avenue (60 feet wide, aka Kilgore Street) as recorded under Volume 6, Page 1 H.C.M.R., for the southwest corner of said Second Tract and the southeast corner of said Tract A same being the most southerly southeast corner of the herein described tract, from which a 5/8-inch iron rod bears N 47° 58' W, 0.37 feet;

THENCE, N 72° 16' 14" W, a distance of 50.89 feet along and with said north right-of-way line, same being the south line of said Tract A to a point in the east right-of-way line of State Highway 288 for the common southwest corner of said Tract A and the herein described tract, from which a 5/8-inch iron rod bears S 50° 09' E, 0.80 feet;

THENCE, along and with the east right-of-way line of said State Highway 288, same being the west line of said Tract A, the following course and distances:

N 10° 17' 56" W, a distance of 216.02 feet to an angle point;

N 16° 35' 34" W, at a distance of 83.64 feet passing a found brass disk monument stamped TxDOT, at a distance of 133.40 feet passing a found brass disk monument stamped TxDOT, continuing for a total distance of 337.11 feet to a brass disk monument stamped "TxDOT" found for corner;

N 17° 05' 56" E, a distance of 40.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set in the south right-of-way line of said Dixie Drive for the common northwest corner of said Tract A and the herein described tract;

THENCE, S 72° 16' 14" E, along and with said south right-of-way line, same being the north line of said Tract A at a distance of 339.96 feet, passing a 1-inch iron pipe found for the northeast corner of said Tract A and the Northwest corner of said Tract B, from which a found 5/8-inch iron rod bears N 46° 55' E 0.90 feet, continuing along and with said south right-of-way line and the north line of said Tract B for a total distance of 489.96 feet to the POINT OF BEGINNING and containing 3.192 acres (139,033 square feet) of land.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.
Commitment No.: CTT18701445  
GF No.: CTH-COM-CTT18701445JK

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney’s fees, and expenses resulting from:

1. **DELETED.**

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

   (Applies to the Owner Policy only.)

4. Any title 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 or 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 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 years. (If Texas Short Form Residential Mortgagor Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2020 and subsequent years."\)

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee 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. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.

   (Applies to Mortgagee Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagor Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagor 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 Mortgagor 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. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

   b. INTENTIONALLY DELETED.

   c. INTENTIONALLY DELETED.

   d. INTENTIONALLY DELETED.

   e. Electric distribution facilities easement(s) and appurtenances as granted in a document:

      Granted to: Houston Lighting and Power Company
      Recording Date: December 20, 1982
      Recording No: under Harris County Clerk's File Number(s) H744993.
      Affects: 10 feet wide and traversing a portion of the subject property together with any unobstructed aerial easement(s) and being more particularly located and defined therein.

      Reference is hereby made to said document(s) for full particulars.

   f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 12, 1982, recorded August 16, 1982, under Harris County Clerk's File Number(s) H574876. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

   g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 2, 2008, recorded June 4, 2008, under Harris County Clerk's File Number(s) 20080288705. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

   h. Subject property has frontage or abuts State Highway No, 288, which is a controlled access highway. The Company, by this policy does not insure against the exercise of power by competent government authority to limit, control or deny access, ingress or egress to the herein described property from State Highway No, 288 or the service road which subject property abuts, nor does it insure that the insured has or shall continue to have access, ingress and egress from the subject property to and from such highway and/or service road.

      NOTE: Access to State Highway No, 288 was denied as set forth in instrument recorded under Harris County Clerk's File Number(s) D303091.

   i. The following as disclosed in the body of instrument recorded under Harris County Clerk's File Number(s) 20080288705.

      i) Terms, conditions and stipulations contained in that certain unrecorded lease agreement dated August 11, 1982 by and between Skyline Interests, Inc., as landlord, and Brink's Incorporated, as tenant, and amendments thereof dated March 1, 1991 and October 15, 1992;

      ii) Protrusion and/or encroachment of fences over and across the property;

      iii) Protrusion and/or encroachment of overhead utility wires, together with power poles and guy wires,
over and across the property; and

iii) Bollards, light standards, man holes, grate inlets, fill nozzles, gas meter and electric meter in place on

the property.

j. The following as disclosed in Exhibit "B" of instrument recorded under Harris County Clerk's File

Number(s) 20140124494.

i) Public/private utilities, driveways, walkways, sewers, access, rights of ingress/egress and drainage over

and across the common areas.

k. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for

immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy

issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work

performed or materials furnished in connection with improvements placed, or to be placed, upon the

subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured

under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date

hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to $ 0.00. Liability shall increase

as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum

plus the amount actually expended by the insured in improvements at the time the loss occurs. Any

expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of

the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of

this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed

provision of this policy.

Loan Policy(ies) Only: 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 increase as each disbursement is made in good faith and without knowledge of any defect

in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall

be construed as limiting any exception under Schedule B, or any printed provision of this policy.

l. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by

survey,

Job No.: 6728-00
Dated: April 18, 2019
Prepared by: Sean Conley, R.P.L.S. No. 6739
Matters shown: 1. Fences do not follow the boundary lines, together with the rights of others in and to

the use of the land lying between the fence and said boundary line.

2. Encroachment of asphalt into adjoining property.

3. Power poles, electric meter, guy wire, and sanitary man hole as shown thereon, together with the rights

of utilities and servicing companies in and to the access, use, maintenance and removal of same
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 Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: PM Dixie LLC
   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the
7. We find of record the following:

A Deed of Trust, Security Agreement and Financing Statement to secure an indebtedness in the amount shown below,

- **Amount:** $192,000.00
- **Dated:** February 10, 2014
- **Trustor/Grantor:** DBL Holdings, LLC, a Missouri limited liability company
- **Trustee:** Eric A. Gardner
- **Beneficiary:** Americrest Capital, L.L.C.
- **Recording Date:** March 3, 2014
- **Recording No:** under Harris County Clerk’s File Number(s) 20140083468. As affected by instrument recorded under Harris County Clerk’s File Number(s) 20140083469.

**NOTE:** This Deed of Trust has probably been paid, however we find no release of record in the Official Records of Harris County, Texas and sufficient time has not elapsed to remove by statute per underwriting guidelines. Secure and record release of same.

8. The Land lies within the boundaries of Greater Southeast Management District and may be subject to taxes or special assessments by reason thereof. Notice of inclusion of said Land in said district must be given and executed by purchaser and seller and filed of record.

9. The name(s) of the purchaser(s)/borrower(s) shown below has been checked for judgment liens protected under the terms of the Federal Debt Collection Act of 1990, and none were found. If the name(s) of the purchaser(s)/borrower(s) as shown herein should change prior to closing, resubmit for additional examination:

- **Name(s) of Purchaser(s)/Borrower(s):** DWR Development Group, LLC

10. **INTENTIONALLY DELETED.**

11. The following note is for informational purposes only:

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

- **None found of record.**

The last Deed found of record affecting the Land was recorded March 28, 2014, under Harris County Clerk’s File Number(s) **20140124458**, wherein the grantee acquired the subject property.

12. **Note – Important Notice**

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of $50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of $1000.00 for a thirty-day period at an interest
rate of 0.5% is $0.42. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

13. Prior survey dated April 18, 2019, prepared by Sean Conley, R.P.L.S. No. 6739 has been reviewed and conditionally approved for A&B deletion and issuance of T-19 if requested (without deletions) subject to receipt of an executed T-47 affidavit stating that no changes have occurred since the date of the survey.
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 issuing Title Insurance Company, **Chicago Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
   - **Shareholders**: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   - **Directors**: Raymond Randall Quirk, Anthony John Park, Michael J. Nolan, Theodore L. Kessner, Edson N. Burton, Jr.
   - **Officers**: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   - **Chicago Title of Texas, LLC**
     - (a) A listing 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.
       - **Owners**: FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
     - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 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.
       - **Owners**: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
     - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
       - **Officers/Directors**: Raymond Randall Quirk (President), Michael Louis Gravelle (Corporate Secretary), Joseph William Grealish (Executive Vice President), Daniel Kennedy Murphy (Treasurer), John Tannous (President and County Manager), Gayle Brand (President and County Manager), Brian K. Baize (President and County Manager), Carlos E. Valdes (President and County Manager), Robert B. Kuhn (President and County Manager)
     - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
     - (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

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>Owner's Policy</th>
<th>$25,981.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$25,981.00</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:

| Percent/Amount To Whom For Services |

---

*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.
**Chicago Title of Texas, LLC**  
3700 Buffalo Speedway, Suite 1100  
Houston, TX 77098

**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**  
(Exhibit D in 24 CFR §3500)

**Date:**
**To:** DWR Regency 20, LP  
**Property:** 3232 Dixie Dr., Houston, TX 77021

This is to give you notice that Chicago Title of Texas, LLC, a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Chicago Title of Texas, LLC with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the consummation of the transaction involving the above referenced property.

<table>
<thead>
<tr>
<th>Settlement Service Provider</th>
<th>Type of Settlement Provided</th>
<th>Range of Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>National TaxNet</td>
<td>Tax Information</td>
<td>$50 to $100 including sales tax and $5 for each additional parcel over 3 parcels</td>
</tr>
</tbody>
</table>

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

**Acknowledgment**
I/We have read this disclosure form and understand that Chicago Title of Texas, LLC is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

_____________________________  
_____________________________
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 perdidas 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, insure 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 1-800-442-7067 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.
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
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:
- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:
- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:
- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.
Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.
For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice’s effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.
Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
Multiple Site Information Form

This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.).

Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Street Address**

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Seller Address**

<table>
<thead>
<tr>
<th>Contact Name for Previous Seller</th>
<th>Name of Previous Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?**

**Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?**

**If yes above, describe relationship:**

Contract includes more than one tract/lot. Address, legal description, and acreage are below.

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

If a revised form is submitted, date of submission:

---

2/27/2020
<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Only list if owner has owned &lt;36 mos.</td>
<td>Only list if owner has owned &lt;36 mos.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Name for Previous Seller</th>
<th>Name of Previous Seller Entity</th>
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<th>Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?</th>
</tr>
</thead>
<tbody>
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<td></td>
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</tbody>
</table>

If yes above, describe relationship: __________________________________________________________________________________________

Contract includes more than one tract/lot. Address, legal description, and acreage are below.

<table>
<thead>
<tr>
<th>Address</th>
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</table>

If a revised form is submitted, date of submission: __________________________________________________________________________________________
<table>
<thead>
<tr>
<th>Address Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 

(Rows 141-439 are hidden. Unhide to use additional cells; items beyond the number provided can be created by using the copy/paste function below the available tables.)
** 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></td>
<td></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.

<table>
<thead>
<tr>
<th>State Senator</th>
<th>District</th>
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<tbody>
<tr>
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</table>

<table>
<thead>
<tr>
<th>State Representative</th>
<th>District</th>
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<table>
<thead>
<tr>
<th>Support Letter</th>
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<table>
<thead>
<tr>
<th>City Mayor</th>
</tr>
</thead>
<tbody>
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</table>

<table>
<thead>
<tr>
<th>County Judge</th>
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</tbody>
</table>

- School Superintendent | District Name | Email |
-_addr_ | | |

<table>
<thead>
<tr>
<th>Sue Deigaard, President</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><a href="mailto:sue.deigaard@houstonisd.org">sue.deigaard@houstonisd.org</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Presiding officer of Board of Trustees</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>4400 W 18th St.</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
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<tr>
<td>Zip</td>
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<table>
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<tr>
<th>District/Precinct</th>
<th>Email or Phone</th>
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<th>Email or Phone</th>
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</tbody>
</table>
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></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
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<tr>
<td></td>
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<tr>
<td>Zip</td>
<td>Phone</td>
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<tr>
<td></td>
<td>Fax or Email</td>
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<table>
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<td>Fax or Email</td>
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<td></td>
<td>Fax or Email</td>
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</table>

<table>
<thead>
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<th>Contact Name</th>
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<td>Zip</td>
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<table>
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<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>
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):

X 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.

X 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.

X One or more entities 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.

X 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:

X 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.

X 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.

X I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

X 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.

X 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):

X 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

2/26/2020
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

By: [Signature]


Printed Name

Texas

Notary Public, State of

Harris

County of

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 26th day of February, 2020

Notary Public Signature

JESSENIA CAVAZOS
Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190154

2/26/2020
Development Narrative

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

- New Construction
- and/or: (Note: Definition of "Adaptive Reuse" has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.)

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

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.

2/27/2020
Documentation that the Applicant or General Partner has secured or will secure sufficient funds necessary to maintain the Supportive Housing Development's operations throughout the entire Affordability Period is included behind this Tab.

Evidence of the Applicant’s or General Partner’s history of fundraising activities reasonably deemed to be sufficient to address any unanticipated operating losses is included behind this Tab.

As a condition of the Underwriting Report, the Applicant or General Partner will provide a fully executed guaranty agreement whereby the Applicant or its Affiliate assume financial responsibility of any outstanding operating deficits, as they arise, and throughout the entire Affordability Period.

Development is not financed, except for construction financing, with debt containing foreclosure provisions or debt that contains must-pay repayment provisions (including cash-flow debt).

Development has permanent foreclosable, must-pay debt sourced from federal funds.

Development has permanent foreclosable, cash flow debt provided by an Affiliate that was originally sourced from charitable contributions or pass-through local government, non-federal funds.

If the Development is financed with debt that does not meet the requirements above, Application must include:

- Evidence of project-based rental or operating subsidies for a minimum of 25% of Units;
- Documentation of how resident feedback has been incorporated into Development design;
- Evidence that the Development is located less than ½ mile from regularly-scheduled public transportation, including evening and weekend service;
- Evidence that at least 10% of the Units in the proposed Development meet the 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 Federal Register 29671 for persons with mobility impairments;

and the Applicant or General Partner confirms that:

- Multiple systems will be in place for residents to provide feedback to Development staff;
- A resident is or will be a member of the Development Owner or service provider board of directors;
- The Development’s Tenant Selection Criteria will include a clear description of any credit, criminal conviction, or prior eviction history that may disqualify a potential resident. The disqualification cannot be a total prohibition, unless such a prohibition is required by federal statute or regulation (i.e. the Development must have an appeal process for non federally required criteria;
- The Development will have a comprehensive written eviction prevention policy that includes an appeal process; and
- The Development will have a comprehensive written services plan that describes the available services, identifying whether they are provided directly or through referral linkages, by whom, and in what location and during what days and hours. A copy of the services plan will be readily accessible to residents.

3. Staff Determinations regarding definitions of development activity obtained?

If a determination under 10 TAC §11.1(k) was made prior to Application submission, provide a copy of such determination behind this tab.

4. Narrative

The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.

The Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.

The Development violates 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.

The 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:  

Briefly describe the proposed Development, including any relevant information not already identified above. If Adaptive Reuse, Additional Phase, or Scattered Site, or if any of the three main boxes above are not checked, include detailed information below.

Regency Lofts is a planned mixed income affordable rental housing community consisting of 120-total units that will include a stand-alone quality pre-kindergarten program (HQ Pre-K) and associated educational space on the development site. Applicant will provide...
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><strong>Multifamily Direct Loan:</strong></td>
<td></td>
<td><strong>Interest Rate (%)</strong>  <strong>Amortization (Years)</strong>  <strong>Permanent Term (Years)</strong></td>
</tr>
<tr>
<td>Const. to Perm. (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$ 1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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 can not be added or dropped from pre-application to full Application for Competitive HTC Applications.

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Select Set-Aside if applicable</td>
<td>Select NOFA and Set-Aside</td>
</tr>
<tr>
<td>At-Risk</td>
<td>Nonprofit</td>
</tr>
<tr>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Selections for At-Risk and USDA are independent of each other. Only select both if both apply.

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.

7. **Previously Awarded State and Federal Funding**

Has this site/activity previously applied for TDHCA funds?  Yes  No

Has this site/activity previously received TDHCA funds?  No

If "Yes" Enter Project Number: N/A  and TDHCA funding source: N/A

Has this site/activity previously received non-TDHCA federal funding?  No

If yes, source: N/A

Will this site/activity receive non-TDHCA federal funding for costs described in this Application?  Yes

sufficient common amenities to satisfy full points required under 10 TAC 11.101(B)(5). The Application will not include the election of points for providing a HQ Pre-K and associated educational space that will be available to the residents and the surrounding neighborhood. The development site is located in the Third Ward area of Houston, Texas and included within the boundaries of the OST/Almeda TIRZ #7.
8. **Qualified Low Income Housing Development Election (HTC Applications only)**

Pursuant to §42(g)(1)(A) - (C), the term “qualified low income housing development” means any project for residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer. Once an election is made, it is irrevocable. Select only one:

- At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.
- Applicant elects to use the Average Income for the Development.

*If a revised form is submitted, date of submission:*
### Development Activities I

1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**

   - **120** # of Units must qualify for **14** Points

   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**

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

   - **X** Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

   - **OR:**
     - na 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)**

   - na 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).

   - na 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)**

   - na 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).

   - na 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)]**

   - **X** Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).

   | Yes |
   | All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B). |

   - **X** Development will meet all specifications and accessibility requirements reflected in 10 TAC Chapter 1, Subchapter B, §1.207.

   | Yes |
   | Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired. |

   **Regardless of building type, ALL Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).**
February 20, 2020

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway
   Director of Multifamily Finance

Re: TDHCA Application No. 20097; Regency Lofts

Dear Ms. Holloway:

DWR Regency 20, LP ("Applicant") is proposing to develop Regency Lofts, an affordable rental housing development for individuals and families that will be located at 3232 Dixie Drive, Houston, Texas 77021 ("Development Site") that will include a Quality Pre-Kindergarten Program ("Pre-K") and associated educational space that will be available to the residents of Regency Lofts and that is available to the neighborhood. William A. Lawson Institute for Peace & Prosperity, a Texas non-profit corporation ("WALIPP") is a member of the general partner of the Applicant and a Co-Developer. WALIPP will be the educational provider. Although the Pre-K and associated space will be an additional amenity and the Applicant is not securing common amenities points based on the inclusion of the Pre-K, we are hereby recognizing and certifying to the follows:

1. The Applicant understands and fully intends to comply with all code requirement. The following is a link to the current school facility code requirements applicable to the Development Site:

   http://ritter.tea.state.tx.us/rules/tac/chapter061/ch61cc.html

2. Attached is a certification from Mark Mucasey and Associates, the Architect acknowledging and designing the Pre-K space in full compliance with all code requirements.

3. NEF (Equity) and Amegy (Debt) have acknowledged the inclusion of the Pre-K at the Development Site. Please see Tab 35 of the Application for the Term Sheets of NEF and Amegy that includes this acknowledgement.

We look forward to working with TDHCA on a timely closing and successful development.

Sincerely,

DWR OST 20 LP (tbf)

By: Donna Rickenbacker, Authorized Representative

Cc: Cheryl Lawson – clawson@walipp.org
PRE-K CLASSROOM BUILDING DESIGN CERTIFICATION
REGENCY LOFTS MULTI-FAMILY COMMUNITY
Mucasey & Associates, Architects
February 20, 2020

The Pre-K Classroom Building located in the proposed LIHTC Regency Lofts Community has been designed by Mucasey & Associates, Architects in conformance with the Texas Administrative Code (12.15.29 update) Part 2 Texas Education Agency, Chapter 61: School Districts, Subchapter CC: Commissioner’s Rules Concerning School Facilities.

The Pre-K Classroom Building is located at the edge of the multifamily site, with frontage on both Dixie Avenue and Bowling Green Boulevard. The building has its own independent access from both public streets, without having to enter the multifamily community. It is served by 8 parking places including one van accessible stall, and a queuing lane with a covered drop-off area for a minimum of 4 cars at its entrance. The building consists of 1,890 s.f. of interior air-conditioned space, along with its private outdoor fenced playground area of approximately 3,000 s.f.

The following are the spaces designed within the Classroom Building that comply with the Texas State Education Facilities Code and the City Of Houston’s International Building Code (version 2015):

1. Reception of 204 s.f. with administrator’s desk and reception seating area.
2. Classrooms #1 and #2 of 486 s.f. each, which will accommodate 13 students each at the State’s mandated ratio of 36 s.f. per student. Each Classroom contains a built-in sink counter and cabinets, and a private children’s Toilet Room in each, and will facilitate multiple learning centers in each room.
3. Commercial Kitchen including triple-sink; hand sink; utility and prep sinks; refrigerator; freezer; commercial exhaust hood with convection oven, modular range, griddle, and fryer; and pantry and storage closet. The Kitchen is designed to serve lunch daily to the 26 students at tables within each of their classrooms.

The mechanical systems will be electric split-systems with interior airhandlers and exterior condensing units. The electrical system will contain LED energy-efficient lighting in all spaces, as well as internet connections for teaching use. The exteriors are designed with a cement plaster and fiber-cement siding material to blend with the architecture of the multi-family community. The building is covered with a flat roof that will accommodate future solar facilities.

Certified by:

Mark S. Mucasey, A.I.A.
Mucasey & Associates, Architects

[Signature]

Mark S. Mucasey, A.I.A.
Principal
Development Activities II

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

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>550</td>
<td>650</td>
<td>850</td>
<td>1,050</td>
<td>1,250</td>
</tr>
</tbody>
</table>

- Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B). *(9 points)*

- Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)

- Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts) 

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

- 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.

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

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

- 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

- Number of 30% Units used to score points under §11.9(c)(2)*

- Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)

- Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)

- Percentage used for calculation of eligible points under §11.9(c)(1)

A. Development 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)

- Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)

B. Development proposed in all other areas.

- Development is Supportive Housing proposed by a Qualified Nonprofit (16 points)

- Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts)

OR  

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

- 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)

This box will populate after the calculation is completed.

2/27/2020
The Average Income for the proposed Development will be 54% or lower (15 points).

The Average Income for the proposed Development will be 55% or lower (13 points).

The Average Income for the proposed Development will be 56% or lower (11 points).

OR

D. Development proposed in all other areas.

The Average Income for the proposed Development will be 55% or lower (15 points).

The Average Income for the proposed Development will be 56% or lower (13 points).

The Average Income for the proposed Development will be 57% or lower (11 points).

<table>
<thead>
<tr>
<th>Application is seeking points for Income Levels of Residents.</th>
<th>Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]</td>
<td>15</td>
</tr>
<tr>
<td>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:</td>
<td></td>
</tr>
<tr>
<td>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)</td>
<td>0</td>
</tr>
<tr>
<td>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)</td>
<td>11</td>
</tr>
<tr>
<td>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)</td>
<td>0</td>
</tr>
<tr>
<td>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)</td>
<td>0</td>
</tr>
</tbody>
</table>

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. 10

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. 1

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 At-risk or USDA setasides are not eligible for this scoring item. Applications are not eligible under this paragraph unless points have also been selected under A above. The Development Owner agrees to specifically market the 2% of Units through the Continuum of Care and other homelessness providers 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. 6

9. Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]

Development will maintain a 35 year Affordability Period. 0

Development will maintain a 40 year Affordability Period. 0

Development will maintain a 45 year Affordability Period. 4

Application is seeking points for Extended Affordability. Points Claimed: 4

10. Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]

Application requests points for Historic Preservation.

Average Income
from Tab 24

| Average Income from Tab 24 | 0.00 |
- Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.
- Application includes documentation from the THC that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.
- Application includes evidence that the THC received the request for determination of preliminary eligibility and supporting information on or before February 1 of the current year.
- Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.
- At least 75% of the residential units will be within the Certified Historic Structure.
- Attached behind this tab are the THC letter and other documentation described above.

11. **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**
   - Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.  
   
12. **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**
   - Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.
1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

   **Qualification:** Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan.

   Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2020 Qualified Allocation Plan.

   **PART A:** DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS (mark all that apply):

   - Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
   - Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485 and 1486)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

   IN ADDITION, THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS (mark all that apply):

   - The stipulation to maintain affordability in the contract granting the subsidy indicated above is nearing expiration (i.e. expiration will occur within two calendar years of July 31. See §11.5(3)(E) and (F) of the QAP.
   - The HUD-insured or HUD-held mortgage on the Development is eligible for prepayment or is nearing the end of its term (the term will end within two calendar years of July 31, 2020).

   **PART B:** DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES TO REHABILITATE OR RECONSTRUCT HOUSING UNITS THAT:

   - Are owned by a public housing authority (PHA) or a public facility corporation (PFC) created by a public housing authority under Chapter 303, Local Government Code and receive assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g); OR
   - Received assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g) AND
   - Are proposed to be disposed of or demolished by a PHA or a PFC created by a PHA under Chapter 303, Local Government Code; OR
   - Were disposed of or demolished within the 2 years preceding the application by a PHA or a PFC created by a PHA under Chapter 303, Local Government Code; OR
   - Receive assistance or will receive assistance through the Rental Assistance Demonstration (RAD) program of HUD as specified by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55) and its subsequent amendments, if the application for assistance through RAD is included in the applicable PHA's plan that was most recently approved by HUD as specified by 24 C.F.R. Section 903.23.

   **PART C:** THE APPLICATION PROPOSES RELOCATION OF EXISTING UNITS IN AN OTHERWISE QUALIFYING AT-RISK DEVELOPMENT AND DOCUMENTATION MUST SHOW THAT:

   - The affordability restrictions and any At-Risk eligible subsidies are approved to be transferred with the Units proposed for Rehabilitation or Reconstruction prior to the tax credit Carryover deadline; AND
   - The Application proposes the same number of restricted units; AND EITHER
   - The new Development Site qualifies for points under §11.9(c)(4) related to Opportunity Index; OR

**At-Risk Set-Aside (continued)**
PART D: REGULATORY BARRIERS NECESSITATE ELIMINATION OF ALL OR A PORTION OF THE FINANCIAL BENEFIT FOR THE DEVELOPMENT, AND:

- Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.
- Development qualifies under §2306.6702(a)(5)(B); AND
- No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy, AND
- Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

PART E: THE PROPOSED DEVELOPMENT IS ELIGIBLE TO REQUEST A QUALIFIED CONTRACT UNDER §42, AND THE APPLICATION INCLUDES:

- A copy of the recorded LURA and the first years' IRS Forms 8609 for all buildings showing Part II of the form completed; AND
- If applicable, documentation from the original application regarding the right of first refusal.

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

2. Existing Development Assistance

Part A.

The existing Property is expected to have or continue the following benefit: ________________________________

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

- Property has an existing TDHCA LURA
- TDHCA LURA Amendment request has been submitted
- A copy of the contract or agreement securing the funds identified above is provided behind this form.

  The source of funds is: ________________________________
  The annual amount of funds is: ________________________________
  The number of units receiving assistance: ________________________________
  The term of the contract or agreement is (date): ________________________________
  The expiration of the contract or agreement is (date): ________________________________

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s): ________________________________

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis?

Yes [ ] No [ ]

Was the building occupied at any time during the last ten years?

Yes [ ] No [ ]

Was the building occupied or suitable for occupancy at the time of purchase?

Yes [ ] No [ ]

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule?

Yes [ ] No [ ]

If “Yes”, provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.

If “No”, does the property qualify for a waiver under §42(d)(6)?

Yes [ ] No [ ]

If “Yes”, provide the waiver and/or other documentation.

How many buildings will be acquired for the Development?

Existing Development Assistance (continued)
Are all the buildings currently under control by the Development Owner?  

If “No”, how many buildings are under control by the Development Owner?  

When will the remaining buildings be under control?  

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:  

1. Building(s) acquired or to be acquired from:  
   - Related Party  
   - Unrelated Party  

2. Building(s) acquired or to be acquired with Buyer’s Basis:  
   - Determined with reference to Seller’s Basis  
   - Not Determined with reference to Seller’s Basis  

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.  

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>PIS date of building by most recent owner</th>
<th>Proposed Acquisition date by the Applicant</th>
<th>Years between PIS &amp; Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
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</tr>
</tbody>
</table>

3. **Lead Based Paint (Direct Loan Applications Only)**  

Development constructed before January 1, 1978  

If yes, check each of the following that applies [24 CFR 35.115]:  

- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.  

- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.  

- Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.  

- An inspection performed according to HUD standards found the property contained no lead-based paint.  

- According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.  

- The rehabilitation will not disturb any painted surface.  

- The property has no bedrooms.  

- The property is currently vacant and will remain vacant until demolition.
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 Property Acquisition for Sale or Lease Act, as amended (Uniform Relocation Act (URA)) and the Uniform Relocation Assistance for Minors Act (URA for Minors).
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.

For Direct Loan Applications: A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition (including acquisition involving demolition) OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

Check all that apply:

☐ The activity involves demolition of existing occupied structures.

☐ The activity involves conversion of occupied rental property occupied by any tenant.

Applicants for Direct Loan funds that plan to rehabilitate, demolish and/or reconstruct occupied housing units must comply with the Section 104(d). By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

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

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under a Direct Loan move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42.350.

The purpose and goals of the RARAP is to:

(1) Provide (through its subgrantees) Relocation Assistance

(2) Minimize Displacement

(3) Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department’s approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply will all parts of the plan as they apply to this Application.
Architectural Drawings Must be Submitted Behind this Tab [§11.204(b)(9)]
(If development is scattered site, consult staff.)

In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 300dpi images. Follow these steps in Adobe Acrobat to convert most plans: File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [V] Print As Image 300dpi > OK Properties > Adobe PDF Settings > Default Settings: High Quality Print

X Site Plan which:

X states the size of the site on its face;

X 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.;

X includes a table matrix specifying the square footage of Common Area space on a building by building basis;

X identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;

X shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);

X indicates the location and number of parking spaces, garages and carports, as applicable;

X indicates the location and number of accessible parking spaces, including van accessible spaces;

X includes information regarding local parking requirements, as applicable;

X 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;

X indicates placement of detention/retention pond(s) or states there are no detention ponds;

X clearly delineates the flood plain boundary lines or states there is no floodplain;

X describes, if applicable, how flood mitigation or other required mitigation will be accomplished;

X identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(l)); and

X identifies all Amenities.

X Residential Building floor plans should include the following, building by building:

X 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

X location of accessible units (unless included on Site Plan).

X Common Building floor plans should include tabulations of the square footage of the following spaces that are outside of Net Rentable Area, whether conditioned or unconditioned, building by building:

X spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);

X spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and

NA For Supportive Housing only, specification of space to be used for 75 sq. ft./unit common space. NOTE: In order to qualify for points under 10 TAC §11.9(e)(2), of the 75 square feet, at least 50 square feet must be conditioned space.

X Unit floor plans for each type of Unit:

X must include the square footage of each type of Unit; and

X must include floor plans for the accessible Units.

X Elevations for each side of each building type which include:

X a percentage estimate of the exterior composition of each elevation; and

X roof pitch.

NA Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.

2/27/2020
REGENCY LOFTS
A Multi-Family Community

MUCASEY
&
Associates
Architects

4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Job No. 1937
CONTENTS

Regency Lofts

Project Summary
  Site Plan
  Typical Elevation
Amenity Center - First Floor Plan
Amenity Center - Second Floor Plan
  Unit "A1" Floor Plan
  Unit "A2" Floor Plan
  Unit "A3" Floor Plan
  Unit "B1" Floor Plan
  Unit "B2" Floor Plan
  Unit "B3" Floor Plan
  Unit "C1" Floor Plan
  Unit "C2" Floor Plan
  Unit "C3" Floor Plan
Building Floor Plans
  Exterior Elevations
Pre-K Building - Floor Plan and Elevations
Grille House - Floor Plan and Elevations
### Project Summary

#### Apartments:

<table>
<thead>
<tr>
<th>Type Description</th>
<th>Qty</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 One Bedroom, 1 Bath</td>
<td>20</td>
<td>700 s.f.</td>
</tr>
<tr>
<td>A2 One Bedroom, 1 Bath</td>
<td>24</td>
<td>777 s.f.</td>
</tr>
<tr>
<td>A3 One Bedroom, 1 Bath (H.C.)</td>
<td>3</td>
<td>777 s.f.</td>
</tr>
<tr>
<td>B1 Two Bedroom, 2 Bath</td>
<td>34</td>
<td>943 s.f.</td>
</tr>
<tr>
<td>B2 Two Bedroom, 2 Bath</td>
<td>23</td>
<td>1,014 s.f.</td>
</tr>
<tr>
<td>B3 Two Bedroom, 2 Bath (H.C.)</td>
<td>4</td>
<td>1,014 s.f.</td>
</tr>
<tr>
<td>C1 Three Bedroom, 2 Bath</td>
<td>9</td>
<td>1,161 s.f.</td>
</tr>
<tr>
<td>C2 Three Bedroom, 2 Bath</td>
<td>2</td>
<td>1,161 s.f.</td>
</tr>
<tr>
<td>C3 Three Bedroom, 2 Bath (H.C.)</td>
<td>1</td>
<td>1,161 s.f.</td>
</tr>
<tr>
<td>Total One Bedroom Units</td>
<td>47</td>
<td></td>
</tr>
<tr>
<td>Total Two Bedroom Units</td>
<td>61</td>
<td></td>
</tr>
<tr>
<td>Total Apartments Net Rentable</td>
<td>120</td>
<td>108,351 s.f.</td>
</tr>
</tbody>
</table>

#### Amenities:

- **Amenity Center**: 6,992 s.f.
- **Amenity Patio**: 232 s.f.
- **Unit Patio/Balcony**: 7,121 s.f.
- **Rental Storage**: 2,347 s.f.
- **Total Breezeway & Stairs**: 29,370 s.f.
- **Other Support Areas**: 3,394 s.f.
- **Pre-K Bldg.**: 1,890 s.f.
- **Garage**: 50,260 s.f.
- **Grille House**: 730 s.f.
- **Project Total**: 210,687 s.f.

#### Parking:

- **Parking required - Apartment**:
  - 47 One Bedroom @ 1.33 cars = 62.51 cars
  - 61 Two Bedroom @ 1.67 cars = 101.87 cars
  - 12 Three Bedroom @ 2.00 cars = 24.00 cars
  - **Total Apartment Parking Required**: 188.38 cars

- **Parking required - Pre-K**:
  - Classroom Occupancy @ 20 s.f./student = 48 students
  - Parking @ 1 space /10 students w/ drop-off = 4.80 cars
  - Employee Parking = 3.00 cars
  - **Total Pre-K Parking Required**: 7.80 cars

- **Total Project Parking Required**: 196.18 cars

#### Building Matrix:

- **Bldg. #1**: 2 A1 units, 2 B1 units, 2 C1 units, 1 Bldg. Type 1a
- **Bldg. #2**: 3 A1 units, 2 A2 units, 1 B1 units, 1 Bldg. Type 1b
- **Bldg. #3**: 12 A1 units, 16 A2 units, 12 B2 units, 6 Bldg. Type 1c
- **Bldg. #4**: 6 B1 units, 5 A3 HC units, 6 B2 units, 1 Bldg. Type 1d
- **Bldg. #5**: 1 A3 HC unit, 12 A1 units, 6 B1 units, 3 A1 HC units, 1 Bldg. Type #5

#### Project Total:

- **27 Total units**
- **1 C3 HC units**
- **48 Total units**

### SUMMARY

**Regency Lofts**

Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
NOTE: STRUCTURE IS COMPRISED OF 8 DISTINCT BLDGS, 1, 2, 3, 4 AND 5 SEPARATED BY TWO-HOUR CONCRETE PODIUM FLOOR AND TWO-HOUR AREA SEPARATION WALLS.

PROPERTY AREA: 3.12 ACRES

NOTE: PROPERTY WITHIN UNSHADED ZONE X (OUTSIDE 100 YEAR FLOOD PLAIN).

STORMWATER DETENTION TO BE UNDERGROUND WITHIN PARKING AREA.

NO FLOOD MITIGATION REQUIRED FOR THIS PROPERTY.
TRASH COMPACTOR

1. INDICATE & MOBILITY IMPAIRED UNIT
2. INDICATE & MOBILITY IMPAIRED UNIT

NOTE: STRUCTURE IS COMPRISED OF 8 DISTINCT BLDGS, 1, 2, 3, 4 AND 5 SEPARATED BY TWO-HOUR CONCRETE PODIUM FLOOR AND TWO-HOUR AREA SEPARATION WALLS.

PROPERTY AREA: 3.12 ACRES

NOTE: PROPERTY WITHIN UNDRAINED ZONE "X" (OUTSIDE 100 YEAR FLOOD PLAIN). STORMWATER DETENTION TO BE UNDERGROUND WITHIN PARKING AREA. NO FLOOD MITIGATION REQUIRED FOR THIS PROPERTY.

SITE PLAN - LEVELS 2-4
Regency Lofts
Mucasey & Associates, Architects

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Regency Lofts
Mucasey & Associates, Architects

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AMENITY CENTER - First Floor Plan

<table>
<thead>
<tr>
<th>Conditioned Space - Employee Only</th>
<th>Conditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manager</td>
<td>Lobby</td>
</tr>
<tr>
<td>154 sq. ft.</td>
<td>632 sq. ft.</td>
</tr>
<tr>
<td>Assistant Manager</td>
<td>Club Room</td>
</tr>
<tr>
<td>152 sq. ft.</td>
<td>586 sq. ft.</td>
</tr>
<tr>
<td>Copy/Fax</td>
<td>Business Center</td>
</tr>
<tr>
<td>129 sq. ft.</td>
<td>218 sq. ft.</td>
</tr>
<tr>
<td>Leasing</td>
<td>Dining</td>
</tr>
<tr>
<td>465 sq. ft.</td>
<td>195 sq. ft.</td>
</tr>
<tr>
<td>Toilet</td>
<td>Game Room</td>
</tr>
<tr>
<td>71 sq. ft.</td>
<td>215 sq. ft.</td>
</tr>
<tr>
<td>Total A/C - Employee</td>
<td>Kitchen</td>
</tr>
<tr>
<td>971 sq. ft.</td>
<td>346 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unconditioned Space - Employee Only</th>
<th>Unconditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance</td>
<td>Library</td>
</tr>
<tr>
<td>494 sq. ft.</td>
<td>432 sq. ft.</td>
</tr>
<tr>
<td>Total Non A/C - Employee</td>
<td>Club Office</td>
</tr>
<tr>
<td>494 sq. ft.</td>
<td>294 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conditioned Space - Tenant Accessible</th>
<th>Unconditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance</td>
<td>Library</td>
</tr>
<tr>
<td>494 sq. ft.</td>
<td>432 sq. ft.</td>
</tr>
<tr>
<td>Total Non A/C - Public</td>
<td>Club Office</td>
</tr>
<tr>
<td>300 sq. ft.</td>
<td>294 sq. ft.</td>
</tr>
</tbody>
</table>

Bldg. #1 Common Area Table

- Conditioned Space - Employee Only
  - Manager: 154 sq. ft.
  - Assistant Manager: 152 sq. ft.
  - Copy/Fax: 129 sq. ft.
  - Leasing: 465 sq. ft.
  - Toilet: 71 sq. ft.
  - Total A/C - Employee: 971 sq. ft.

- Conditioned Space - Tenant Accessible
  - Lobby: 632 sq. ft.
  - Club Room: 586 sq. ft.
  - Business Center: 218 sq. ft.
  - Dining: 195 sq. ft.
  - Game Room: 215 sq. ft.
  - Kitchen: 346 sq. ft.
  - Activity: 710 sq. ft.
  - Fitness: 760 sq. ft.
  - Men's: 163 sq. ft.
  - Women's: 165 sq. ft.
  - After Hour Corridor: 571 sq. ft.
  - Craftroom: 294 sq. ft.
  - Cardio Loft: 275 sq. ft.
  - Laundry: 135 sq. ft.
  - Total A/C - Public: 7,459 sq. ft.

- Unconditioned Space - Employee Only
  - Maintenance: 494 sq. ft.
  - Total Non A/C - Employee: 494 sq. ft.

- Unconditioned Space - Tenant Accessible
  - Library: 432 sq. ft.
  - Club Office: 294 sq. ft.

- Total Non A/C - Public: 300 sq. ft.
### Building Type 1a (Bldg. #1)
- **Total Net Rentable Area:** 24,543 s.f.
- **Total Patio/Balc. Area:** 1,624 s.f.
- **Breezeway/Stair Areas:** 7,497 s.f.
- **Other Support Areas:** 997 s.f.
- **Amenity Level 2:** 569 s.f.
- **Rental Storage:** 974 s.f.
- **Total Gross Building Area:** 36,204 s.f.

### Building Type 1b (Bldg. #2)
- **Total Net Rentable Area:** 25,314 s.f.
- **Total Patio/Balc. Area:** 1,585 s.f.
- **Rental Storage:** 144 s.f.
- **Other Support Areas:** 590 s.f.
- **Breezeway/Stair Areas:** 6,264 s.f.
- **Total Gross Building Area:** 33,897 s.f.

### Building Type 1c (Bldg. #3)
- **Total Net Rentable Area:** 39,786 s.f.
- **Total Patio/Balc. Area:** 2,832 s.f.
- **Rental Storage:** 1,229 s.f.
- **Other Support Areas:** 1,405 s.f.
- **Breezeway/Stair Areas:** 11,118 s.f.
- **Total Gross Building Area:** 56,370 s.f.

### Building Type 1d (Bldg. #4)
- **Total Net Rentable Area:** 18,708 s.f.
- **Total Patio/Balc. Area:** 1,080 s.f.
- **Other Support Areas:** 492 s.f.
- **Breezeway/Stair Areas:** 4,491 s.f.
- **Total Gross Building Area:** 24,681 s.f.

---

**Regency Lofts**

Mucasey & Associates, Architects

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TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "A1" - One Bedroom, 1 Bath

Regency Lofts
Mucasey & Associates, Architects

(Fair Housing Accessible) 700 s.f.

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "A2" - One Bedroom, 1 Bath

Regency Lofts
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "A3" - One Bedroom, 1 Bath
Regency Lofts
Mucasey & Associates, Architects
777 sq ft
ADA/UFAS ACCESSIBLE
TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "B1" - Two Bedroom, 2 Bath
Regency Lofts
Fair Housing Accessible) 943 s.f.
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "B3" - Two Bedroom, 2 Bath

Regency Lofts
Mucasey & Associates, Architects

1,014 s.f.

ADA/UFAS ACCESSIBLE

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "C1" - Three Bedroom, 2 Bath

Regency Lofts

Mucasey & Associates, Architects

(Fair Housing Accessible) 1,161 s.f.

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "C3" - Three Bedroom, 2 Bath

Regency Lofts
Mucasey & Associates, Architects

1,161 s.f.
ADA/UFAS ACCESSIBLE

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
Regency Lofts
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
**ELEVATION - 'L'**

**Regency Lofts**
Mucasey & Associates, Architects

**ELEVATION - 'M'**

**ELEVATION - 'N'**

**ELEVATION - 'P'**

**TDHCA Disclosure:** In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
9'-1 1/8" CLG.
9'-1 1/8" CLG
9'-1 1/8" CLG
1'-6 3/4" 1'-6 3/4" 10" 10'-3 7/8" CLG.
1st FLR.
2nd FLR.
3rd FLR.
4th FLR.
A2/A2/A2/PARKING GARAGE
B1/B1/B1/PARKING GARAGE
STO.
TRASH #2
ELEV. #2
STO.
PARKING GARAGE

LOW SLOPE ROOF
1/4" PER FT TYP.
44'-2 3/8"

Regency Lofts
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
Grille House - Floor Plan & Elevations

Regency Lofts
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
### SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by unhiding columns T through AF.

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

<table>
<thead>
<tr>
<th>Building Configuration (Check all that apply)</th>
<th>Single Family Construction</th>
<th>SRO</th>
<th>Transitional (per §42)(i)(3)(B))</th>
<th>Duplex</th>
<th>X</th>
<th>Scattered Site</th>
<th>Fourplex</th>
<th>X</th>
<th>&gt; 4 Units Per Building</th>
<th>Townhome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development will have:</td>
<td>X Fire Sprinklers</td>
<td>X Elevators</td>
<td># of Elevators</td>
<td>2</td>
<td>2,500</td>
<td>Wt. Capacity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Number of Parking Spaces (consistent with Architectural Drawings):  
- Shed or Flat Roof Carport Spaces: X
- Detached Garage Spaces: 197
- Attached Garage Spaces: 
- Uncovered Spaces: 197
- Structured Parking Garage Spaces: 

#### Floor Composition/Wall Height:
- 90% Carpet/Vinyl/Resilient Flooring
- 9% Ceramic Tile
- 10% Ceiling Height
- Upper Floor(s) Ceiling Height (Townhome Only)

#### You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

#### Information below to be used by Supportive Housing Applicants only.

- Total development Common Area as specified on Architect Certification: 
- The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: 
- The lesser of these two numbers added to NRA: 

#### Figure Points under 11.9(e)(2)

<table>
<thead>
<tr>
<th>Building Label</th>
<th>1a</th>
<th>1b</th>
<th>1c</th>
<th>1d</th>
<th>Total # of Residential Buildings</th>
<th>Total Sq. Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Type</td>
<td># of Rooms</td>
<td># of Baths</td>
<td>Sq. Ft. Per Unit</td>
<td>Number of Units Per Building</td>
<td>Total # of Units</td>
<td>Total Sq. Ft for Unit Type</td>
</tr>
<tr>
<td>A1</td>
<td>1</td>
<td>1</td>
<td>700</td>
<td>5</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>A2</td>
<td>1</td>
<td>1</td>
<td>777</td>
<td>6</td>
<td>2</td>
<td>16</td>
</tr>
<tr>
<td>A3</td>
<td>1</td>
<td>1</td>
<td>777</td>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>B1</td>
<td>2</td>
<td>2</td>
<td>943</td>
<td>4</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>B2</td>
<td>2</td>
<td>2</td>
<td>943</td>
<td>8</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>B3</td>
<td>2</td>
<td>2</td>
<td>1,014</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>C1</td>
<td>3</td>
<td>2</td>
<td>1,161</td>
<td>3</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>C2</td>
<td>3</td>
<td>2</td>
<td>1,161</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>C3</td>
<td>3</td>
<td>2</td>
<td>1,161</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>27</td>
<td>27</td>
<td>48</td>
<td>18</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 2/28/2020

Net Rentable Square Footage from Rent Schedule: 108,351

Ensure that this number matches your architectural drawings.

**Note that in order to qualify for points under 10 TAC §11.9(e)(2), at least 50 square feet of each 75 square of Common Area claimed must be conditioned space.**

Use this number to figure points under 11.9(e)(2)
## SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

**MF - 6/11/20 - 3:54pm - NF**

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AF.

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

- Single Family Construction
- SRO
- Transitional (per §42((3)(B))
- Duples
- Scattered Site
- Fourplex
- X > 4 Units Per Building
- Townhome

### Development will have:
- X Fire Sprinklers
- X Elevators
- # of Elevators: 2
- Wt. Capacity: 2,500

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

### Floor Composition/Wall Height:
- 90% Carpet/Vinyl/Resilient Flooring
- Ceiling Height: 9
- 10% Ceramic Tile
- Upper Floor(s) Ceiling Height (Townhome Only)
- % Other
- Describe:

### You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

<table>
<thead>
<tr>
<th>Building Label</th>
<th>1a</th>
<th>1b</th>
<th>1c</th>
<th>1d</th>
<th>Total # of Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Unit Type</td>
<td>Number of Units Per Building</td>
<td>Total # of Units</td>
<td>Total Sq. Ft for Unit Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A1 1</td>
<td>1 1 700</td>
<td>5 3 12</td>
<td>20 14,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2 1</td>
<td>1 1 777</td>
<td>6 2 16</td>
<td>24 18,648</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A3 1</td>
<td>1 1 777</td>
<td>1 2</td>
<td>3 2,331</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1 2</td>
<td>2 2 943</td>
<td>4 12 12 6</td>
<td>34 32,062</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2 2</td>
<td>2 1,014</td>
<td>8 5 5 5</td>
<td>23 23,322</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B3 2</td>
<td>2 1,014</td>
<td>1 1 1 1</td>
<td>4 4,056</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1 3</td>
<td>2 1,161</td>
<td>3 6</td>
<td>9 10,449</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2 3</td>
<td>2 1,161</td>
<td>2</td>
<td>2 2,322</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C3 3</td>
<td>2 1,161</td>
<td>1</td>
<td>1 1,161</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Totals
- 27 27 48 18 - - - - - - - - - - - - - - - - 120 108,351

If a revised form is submitted, date of submission: 6/10/2020

### Information below to be used by Supportive Housing Applicants only.

- **Total development Common Area as specified on Architect Certification:** Note that in order to qualify for points under 10 TAC §11.9(e)(2), at least 50 square feet of each 75 square of Common Area claimed must be conditioned space.
- **The lesser of these two numbers added to NRA:**
  - **Use this number to figure points under 11.9(e)(2)**

### Common Area Square Footage (as specified on Architect Certification): 108,351
Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (700 &amp; 777 sqft)</td>
<td>47</td>
<td>5%</td>
<td>2.35</td>
<td>2.35</td>
<td>3</td>
</tr>
<tr>
<td>2/2 (943, 1,014 sqft)</td>
<td>61</td>
<td>5%</td>
<td>3.05</td>
<td>3.05</td>
<td>4</td>
</tr>
<tr>
<td>3/2 (1,161 sqft)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>0.6</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (700 &amp; 777 sqft)</td>
<td>47</td>
<td>5%</td>
<td>2.35</td>
<td>2.35</td>
<td>3</td>
</tr>
<tr>
<td>2/2 (943, 1,014 sqft)</td>
<td>61</td>
<td>5%</td>
<td>3.05</td>
<td>3.05</td>
<td>4</td>
</tr>
<tr>
<td>3/2 (1,161 sqft)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>0.6</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>120</td>
<td>5%</td>
<td>6</td>
<td>6</td>
<td>8</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874 sqft &amp; 806 sqft)</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; 1008 sqft)</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; 1190 sqft)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</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]
Printed Name: [Mark S. Mucasey, AIA]
Firm Name (If applicable): [Mucasey & Assoicates, Architects]
Date: 2/26/10

2/11/2020
Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your
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

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

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>120</td>
<td>2%</td>
<td>2.4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (700 &amp; 777 sqft)</td>
<td>47</td>
<td>2%</td>
<td>0.94</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (943, 1,014 sqft)</td>
<td>61</td>
<td>2%</td>
<td>1.22</td>
<td>1.22</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1,161 sqft)</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</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>
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<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
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<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
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<tr>
<td>D</td>
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<td>E</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></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
By: ____________________________

MARK S. MUGASm, AIA
MUGASm & ASSOCIATES, ARCHITECTS
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: Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.: Amenity Center w/ pool &amp; Grille House</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 1: Trash Rm,</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 2: Pre-K bldg. w/playground</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 3: Playground (Apartments)</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
</tr>
<tr>
<td>Total of Accessible Parking Spaces that Do Not Serve Dwelling Units:</td>
<td>4</td>
</tr>
</tbody>
</table>

2/12/2020
### Accessible Parking for Residential Units

Enter the information indicated below.

<table>
<thead>
<tr>
<th>Total dwelling Units in the Development:</th>
<th>120</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total surface parking spaces (including non-residential):</td>
<td>77</td>
</tr>
<tr>
<td>Total carports (including non-residential):</td>
<td>0</td>
</tr>
<tr>
<td>Total garages (including non-residential):</td>
<td>120</td>
</tr>
</tbody>
</table>

**Total parking spaces of all types:**

| Calculated from above: | 197 |

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

| Calculated on prior page: | 4   |

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

| Calculated from above: | 193 |

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

| Calculated from above: | 6   |

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

| Calculated from above: | 73  |

**APSs required in excess of one per mobility accessible unit:**

| Calculated from above: | 2   |

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

| Calculated from above: | 12  |

### 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:**

| 4 |

**Minimum number of carports that must be APSs:**

| 0 |

**Number of garages that must be APSs:**

| 8 |

### APSs that Must Be Van Spaces

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

| Calculated from above: | 2 |

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

| Calculated from above: | 1 |

**Minimum number of carports that must be van APSs:**

| Calculated from above: | 0 |

**Minimum number of garages that must be van APSs:**

| Calculated from above: | 2 |

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:**

**Printed Name:**

**Date:** 2/12/2020

**Firm Name (if applicable):**

**Mark S. McCasey, AIA**
**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.

### Rent Designations (select from Drop down menu)

<table>
<thead>
<tr>
<th>HTC Units</th>
<th>MFDL - HOME Units</th>
<th>MFDL -NHTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/Subsidy Units</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total 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>3</td>
<td>1</td>
<td>1.0</td>
<td>700</td>
<td>2,100</td>
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<td>91</td>
<td>338</td>
<td>1,014</td>
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<td>1.0</td>
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<td>91</td>
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<td>3,125</td>
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<td>768</td>
<td>6,144</td>
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<td></td>
<td></td>
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<td>4</td>
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<td>1.0</td>
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<td>2,800</td>
<td></td>
<td></td>
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<td>3,436</td>
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<td>1.0</td>
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<td>1.0</td>
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<td>6,875</td>
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<td>94,346</td>
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</table>

Non Rental Income $12.00 per unit/month for: Late rent, app fees, damage
- Non Rental Income per unit/month for: 
- $0.00
- $0.00

+ TOTAL NONRENTAL INCOME $12.00 per unit/month

= POTENTIAL GROSS MONTHLY INCOME $95,786

- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (7,184)

- Rental Concessions (enter as a negative number) Enter as a negative value

= EFFECTIVE GROSS MONTHLY INCOME $88,602

x 12 = EFFECTIVE GROSS ANNUAL INCOME $1,063,225

If a revised form is submitted, date of submission: 2/27/2020
<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
<td>MRB20%</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>11%</td>
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<tr>
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<tr>
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<tr>
<td>TC100%</td>
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**Housing**

<table>
<thead>
<tr>
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<th>% of Total</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
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<tr>
<td>TC100%</td>
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</tbody>
</table>

**Tax Credits**

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<tr>
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<th>% of Total</th>
<th>% of LI</th>
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</tr>
</thead>
<tbody>
<tr>
<td>HTC Li Total</td>
<td>102</td>
<td>MRB Li Total</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td>MRBM TR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>18%</td>
<td>MRB Total</td>
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</tr>
</tbody>
</table>

**Direct Loan (NHTF)**

<table>
<thead>
<tr>
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<th>% of Total</th>
<th>% of LI</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
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<td>MRB30%</td>
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<tr>
<td>NHTF Li Total</td>
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<td>MRB40%</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>MRB50%</td>
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</tr>
<tr>
<td>MR Total</td>
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</tr>
<tr>
<td>HTF Total</td>
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</table>

**Bedrooms**

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<thead>
<tr>
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<th>% of LI</th>
<th>% of Total</th>
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**Mortgage Revenue**

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<tr>
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<th>% of Total</th>
<th>% of LI</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td>MRB20%</td>
<td>0</td>
<td>MRB30%</td>
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<tr>
<td>MRB40%</td>
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<td>MRB50%</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
<td>MRB70%</td>
<td>0</td>
</tr>
<tr>
<td>MRB80%</td>
<td>0</td>
<td>MRB90%</td>
<td>0</td>
</tr>
<tr>
<td>MRB100%</td>
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<td>MRB110%</td>
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**Bond**

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<tr>
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<th>% of LI</th>
<th>% of Total</th>
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<tbody>
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<tr>
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<td>MRB50%</td>
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</tr>
<tr>
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<tr>
<td>MRB100%</td>
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<td>MRB110%</td>
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**Direct Loan (Home, TCAP RF, and/or NSP1 PI)**

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<th>% of LI</th>
<th>% of Total</th>
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<tbody>
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<tr>
<td>LH/50%</td>
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<tr>
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**Other**

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**Acquisition + Hard**

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**Hard**

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**Building**

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<th>$126.15</th>
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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.

2/27/2020
### 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.

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<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>Tenant</td>
<td>Electric</td>
<td>$10</td>
<td>$12</td>
<td>$14</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$ 6</td>
<td>$9</td>
<td>$12</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$24</td>
<td>$33</td>
<td>$12</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$21</td>
<td>$30</td>
<td>$38</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$14</td>
<td>$18</td>
<td>$22</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td>Electric</td>
<td>$16</td>
<td>$16</td>
<td>$16</td>
<td></td>
<td></td>
<td>Houston HA 12/1/19</td>
</tr>
<tr>
<td>Total Paid by Tenant</td>
<td></td>
<td></td>
<td>$  -</td>
<td>$ 91.0</td>
<td>$118.0</td>
<td>$144.0</td>
<td>$  -</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

If a revised form is submitted, date of submission: __________________________
## Allowance for Tenant-Furnished Utilities and Other Services

### U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

### Effective Date
12/1/2019

#### Localities
HOUSTON, TX METROPOLITAN AREA

#### Unit Type
APARTMENTS (5 OR MORE UNITS PER BUILDING)

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0BR</td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$7</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td></td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$2</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td></td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Other Electric - Lighting - Base</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$20</td>
</tr>
<tr>
<td><strong>Air Conditioning</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$18</td>
</tr>
<tr>
<td><strong>Water Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td></td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$22</td>
</tr>
<tr>
<td><strong>Sewer</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$33</td>
</tr>
<tr>
<td><strong>Trash Collection</strong></td>
<td></td>
</tr>
<tr>
<td>Range/Microwave (if tenant supplies)</td>
<td>$11</td>
</tr>
<tr>
<td><strong>Refrigerator</strong></td>
<td></td>
</tr>
<tr>
<td>(If tenant supplies)</td>
<td>$12</td>
</tr>
<tr>
<td><strong>Other - Monthly Electric Fee</strong></td>
<td>$16</td>
</tr>
<tr>
<td><strong>Other - Monthly Gas Fee</strong></td>
<td>$16</td>
</tr>
</tbody>
</table>

Actual Family Allowances To be used by the family to compute allowance.  
Complete Below for the actual unit rented.

**Name of Family**

**Address of Unit**

**Smaller of bedroom or voucher**

---

Previous editions are obsolete  
Page 1 of 1  
form HUD-52667(12/97)  
ref. Handbook 7420.8
## ANNUAL OPERATING EXPENSES

### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$11,500</td>
</tr>
<tr>
<td>Advertising</td>
<td>$2,400</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$2,400</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$4,000</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$9,500</td>
</tr>
<tr>
<td>Telephone</td>
<td>$22,800</td>
</tr>
<tr>
<td>Other (Training, Clicks, Uniforms, Credit)</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total General &amp; Administrative Expenses:</strong></td>
<td><strong>$52,600</strong></td>
</tr>
</tbody>
</table>

### Management Fee:
- Percent of Effective Gross Income: 4.00%
- $42,529

### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$60,600</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$52,000</td>
</tr>
<tr>
<td>Other (Labor Burden)</td>
<td>$39,410</td>
</tr>
<tr>
<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits:</strong></td>
<td><strong>$152,010</strong></td>
</tr>
</tbody>
</table>

### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$5,000</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$2,640</td>
</tr>
<tr>
<td>Grounds</td>
<td>$21,000</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$9,000</td>
</tr>
<tr>
<td>Repairs</td>
<td>$18,000</td>
</tr>
<tr>
<td>Pool</td>
<td>$2,000</td>
</tr>
<tr>
<td>Other (Supplies and Tools)</td>
<td>$12,000</td>
</tr>
<tr>
<td><strong>Total Repairs &amp; Maintenance:</strong></td>
<td><strong>$69,640</strong></td>
</tr>
</tbody>
</table>

### Utilities

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric (TDHCA Regional Average)</td>
<td>$21,360</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$13,200</td>
</tr>
<tr>
<td>Trash (TDHCA Regional Average and Developer Data)</td>
<td>$13,200</td>
</tr>
<tr>
<td>Water/Sewer (TDHCA Regional Data)</td>
<td>$65,760</td>
</tr>
<tr>
<td>Other (TDHCA Regional Data)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Utilities:</strong></td>
<td><strong>$100,320</strong></td>
</tr>
</tbody>
</table>

### Property Taxes:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Published Capitalization Rate: 9.50%</td>
<td>Source: Harris CAD</td>
</tr>
<tr>
<td>Annual Property Taxes</td>
<td>$110,239</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total Property Taxes:</strong></td>
<td><strong>$110,239</strong></td>
</tr>
</tbody>
</table>

### Reserve for Replacements:
- Annual reserves per unit: $300
- $36,000

### Other Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>$</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$9,000</td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$4,080</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td>$</td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
<td>$</td>
</tr>
<tr>
<td>Bond Trustee Fees (ALL Tax-Exempt Bond Developments)</td>
<td>$</td>
</tr>
<tr>
<td>Security</td>
<td>$12,000</td>
</tr>
<tr>
<td>Other (COH Asset Management Fee)</td>
<td>$3,060</td>
</tr>
<tr>
<td><strong>Total Other Expenses:</strong></td>
<td><strong>$28,140</strong></td>
</tr>
</tbody>
</table>

### TOTAL ANNUAL EXPENSES
- Expense per unit: $5725
- $687,048
- Expense to Income Ratio: 64.62%

### NET OPERATING INCOME (before debt service)
- $376,177

### Annual Debt Service

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amegy</td>
<td>$300,000</td>
</tr>
<tr>
<td><strong>TDHCA Bond-Issuer Admin Fee (0.10%)</strong></td>
<td></td>
</tr>
</tbody>
</table>

### TOTAL ANNUAL DEBT SERVICE
- Debt Coverage Ratio: 1.25
- $300,000

### NET CASH FLOW
- $76,177

---

If a revised form is submitted, date of submission: 2/27/2020
The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,132,152</td>
<td>$1,154,795</td>
<td>$1,177,891</td>
<td>$1,201,449</td>
<td>$1,225,478</td>
<td>$1,353,026</td>
<td>$1,493,851</td>
</tr>
</tbody>
</table>

### Secondary Income

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$17,280</td>
<td>$17,626</td>
<td>$17,978</td>
<td>$18,338</td>
<td>$18,704</td>
<td>$20,651</td>
<td>$22,801</td>
</tr>
</tbody>
</table>

### POTENTIAL GROSS ANNUAL INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,149,432</td>
<td>$1,172,421</td>
<td>$1,195,869</td>
<td>$1,219,786</td>
<td>$1,244,182</td>
<td>$1,373,678</td>
<td>$1,516,651</td>
<td></td>
</tr>
</tbody>
</table>

### Provision for Vacancy & Collection Loss

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>($86,207)</td>
<td>($87,932)</td>
<td>($89,690)</td>
<td>($91,484)</td>
<td>($93,314)</td>
<td>($103,026)</td>
<td>($113,749)</td>
<td></td>
</tr>
</tbody>
</table>

### Rental Concessions

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### EFFECTIVE GROSS ANNUAL INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,063,225</td>
<td>$1,084,489</td>
<td>$1,106,179</td>
<td>$1,128,302</td>
<td>$1,150,869</td>
<td>$1,270,652</td>
<td>$1,402,902</td>
<td></td>
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</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>General &amp; Administrative Expenses</th>
<th>MANAGEMENT FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$52,600</td>
<td>$42,529</td>
</tr>
</tbody>
</table>

| Payroll, Payroll Tax & Employee Benefits | $152,010 | $156,570 | $161,267 | $166,105 | $171,089 | $186,636 |

| Electric & Gas Utilities | $21,360 | $22,001 | $22,661 | $23,341 | $24,041 | $27,870 |

| Water, Sewer & Trash Utilities | $78,960 | $81,329 | $83,769 | $86,282 | $88,767 | $103,026 |

| Annual Property Insurance Premiums | $95,570 | $98,437 | $101,390 | $104,432 | $107,565 | $124,697 |

| Property Tax | $110,239 | $113,546 | $116,953 | $120,461 | $124,075 | $143,837 |

| Reserve for Replacements | $36,000 | $37,080 | $38,192 | $39,338 | $40,518 | $46,972 |

| Other Expenses | $28,140 | $28,984 | $29,854 | $30,749 | $31,672 | $36,716 |

### TOTAL ANNUAL EXPENSES

<table>
<thead>
<tr>
<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>$687,048</td>
<td>$707,234</td>
<td>$728,017</td>
<td>$749,415</td>
<td>$771,447</td>
<td>$891,777</td>
<td>$1,031,009</td>
</tr>
</tbody>
</table>

### NET OPERATING INCOME

<table>
<thead>
<tr>
<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>$376,177</td>
<td>$377,255</td>
<td>$378,161</td>
<td>$378,887</td>
<td>$378,875</td>
<td>$371,893</td>
<td></td>
</tr>
</tbody>
</table>

### DEBT SERVICE

| First Deed of Trust Annual Loan Payment | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 |

| Second Deed of Trust Annual Loan Payment |          |          |          |          |          |          |

| Third Deed of Trust Annual Loan Payment |          |          |          |          |          |          |

| Other Annual Required Payment |          |          |          |          |          |          |

### ANNUAL NET CASH FLOW

<table>
<thead>
<tr>
<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>$76,177</td>
<td>$77,255</td>
<td>$78,161</td>
<td>$78,887</td>
<td>$79,422</td>
<td>$80,875</td>
<td>$71,893</td>
</tr>
</tbody>
</table>

### CUMULATIVE NET CASH FLOW

<table>
<thead>
<tr>
<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>$76,177</td>
<td>$153,432</td>
<td>$231,393</td>
<td>$310,480</td>
<td>$389,902</td>
<td>$785,643</td>
<td>$1,162,563</td>
</tr>
</tbody>
</table>

### Debt Coverage Ratio

<table>
<thead>
<tr>
<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>1.25</td>
<td>1.26</td>
<td>1.26</td>
<td>1.26</td>
<td>1.26</td>
<td>1.26</td>
<td>1.24</td>
</tr>
</tbody>
</table>

### COH Soft debt up to 50% of distributable cash

<table>
<thead>
<tr>
<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>$38,088</td>
<td>$38,627</td>
<td>$39,081</td>
<td>$39,444</td>
<td>$39,711</td>
<td>$39,437</td>
<td>$35,947</td>
</tr>
</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this proforma for points under §11.9(e)(1) relating to Financial Feasibility)

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

**Printed Name**

**Date**

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Date**

If a revised form is submitted, date of submission: 2/25/2020
### 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 B:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns C and D:** 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.

---

**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.**

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

<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>Off-site concrete</td>
<td>$20.00</td>
<td>320 SF</td>
<td>$6,400.00</td>
<td></td>
<td></td>
<td>$6,400.00</td>
</tr>
<tr>
<td>Off-site pavement</td>
<td>$58.50</td>
<td>291 SY</td>
<td>$17,023.50</td>
<td></td>
<td></td>
<td>$17,023.50</td>
</tr>
<tr>
<td>Storm drainage &amp; devices</td>
<td>$150,000.00</td>
<td>1 LS</td>
<td>$150,000.00</td>
<td></td>
<td></td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Water line and connection</td>
<td>$100,000.00</td>
<td>1 LS</td>
<td>$100,000.00</td>
<td></td>
<td></td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Sanitary sewer line and connection</td>
<td>$20,000.00</td>
<td>1 LS</td>
<td>$20,000.00</td>
<td></td>
<td></td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Site work prep, mobilization &amp; clearing</td>
<td>$15,000.00</td>
<td>1 LS</td>
<td>$15,000.00</td>
<td></td>
<td></td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Excavation</td>
<td>$10,000.00</td>
<td>1 LS</td>
<td>$10,000.00</td>
<td></td>
<td></td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Clearing and grubbing R.O.W</td>
<td>$20,000.00</td>
<td>1 LS</td>
<td>$20,000.00</td>
<td></td>
<td></td>
<td>$20,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>338,424</td>
</tr>
</tbody>
</table>

---

Signature of Registered Engineer

Astrid Y. Castano

Printed Name

Seal

Date of submission: 2/25/2020

Date of application: 2/25/2020
# Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**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>$16.00</td>
<td>15,550 SY</td>
<td>$248,800.00</td>
<td></td>
<td></td>
<td>$248,800.00</td>
</tr>
<tr>
<td>Excavation and haul off</td>
<td>$50,000.00</td>
<td>1 LS</td>
<td>$50,000.00</td>
<td></td>
<td></td>
<td>$50,000.00</td>
</tr>
<tr>
<td>Underground Detention System</td>
<td>$40,000.00</td>
<td>1 LS</td>
<td>$400,000.00</td>
<td></td>
<td></td>
<td>$400,000.00</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$5,900.00</td>
<td>3.20 AC</td>
<td>$18,880.00</td>
<td></td>
<td></td>
<td>$18,880.00</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$3,950.00</td>
<td>3.20 AC</td>
<td>$12,640.00</td>
<td></td>
<td></td>
<td>$12,640.00</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$35.00</td>
<td>200 SY</td>
<td>$7,000.00</td>
<td></td>
<td></td>
<td>$7,000.00</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$58.50</td>
<td>3,400 SY</td>
<td>$198,900.00</td>
<td></td>
<td></td>
<td>$198,900.00</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$265,000.00</td>
<td>1 LS</td>
<td>$265,000.00</td>
<td></td>
<td></td>
<td>$265,000.00</td>
</tr>
<tr>
<td>Clearing and Grubbing</td>
<td>$3,000.00</td>
<td>3.20 AC</td>
<td>$16,000.00</td>
<td></td>
<td></td>
<td>$16,000.00</td>
</tr>
</tbody>
</table>

Total: 1,217,220

**Signature of Registered Engineer:**

Astrid Y. Castano

Printed Name: Astrid Y. Castano

Seal: ASTRID Y. CASTANO

Date: 25-Feb-20

If a revised form is submitted, date of submission: [Blank]
## 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></th>
<th>Total</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>5,500,000</td>
<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>$5,510,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

| **Off-Sites** |            |                                 |
| Off-site concrete | 6,400      | 6,400                           |
| Storm drains & devices | 150,000   | 150,000                         |
| Water & fire hydrants | 100,000   | 100,000                         |
| Off-site utilities | 0          | 0                               |
| Sewer lateral(s) | 20,000     | 20,000                          |
| Off-site paving | 17,024     | 17,024                          |
| Off-site electrical | 0         | 0                               |
| **PLEASE SPECIFY - see footnote 1** | 45,000 | 45,000                         |
| **Other (specify) - see footnote 1** | 0 | 0                               |
| **Subtotal Off-Sites Cost** | $338,424 | $0                               |

| **Site Work** |            |                                 |
| Demolition | 248,800     |                                 |
| Asbestos Abatement (Demolition Only) | 0 | 0                               |
| Detention | 400,000     | 400,000                         |
| Rough grading | 18,880    | 18,880                          |
| Fine grading | 12,640     | 12,640                          |
| On-site concrete | 7,000      | 7,000                           |
| On-site electrical | 0         | 0                               |
| On-site paving | 198,900    | 198,900                         |
| On-site utilities | 265,000   | 265,000                         |
| Decorative masonry | 0         | 0                               |
| Bumper stops, striping & signs | 0         | 0                               |
| **PLEASE SPECIFY - see footnote 1** | 66,000 | 66,000                         |
| **Subtotal Site Work Cost** | $1,217,220 | $0                               |

| **Site Amenities** |            |                                 |
| Landscaping | 111,720     | 111,720                         |
| Pool and decking | 160,000   | 160,000                         |
| Athletic court(s), playground(s) | 80,000    | 80,000                          |
| Fencing | 105,336     | 105,336                         |
| **PLEASE SPECIFY - see footnote 1** | 0 | 0                               |
| **Subtotal Site Amenities Cost** | $457,056 | $0                               |

| **Building Costs** |            |                                 |
| Concrete | 1,532,064   | 1,532,064                       |
| Masonry | 893,704     | 893,704                         |
| Metals | 510,688     | 510,688                         |
| Woods and Plastics | 2,808,784 | 2,808,784                      |
| Thermal and Moisture Protection | 383,016 | 383,016                       |
| Roof Covering | 638,360   | 638,360                         |
| Doors and Windows | 510,688    | 510,688                         |
| Finishes | 1,404,392   | 1,404,392                       |
| Specialties | 127,672    | 127,672                         |

---

ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).
<table>
<thead>
<tr>
<th>Equipment</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furnishings</td>
<td>255,344</td>
<td>255,344</td>
</tr>
<tr>
<td>Special Construction</td>
<td>127,672</td>
<td>127,672</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>383,016</td>
<td>383,016</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,787,408</td>
<td>1,787,408</td>
</tr>
<tr>
<td>Electrical</td>
<td>1,404,392</td>
<td>1,404,392</td>
</tr>
<tr>
<td>Individually itemize costs below:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td>901,409</td>
<td>901,409</td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Structured Parking</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td>300,001</td>
<td>300,001</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Building Costs**

| Before 11.9(e)(2) | $13,968,610 | $0 | $13,668,609 |

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

| $76.43 psf | $8,281,267 | <76.44 |

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

| Contingency | 6.70% | $1,069,973 | 582,405 |

**TOTAL HARD COSTS**

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>%THC</th>
<th>%EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.50%</td>
<td>938,573</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.83%</td>
<td>312,858</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>5.50%</td>
<td>938,573</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

| $2,190,004 | $0 | $1,358,944 |

**TOTAL CONSTRUCTION CONTRACT**

| Before 11.9(e)(2) | $19,241,287 | $0 | $11,986,515 |

**SOFT COSTS**

| Architectural - Design fees | 300,000 | 300,000 |
| Architectural - Supervision fees | 27,000 | 27,000 |
| Engineering fees | 225,000 | 225,000 |
| Real estate attorney/other legal fees | 200,000 | 200,000 |
| Accounting fees | 36,250 | 36,250 |
| Impact Fees | 202,888 | 202,888 |
| Building permits & related costs | 75,000 | 75,000 |
| Appraisal | 8,000 | 8,000 |
| Market analysis | 10,000 | 10,000 |
| Environmental assessment | 15,500 | 15,500 |
| Soils report | 10,000 | 10,000 |
| Survey | 15,000 | 15,000 |
| Marketing | 1,000 | 1,000 |
| Hazard & liability insurance | 277,822 | 277,822 |
| Real property taxes | 55,566 | 55,566 |

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible 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 E96:E97 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>Personal property taxes</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Relocation</td>
<td>100,000</td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>100,000</td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>150,000</td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>85,451</td>
</tr>
<tr>
<td><strong>Subtotal Soft Cost</strong></td>
<td><strong>$1,794,477</strong></td>
</tr>
<tr>
<td><strong>$0</strong></td>
<td><strong>$1,793,477</strong></td>
</tr>
</tbody>
</table>

**FINANCING:**

**CONSTRUCTION LOAN(S)**

<table>
<thead>
<tr>
<th>Interest</th>
<th>575,196</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>230,078</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>155,880</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>174,123</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>150,000</td>
</tr>
<tr>
<td>Credit Report</td>
<td>27,000</td>
</tr>
<tr>
<td>Discount Points</td>
<td>27,000</td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PERMANENT LOAN(S)</strong></td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>49,700</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>1,500</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>BRIDGE LOAN(S)</strong></td>
<td></td>
</tr>
<tr>
<td>Interest</td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER FINANCING COSTS</strong></td>
<td></td>
</tr>
<tr>
<td>Tax credit fees</td>
<td>64,830</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td>139,097</td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>55,000</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td><strong>Refinance (existing loan payoff amt)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td><strong>$1,392,326</strong></td>
</tr>
<tr>
<td><strong>$0</strong></td>
<td><strong>$737,081</strong></td>
</tr>
</tbody>
</table>

**DEVELOPER FEES**

| Housing consultant fees | 150,000 |
| General & administrative | 150,000 |
| Profit or fee           | 2,991,118 |
| **Subtotal Developer Fees** | **$3,141,118** |
| **15.00%**               | **$0** |
| **$2,177,561**           | **15.00%** |

**RESERVES**

| Rent-up - new funds     | 50,000  |
| Rent-up - existing reserves* |         |

**COH, ADA, Energy, DB, Consulting**

**FF&E**

**Lender Required Soft Cost Contin 5%**
### Operating - new funds
493,524

### Replacement - new funds
36,000

### Escrows - new funds

<table>
<thead>
<tr>
<th>Subtotal Reserves</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating - existing reserves*</td>
<td>$0</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td>$0</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td><strong>$579,524</strong></td>
</tr>
</tbody>
</table>

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

### TOTAL HOUSING DEVELOPMENT COSTS
$31,658,731

| 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** | **$16,694,634** |
| **Total Adjusted Basis** | **$0** | **$21,703,024** |
| **Total Qualified Basis** | **$18,443,230** | **$0** | **$18,443,230** |

| **Applicable Percentage** | **9.00%** |

| **Credit Request (from 17.Development Narrative)** | **$1,659,891** | **$0** | **$1,659,891** |

| **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.*

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

| **Total Adjusted Basis** | **$0** | **$21,703,024** |
| Applicable Fraction | **85%** |

| **Total Qualified Basis** | **$18,443,230** | **$0** | **$18,443,230** |

### Credits Supported by Eligible Basis

**Applicable Percentage**

### Name of contact for Cost Estimate:
James E. Rickenbacker

### Phone Number for Contact:
832-940-9940

If a revised form is submitted, date of submission: 6 mo OE and DS
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:

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th>Total Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>Acqu.</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>5,500,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>$5,510,000</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>OFF-SITES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site concrete</td>
<td>6,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>150,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td>100,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sewer lateral(s)</td>
<td>20,000</td>
<td></td>
<td></td>
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<tr>
<td>Off-site paving</td>
<td>17,024</td>
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<tr>
<td>Off-site electrical</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>45,000</td>
<td></td>
<td></td>
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<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td>0</td>
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<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
<td>$338,424</td>
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<td>$0</td>
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<td><strong>SITE WORK</strong></td>
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<td></td>
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<tr>
<td>Demolition</td>
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<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>Detention</td>
<td>400,000</td>
<td></td>
<td>400,000</td>
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<td>Rough grading</td>
<td>18,880</td>
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<td>18,880</td>
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<td>Fine grading</td>
<td>12,640</td>
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<td>12,640</td>
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<tr>
<td>On-site concrete</td>
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<tr>
<td>On-site electrical</td>
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<td>On-site paving</td>
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<td>On-site utilities</td>
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<tr>
<td>Decorative masonry</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>66,000</td>
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<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>$1,217,220</td>
<td>$0</td>
<td>$968,420</td>
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<td><strong>SITE AMENITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Landscaping</td>
<td>111,720</td>
<td></td>
<td>111,720</td>
<td></td>
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<tr>
<td>Pool and decking</td>
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<td></td>
<td>160,000</td>
<td></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>80,000</td>
<td></td>
<td>80,000</td>
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<tr>
<td>Fencing</td>
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<td></td>
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<td><strong>Other (specify) - see footnote 1</strong></td>
<td>0</td>
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<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>$457,056</td>
<td>$0</td>
<td>$457,056</td>
<td></td>
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<tr>
<td><strong>BUILDING COSTS</strong>*</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Concrete</td>
<td>1,532,064</td>
<td></td>
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<tr>
<td>Masonry</td>
<td>893,704</td>
<td></td>
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<tr>
<td>Metals</td>
<td>510,688</td>
<td></td>
<td>510,688</td>
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<tr>
<td>Woods and Plastics</td>
<td>2,808,784</td>
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<td>2,808,784</td>
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<tr>
<td>Thermal and Moisture Protection</td>
<td>383,016</td>
<td></td>
<td>383,016</td>
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<tr>
<td>Roof Covering</td>
<td>638,360</td>
<td></td>
<td>638,360</td>
<td></td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>510,688</td>
<td></td>
<td>510,688</td>
<td></td>
</tr>
<tr>
<td>Finishes</td>
<td>1,404,392</td>
<td></td>
<td>1,404,392</td>
<td></td>
</tr>
<tr>
<td>Specialties</td>
<td>127,672</td>
<td></td>
<td>127,672</td>
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</tr>
</tbody>
</table>

ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).
<table>
<thead>
<tr>
<th>Category</th>
<th>Before</th>
<th>After</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Furnishings</td>
<td>255,344</td>
<td>255,344</td>
</tr>
<tr>
<td>Special Construction</td>
<td>127,672</td>
<td>127,672</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>383,016</td>
<td>383,016</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,787,408</td>
<td>1,787,408</td>
</tr>
<tr>
<td>Electrical</td>
<td>1,404,392</td>
<td>1,404,392</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td>901,409</td>
<td>901,409</td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Structured Parking</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td>300,001</td>
<td>300,001</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Building Costs</strong></td>
<td>$13,968,610</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Voluntary Eligible Building Costs (After 11.9(e)(2))</strong></td>
<td>$76.43 psf</td>
<td>$8,281,267</td>
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<tr>
<td><strong>Contingency</strong></td>
<td>6.70%</td>
<td>$1,069,973</td>
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<tr>
<td><strong>TOTAL HARD COSTS</strong></td>
<td>$17,051,283</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL CONTRACTOR FEES</strong></td>
<td>$2,190,004</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION CONTRACT</strong></td>
<td>$19,241,287</td>
<td>$0</td>
</tr>
<tr>
<td><strong>SOFT COSTS</strong></td>
<td>$300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Architectural - Design fees</td>
<td>$27,000</td>
<td>27,000</td>
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<tr>
<td>Architectural - Supervision fees</td>
<td>$225,000</td>
<td>225,000</td>
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<tr>
<td>Engineering fees</td>
<td>$200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>$36,250</td>
<td>36,250</td>
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<tr>
<td>Accounting fees</td>
<td>$202,888</td>
<td>202,888</td>
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<tr>
<td>Impact Fees</td>
<td>$75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>$8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>$10,000</td>
<td>10,000</td>
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<tr>
<td>Market analysis</td>
<td>$15,500</td>
<td>15,500</td>
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<tr>
<td>Environmental assessment</td>
<td>$10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>$15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Survey</td>
<td>$1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>$277,822</td>
<td>277,822</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>$55,566</td>
<td>55,566</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>$0</td>
<td>0</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.

**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.**

**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.**
### Personal Property Taxes

| PLEASE SPECIFY - see footnote 1 | 100,000 | 100,000 |
| PLEASE SPECIFY - see footnote 1 | 150,000 | 150,000 |
| PLEASE SPECIFY - see footnote 1 | 85,451 | 85,451 |

**Subtotal Soft Cost**

|  | $1,794,477 | $0 | $1,793,477 |

### Tenant Relocation

**PLEASE SPECIFY - see footnote 1**

### FINANCING:

#### CONSTRUCTION LOAN(S)

| Interest | 575,196 | 230,078 |
| Loan origination fees | 155,880 | 155,880 |
| Title & recording fees | 174,123 | 174,123 |
| Closing costs & legal fees | 150,000 | 150,000 |
| Inspection fees | 27,000 | 27,000 |
| Credit Report |  |  |
| Discount Points |  |  |
| Other (specify) - see footnote 1 |  |  |
| Other (specify) - see footnote 1 |  |  |

#### PERMANENT LOAN(S)

| Loan origination fees | 49,700 |
| Title & recording fees | 1,500 |
| Closing costs & legal |  |
| Bond premium |  |
| Credit report |  |
| Discount points |  |
| Credit enhancement fees |  |
| Prepaid MIP |  |
| Other (specify) - see footnote 1 |  |
| Other (specify) - see footnote 1 |  |

#### BRIDGE LOAN(S)

| Interest |  |
| Loan origination fees |  |
| Title & recording fees |  |
| Closing costs & legal |  |
| Other (specify) - see footnote 1 |  |
| Other (specify) - see footnote 1 |  |

#### OTHER FINANCING COSTS

| Tax credit fees | 64,830 |
| Tax and/or bond counsel |  |
| Payment bonds | 139,097 |
| Performance bonds |  |
| Credit enhancement fees |  |
| Mortgage insurance premiums |  |
| Cost of underwriting & issuance |  |
| Syndication organizational cost | 55,000 |
| Tax opinion |  |
| Refinance (existing loan payoff amt) |  |
| Other (specify) - see footnote 1 |  |
| Other (specify) - see footnote 1 |  |

**Subtotal Financing Cost**

|  | $1,392,326 | $0 | $737,081 |

### DEVELOPER FEES

| Housing consultant fees | 150,000 | 150,000 |
| General & administrative | 0 |  |
| Profit or fee | 2,991,118 | 1,977,000 |

**Subtotal Developer Fees**

|  | $3,141,118 | $0 | $2,127,000 |

#### RESERVES

| Rent-up - new funds | 50,000 |
| Rent-up - existing reserves | 6/10/2020 |
### Operating - new funds
- 493,524

### Operating - existing reserves*
- 0

### Replacement - new funds
- 36,000

### Replacement - existing reserves*
- 0

### Escrows - new funds
- 0

### Escrows - existing reserves*
- 0

Subtotal Reserves
- 579,524
- 0
- 0

#### TOTAL HOUSING DEVELOPMENT COSTS
- $31,658,731
- 0
- $16,305,650

**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
- $16,305,650

**Total Adjusted Basis**
- $0
- $21,197,344

**Applicable Fraction**
- 85%

**Total Qualified Basis**
- $18,013,503
- $0
- $18,013,503

**Applicable Percentage**
- 9.00%

**Credits Supported by Eligible Basis**
- $1,621,215
- $0
- $1,621,215

**Credit Request (from 17.Development Narrative)**
- $1,500,000

**Requested Score for 11.9(e)(2)**
- 12

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

Name of contact for Cost Estimate: James E. Rickenbacker

Phone Number for Contact: 832-940-9940

If a revised form is submitted, date of submission: 6/10/2020
## 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).

### Debt

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>$</td>
<td>0.00%</td>
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<tr>
<td>Amegy</td>
<td>Conventional Loan</td>
<td>$15,587,966</td>
<td>4.50%</td>
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<td>COH Loan</td>
<td>CDBG</td>
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### Third Party Equity

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEF</td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$2,789,721</td>
<td>$13,948,605</td>
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### Grant

<table>
<thead>
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<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Houston</td>
<td>§11.9(d)(2)LPS Contribution</td>
<td>$500</td>
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### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWR Development Group, LLC</td>
<td>$2,031,044</td>
<td>$239,626</td>
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</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
</tr>
</thead>
</table>

### Total Sources of Funds

| Total Sources of Funds | $31,659,231 |

### Total Uses of Funds

| Total Uses of Funds | $31,658,731 |
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).

At closing approximately 20% of the equity funds will be received. Amegy will loan funds to the LP in monthly draws and front the City money. Draws will be submitted to the City as well for the sub-set of eligible reimbursable expenses they will fund. Those funds will flow to Amegy as the escrow agent and Amegy will first disburse from those funds for the next draw and then will fund from their loan until the maximum loan is reached. The City holds back 10% of the loan until completion and satisfaction. At completion and conversion equity will fund and at conversion the City loan will be fully funded and the balance of the Amegy loan not retired becomes 18 year debt amortizing at 35 years. The City loan does not bear interest until completion and is subject to cash flow and limited to no more than 50% of distributable cash flow.

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.

**COH Harvey DR2 NOFA requires $300/u/y replacement reserve.**

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.

No operating subsidies or Section 8 rents anticipated.

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.

Sara Hale
Signature, Authorized Representative, Construction or Permanent Lender

Sara Hale
Printed Name

02-26-2020
Date

Telephone: 281-297-7944
Email address: Sara.Hale@AmegyBank.com

If a revised form is submitted, date of submission:

2/25/2020
Financial Capacity (10 TAC §13.8(c)(8))
If the Department’s Direct Loan amounts to more than 50% of the Total Housing Development Cost, except for Developments also financed through the USDA §515 program, the Application **MUST** include:

- A letter from a Third Party Certified Public Accountant verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; **OR**

- Evidence of a line of credit or equivalent tool in the sole determination of the Department equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(9))
If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner **MUST** provide:

- equity in an amount not less than 10% of Total Housing Development Costs; and

- evidence through submission of this Application that the Direct Loan amount requested is not greater than 80% of the Total Housing Development Costs

Owner Equity Requirements for ALL Applications (10 TAC §11.204(7)(C))
As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §11.204(7)(C):

- A letter - not older than 6 months from the date the of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and

- A letter - not older than 6 months from the date the of Application submission - from the Development Owner’s bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.
Match Funds (Multifamily Direct Loan Applications Only) [§13.2(9)]

Match as required by the applicable NOFA must be documented with a letter from the anticipated provider of Match indicating the provider’s willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(9) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) <strong>CANNOT INCLUDE DEVELOPER FEES</strong></td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Donated Real Property</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)</td>
<td>#DIV/0!</td>
<td></td>
</tr>
</tbody>
</table>
**Finance Scoring (for Competitive HTC Applications ONLY)**

| Self Score Total: | 131 |

### 1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))

Name of the Local Political Subdivision providing the funding:

City of Houston

- [X] 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.
- [X] 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.
- [X] 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.

**Total Points Claimed:** 1

### 2. Financial Feasibility (§11.9(e)(1))

- [ ] Eligible Pro-Forma and letter stating the Development is financially feasible. 0
- [X] Eligible Pro-Forma and letter stating Development and Principals are acceptable. 26

**Total Points Claimed:** 26

### 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

- Percent of Units restricted to serve households at or below 30% of AMGI 9.17%
- HTC funding request as a percent of Total Housing Development Cost 4.74%

#### Eligibility for points:

- [X] Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding 3
- Housing Tax Credit Request 3
- Housing Tax Credit Request 2
- Housing Tax Credit Request 1

*Be sure no more than 50% of Developer fees are deferred.*

**Total Points Claimed:** 3
ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**NOTE:** Term sheets and/or loan documents from debt and equity providers must include a statement confirming they are aware the Applicant intends to elect income averaging. If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.
- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- Evidence of Rental Assistance/Subsidy
### 15 Year Rental Housing Operating Pro Forma (All Programs)

The proforma 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 mode during the proforma period should be attached to this exhibit.

#### INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POTENTIAL GROSS ANNUAL RENTAL INCOME</th>
<th>Secondary Income</th>
<th>POTENTIAL GROSS ANNUAL INCOME</th>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>Rental Concessions</th>
<th>EFFECTIVE GROSS ANNUAL INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$1,132,152</td>
<td>$17,260</td>
<td>$1,149,432</td>
<td>($86,207)</td>
<td>50</td>
<td>$1,063,225</td>
</tr>
<tr>
<td>2</td>
<td>$1,154,795</td>
<td>$17,626</td>
<td>$1,172,421</td>
<td>($87,932)</td>
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<td>$1,084,489</td>
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<tr>
<td>3</td>
<td>$1,177,891</td>
<td>$17,978</td>
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<td>($89,690)</td>
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<td>$1,106,179</td>
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<tr>
<td>4</td>
<td>$1,201,449</td>
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<td>$1,219,786</td>
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<td>$1,128,302</td>
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<tr>
<td>5</td>
<td>$1,225,478</td>
<td>$18,704</td>
<td>$1,244,182</td>
<td>($93,314)</td>
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<td>$1,150,869</td>
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<td>10</td>
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<td>$20,651</td>
<td>$1,328,026</td>
<td>($103,026)</td>
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<tr>
<td>15</td>
<td>$1,353,026</td>
<td>$22,801</td>
<td>$1,393,678</td>
<td>($113,749)</td>
<td></td>
<td>$1,493,851</td>
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</tbody>
</table>

#### EXPENSES

<table>
<thead>
<tr>
<th>YEAR</th>
<th>General &amp; Administrative Expenses</th>
<th>Management Fee</th>
<th>Payroll, Payroll Tax &amp; Employee Benefits</th>
<th>Electric &amp; Gas Utilities</th>
<th>Water, Sewer &amp; Trash Utilities</th>
<th>Annual Property Insurance Premiums</th>
<th>Property Tax</th>
<th>Reserve for Replacements</th>
<th>Other Expenses</th>
<th>TOTAL ANNUAL EXPENSES</th>
<th>NET OPERATING INCOME</th>
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<tbody>
<tr>
<td>1</td>
<td>$52,600</td>
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<td>$171,089</td>
<td>$24,041</td>
<td>$88,870</td>
<td>$107,565</td>
<td>$124,075</td>
<td>$40,518</td>
<td>$31,672</td>
<td>$771,480</td>
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<tr>
<td>15</td>
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<td>$66,116</td>
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<td>$105,337</td>
<td>$124,697</td>
<td>$166,746</td>
<td>$54,533</td>
<td>$42,564</td>
<td>$1,031,009</td>
<td>$412,893</td>
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</table>

#### DEBT SERVICE

<table>
<thead>
<tr>
<th>YEAR</th>
<th>First Deed of Trust Annual Loan Payment</th>
<th>Second Deed of Trust Annual Loan Payment</th>
<th>Third Deed of Trust Annual Loan Payment</th>
<th>Other Annual Required Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>$300,000</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td>$300,000</td>
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<tr>
<td>4</td>
<td>$300,000</td>
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<tr>
<td>5</td>
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<tr>
<td>10</td>
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</tr>
<tr>
<td>15</td>
<td>$300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### ANNUAL NET CASH FLOW

<table>
<thead>
<tr>
<th>YEAR</th>
<th>$76,177</th>
<th>$77,255</th>
<th>$78,161</th>
<th>$78,887</th>
<th>$79,422</th>
<th>$78,875</th>
<th>$71,893</th>
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</table>

#### CUMULATIVE NET CASH FLOW

<table>
<thead>
<tr>
<th>YEAR</th>
<th>$76,177</th>
<th>$153,432</th>
<th>$231,593</th>
<th>$310,480</th>
<th>$389,902</th>
<th>$785,463</th>
<th>$1,162,563</th>
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</thead>
</table>

### Debt Coverage Ratio

<table>
<thead>
<tr>
<th>YEAR</th>
<th>1.25</th>
<th>1.26</th>
<th>1.26</th>
<th>1.26</th>
<th>1.26</th>
<th>1.26</th>
<th>1.24</th>
</tr>
</thead>
</table>

### COH Soft debt up to 50% of distributable cash

<table>
<thead>
<tr>
<th>YEAR</th>
<th>$38,088</th>
<th>$38,627</th>
<th>$39,081</th>
<th>$39,444</th>
<th>$39,711</th>
<th>$39,437</th>
<th>$35,947</th>
</tr>
</thead>
</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 proforma for points under §11.9(e)(1) relating to Financial Feasibility)

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

**Printed Name**

**Date**

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Date**

If a revised form is submitted, date of submission: **2/25/2020**
February 26, 2020

Donna Rickenbacker  
DWR Development Group, LLC  
6300 West Loop South  
Suite #670  
Bellaire, TX 77401

RE: Regency Lofts, Houston, TX – TDHCA #20097

Dear Donna,

The attached 15-year pro forma was prepared by DWR Regency 20 LP for the Regency Lofts located in Houston, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Amegy Bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, Amegy Bank has performed a preliminary review of the credit worthiness of DWR Regency 20 LP, DWR Development Group, LLC and Donna Rickenbacker. At this time Amegy Bank has no reservations with DWR Regency 20 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
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>$1,132,152</td>
<td>$1,154,795</td>
<td>$1,177,891</td>
<td>$1,201,449</td>
<td>$1,225,478</td>
<td>$1,353,026</td>
<td>$1,493,851</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$17,260</td>
<td>$17,626</td>
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<td>$18,704</td>
<td>$20,651</td>
<td>$22,801</td>
</tr>
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<td>POTENTIAL GROSS ANNUAL INCOME</td>
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<td>$1,172,421</td>
<td>$1,195,869</td>
<td>$1,219,786</td>
<td>$1,244,182</td>
<td>$1,373,678</td>
<td>$1,516,651</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(86,207)</td>
<td>$(87,932)</td>
<td>$(89,690)</td>
<td>$(91,484)</td>
<td>$(93,314)</td>
<td>$(103,026)</td>
<td>$(113,749)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| EFFECTIVE GROSS ANNUAL INCOME  | $1,063,225   | $1,084,489   | $1,106,179   | $1,128,302   | $1,150,869   | $1,270,651   | $1,402,902   |

| EXPENSES                       |              |              |              |              |              |              |              |
| General & Administrative Expenses | $52,600      | $54,178      | $55,803      | $57,477      | $59,202      | $68,631      | $79,562      |
| Management Fee                 | $42,529      | $43,890      | $44,247      | $45,132      | $46,035      | $50,826      | $56,116      |
| Payroll, Payroll Tax & Employee Benefits | $152,010    | $156,570     | $161,267     | $166,105     | $171,089     | $198,339     | $229,929     |
| Repairs & Maintenance          | $69,640      | $71,729      | $73,881      | $76,098      | $78,360      | $90,864      | $105,337     |
| Electric & Gas Utilities       | $21,360      | $22,001      | $22,661      | $23,341      | $24,041      | $27,870      | $32,309      |
| Water, Sewer & Trash Utilities | $78,960      | $81,329      | $83,769      | $86,282      | $88,870      | $105,025     | $119,434     |
| Annual Property Insurance Premiums | $95,570     | $98,437      | $101,390     | $104,432     | $107,565     | $124,697     | $144,538     |
| Property Tax                   | $110,239     | $113,546     | $116,953     | $120,461     | $124,075     | $143,837     | $166,746     |
| Reserve for Replacements       | $36,000      | $37,080      | $38,192      | $39,338      | $40,518      | $46,972      | $54,453      |
| Other Expenses                 | $28,140      | $28,984      | $29,854      | $30,749      | $31,672      | $36,716      | $42,564      |
| TOTAL ANNUAL EXPENSES          | $687,048     | $707,234     | $728,017     | $749,415     | $771,447     | $891,777     | $1,031,009   |

| NET OPERATING INCOME           | $376,177     | $377,255     | $378,161     | $378,887     | $379,422     | $378,875     | $371,893     |

| DEBT SERVICE                   |              |              |              |              |              |              |              |
| First Deed of Trust Annual Loan Payment | $300,000     | $300,000     | $300,000     | $300,000     | $300,000     | $300,000     | $300,000     |
| 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           | $76,177      | $77,255      | $78,161      | $78,887      | $79,422      | $78,875      | $71,893      |
| CUMULATIVE NET CASH FLOW       | $76,177      | $153,432     | $231,593     | $310,480     | $389,902     | $765,643     | $1,162,563   |
| Debt Coverage Ratio            | 1.25         | 1.26         | 1.26         | 1.26         | 1.26         | 1.26         | 1.24         |
| CDH Soft debt up to 50% of distributable cash | $38,088     | $38,627      | $39,081      | $39,444      | $39,711      | $39,437      | $35,947      |

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 proforma for points under §11.9(e)(1) relating to Financial Feasibility.)

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Phone: 281-297-7944
Email: sara.hale@amegybank.com
Date: 02-26-2020

Signature, Authorized Representative, Syndicator

Printed Name

If a revised form is submitted, date of submission: 2/25/2020
Via: E-Mail

February 26, 2020

Donna Rickenbacker
DWR Development Group, LLC
6300 West Loop South
Suite #670
Bellaire, TX 77401

RE: Regency Lofts, Houston, TX – TDHCA #20097

Dear Donna,

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:**
DWR Regency 20, LP, a to be formed single asset entity (the "Borrower").

**Property:**
A 120 unit affordable multifamily rental housing project to be constructed at 3232 Dixie Drive, Houston, Harris County, Texas 77021 (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. DWR Development Group, LLC and Donna Rickenbacker, (the "Guarantors") must sign a full unconditional guaranty at closing and a construction completion guaranty.

Upon satisfying the requirements for Amortization Commencement, as outlined in this Term Sheet, the Mortgage Loan will convert to a non-recourse loan and the guaranty shall become limited to certain circumstances occurring, such as fraud, misrepresentation, environmental issues, bankruptcy, etc.
Loan Terms

Loan Amount: The Mortgage Loan will be in an amount equal to the lesser of (a) $15,857,966 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 $31,658,731.

Permanent Loan Term Amount: The “Permanent Loan Term Amount” is estimated to be $4,970,000. The Permanent Loan Term Amount may not exceed 80% of the Property's appraised value "as stabilized" assuming restricted rents based upon Lender's review of a third-party appraisal, with a minimum underwritten debt service coverage ratio of 1.15 to 1 at project completion and stabilization based upon an underwritten interest rate of 5.00% with a 35-year amortization.

Equity Investment: $13,948,605 or such other amount acceptable by Lender, by tax credit investor who is acceptable to Lender. If at any time during the Loan Term Lender determines that the portion of the Loan Amount not yet advanced is insufficient to complete the remaining construction work due to an increase in the total project cost, Borrower will be required to contribute additional equity equal to the shortage prior to Lender advancing additional loan proceeds.

Equity installments will be used to fund development costs and/or pay down the Mortgage Loan to the Permanent Loan Term Amount.

Secondary Financing: Borrower has committed to obtain secondary financing from the City of Houston ("COH") in the amount of $12,500,000 ("Secondary Loan"). All secondary financing shall be subordinate in all respects to the liens of the Lender.

No additional secondary financing shall be permitted without prior written consent of the Lender.

Other Sources: It is anticipated that the project will be receiving a $500.00 grant from the City of Houston.

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 4.50% rate)

The Interest Rate on the Permanent Loan Term Amount shall be fixed;
  • at a rate equal to the commensurate Swap Rate plus 2.90%, which shall be set within 5 days of closing. (Currently, underwritten at a 5.00% rate)

Loan Term: The term for the Mortgage Loan will be 20.5 years. (30 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 30 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 a 1.15 to
1 for 90 days and (5) satisfaction of the limited partnership
requirements. Amortization Commencement is not to occur later than
24 months from loan closing. The debt coverage ratio calculation will
include principal, interest, operating expenses, any and all taxes
payable, insurance and replacement reserves, and use the actual rate
locked at closing and a 35-year amortization.

Construction Completion:

Project construction must be completed within 18 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.

If the Secondary Financing provided by the City of Houston requires
the Contractor to provide a Payment and Performance Bond, Lender
will request to be named on a dual obligee rider.

Advances:

Project costs will first be funded from the equity deposited with Lender
(as it is funded) and second from the proceeds of the Secondary Loan
(as it is funded according to its terms) and thirdly from the Mortgage
Loan. None of the proceeds of the Mortgage Loan will be made
available to Borrower unless and until the entire amount of the first
equity payment has been deposited with Lender and disbursed to
Borrower in accordance with the terms of the Loan Agreement

Construction draws can be submitted for consideration by Lender on
monthly basis. All advances are subject to the terms of the Loan
Agreement and other loan documents which use percentage of
completion with a 10% retention (except for materials) for determining
each advance. When the stage of construction is determined to be 90%
complete, the retention held will be reduced to 5%.

When the stage of construction is determined to be 50% complete,
Borrower may request a release of retention 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 Regency Lofts is located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 01, 2019, and therefore is expected to close on or before the last business day in November 2020.

HQ Pre-K: Amegy Bank is aware that DWR Regency 20, LP is electing the points in their TDHICA Application to provide educational space for a HQ Pre-K program.

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 $3,000 per month for replacement items commencing the month following conversion.

Reserves: A Rent Up Reserve must be included in the development budget equal to $50,000. 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 $493,524 for future operating deficits after Amortization Commencement.
## Deposits and Fees

**Expense Deposit:** An Expense Deposit is not required. However, Borrower agrees to pay for any Lender ordered third party reports, such as the appraisal.

**Origination Fee:** Borrower agrees to pay to Lender non-refundable "Origination Fees" in an amount equal to 1% of the Mortgage Loan amount and 1% of the Permanent Loan Amount at closing.

**Legal Fees:** Borrower agrees to pay Lender’s legal fees incurred in connection with the preparation and negotiation of the loan documents.

**Broker Fees:** It is Lender’s understanding that no mortgage broker is involved in this transaction. No broker’s fees will be paid by Lender or from any fees due Lender.

THIS TERM SHEET REFLECTS LENDER’S PRELIMINARY INTEREST IN EXPLORING THE POSSIBILITY OF A CREDIT ARRANGEMENT AND WILL NOT BE BINDING ON THE LENDER OR THE ADDRESSEE. The terms proposed herein are subject to revision at Lender’s discretion. Should Lender enter into a credit relationship with the borrower, documents may contain additional or different terms, covenants, and conditions. This term sheet may not be contradicted by evidence or any alleged oral agreement, may not be disclosed, and may not be relied upon for any purpose without Lender’s prior written consent.

This term sheet is provided as an outline of terms only and is not to be considered a commitment by Lender to lend at a contract rate of interest. Any commitment by Lender is subject to further due diligence, including but not limited to, the following:

- The receipt, review and acceptance of an appraisal to be commissioned by Lender,
- The receipt, review and acceptance of an environmental report for the project,
- Verification of the source of the Equity Investment,
- Verification of the secondary financing,
- Evidence of permissive zoning, adequacy of parking, and flood zone determination,
- a review of the apartment market in Houston, Harris County, Texas,
- Acceptability of the financial condition, credit worthiness and references of the Borrower and each Guarantor with no material change in the information prior to closing, and
- Review and final approval by the loan committee of Lender.

Sara Hale
February 26, 2020

DWR Regency 20, LP
6300 West Loop South, Suite #670
Bellaire, Texas 77401

Re: project

Attention: REGENCY LOFTS

In response to your request for financing for your proposed development, REGENCY LOFTS; we are pleased to provide you with this acknowledgement of receipt and disclosure of terms and conditions by the Housing and Community Development Department of the City of Houston (“the City”). This letter contains an outline of terms only. This letter does not represent a commitment by the City or create any obligation whatsoever on the City’s part as it has not received approval by city council.

ADDRESS: 3232 Dixie Road, Houston, Texas 77021

PURPOSE: To provide permanent term gap financing towards the construction of a 120-unit multifamily development.

AMOUNT: The loan requested is $12,500,000.00.

LOAN TERM: The loan term will be for a 40-year period that will include a 24-month construction period.

PAYMENT TERMS: The loan will be payable with non-amortizing interest only payments to commence 24 months after closing, subject to available cash flow. A portion of the loan balance will payable in event of sale or cash out refinance, prior to maturity.

LOAN RATE: The rate will be equal to 1.0%.

The City will close the Notice of Funding Availability for its multifamily program on March 13th, 2020 and will make its recommendations for awards by June 1, 2020. Afterwards, the recommended applications will be underwritten and submitted for city council approval. The City is aware the applicant’s TDHCA Housing Tax Credit application has elected to close its financing by no later than November 30, 2020.

Sincerely,
Ray S. Miller
Dear Ms. Rickenbacker:

This letter is a preliminary equity investment commitment from the National Equity Fund, Inc. (NEF) for Regency Lofts (“Project”), a proposed LIHTC, multifamily community located in Houston, TX.

NEF, an affiliate of the Local Initiatives Support Corporation (LISC), was incorporated in 1987 with the mission to identify and develop new sources of financing to help provide affordable housing for low income families and to assist non-profit organizations in creating this housing. NEF has worked with 700 local development partners in forming partnerships which acquire, develop, rehabilitate and manage low-income rental housing. Since the enactment of the Federal Low Income Housing Tax Credit in 1986, NEF has raised more than $11 billion in equity and invested it in more than 2,200 affordable housing projects in 46 states, including Washington, D.C. and Puerto Rico.

Described below are the basic terms, conditions and assumptions of this preliminary commitment:

- The Project consists of a proposed LIHTC, multifamily community which will consist of 120 total housing units located in Houston, TX. The Project will consist of 102 LIHTC units targeted to families with incomes at or below 60% AMI. The remaining 18 units will be unrestricted at market rents.

- The Project will be owned by DWR Regency 20, LP. The General Partner will be DWR Regency GP, LLC and will be owned by DWR Development Group, LLC and William A. Lawsom Institute for Peace & Prosperity. The Limited Partner will be NEF Assignment Corporation. NEF has reviewed the entities and principals involved and has no reservations at this time.

- NEF proposes to be the Federal Low Income Housing tax credit investor with an equity investment of $13,948,605 based on annual LIHTC allocation of $1,500,000 which represents a price of $0.93. NEF’s proposed equity pay-in schedule is depicted on the following page:
20% at Closing;
20% at Construction Completion;
60% at Stabilization & 8609

The final timing and amounts of equity payments at closing and during construction will be agreed upon by NEF and the General Partner prior to closing.

- Reserves - The Limited Partner will require the following reserves:
  - Operating Reserve equal to six months of operating expenses plus debt service
  - Capitalized Replacement Reserve of $36,000
  - Lease Up Reserves of $50,000
  - Replacement Reserve of $300 per unit per year to be funded monthly.

- Guaranties and Adjusters – NEF will require Donna Rickenbacker and DWR Development Group, LLC to provide guaranties of development completion, operating, and the repurchase of NEF’s interest if the project fails to meet basic tax credit benchmarks. The Project’s partnership agreement will include adjusters to the Limited Partner’s capital contributions if there is a change in the agreed upon amounts of total projected tax credits or projected first year credits.

- Sources – NEF acknowledges (and has based its terms on) the sources and amounts of funds from other parties as described on the attached TDHCA Schedule of Sources that total $31,658,731.

- Syndication Fee - NEF will charge a $55,000 Due Diligence fee.

- Readiness to Proceed – The Project is seeking Readiness to Proceed points included in the 2020 QAP because the development site is located in a county declared by the Federal Emergency Management Agency to be eligible for assistance within three years preceding December 1, 2019. NEF acknowledges the requirement to close on or before the last business day in November 2020 and fully intends to work with applicant to meet this required deadline.

- Pre-k space – NEF acknowledges the applicant has elected points for the construction of a pre-k facility.

A final determination of our investment will depend upon confirmation of the project’s assumptions; a full underwriting of the Project, the development team and their financial statements; the review of plans and specifications; the commitment for all other sources of financing; the development schedule; review of due diligence materials; successful negotiation of the partnership agreement and approval by NEF’s Investment Review Committee and by its final tax credit investors.

Sincerely,

Jason Aldridge
Vice President
National Equity Fund
## 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>
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<tr>
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<td>Loan/Equity Amount</td>
<td>Interest Position</td>
<td>Loan/Equity Amount</td>
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<td>Debt</td>
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<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
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<td>$ -</td>
<td>0.00%</td>
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<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
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<td>0.00%</td>
<td>$ -</td>
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<td>$ -</td>
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<td>Mortgage Revenue Bond</td>
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<td>0.00%</td>
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<tr>
<td>Amegy</td>
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<td>CDBG</td>
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<td>Third Party Equity</td>
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<td>$2,789,721</td>
<td>$13,948,605</td>
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<td>City of Houston</td>
<td>$11.9(d)(2)LPS Contribution</td>
<td>$500</td>
<td>$500</td>
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<td>Deferred Developer Fee</td>
<td>DWR Development Group, LLC</td>
<td>$2,031,044</td>
<td>$239,626</td>
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<tr>
<td>Other</td>
<td>Direct Loan Match</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Sources of Funds: $31,659,231
Total Uses of Funds: $31,658,731
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).

At closing approximately 20% of the equity funds will be received. Amegy will loan funds to the LP in monthly draws and front the City money. Draws will be submitted to the City as well for the sub-set of eligible reimbursable expenses they will fund. Those funds will flow to Amegy as the escrow agent and Amegy will first disburse from those funds for the next draw and then will fund from their loan until the maximum loan is reached. The City holds back 10% of the loan until completion and satisfaction. At completion and conversion equity will fund and at conversion the City loan will be fully funded and the balance of the Amegy loan not retired becomes 18 year debt amortizing at 35 years. The City loan does not bear interest until completion and is subject to cash flow and limited to no more than 50% of distributable cash flow.

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.

**COH Harvey DR2 NOFA requires $300/u/y replacement reserve.**

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.

No operating subsidies or Section 8 rents anticipated.

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.

Sara Hale

Signature, Authorized Representative, Construction or Permanent Lender

Sara Hale

Printed Name

02-26-2020

Date

Telephone: 281-297-7944

Email address: Sana.Hale@Amegy.Bank.com

If a revised form is submitted, date of submission: 2/25/2020
February 24, 2020

DWR Regency 20, LP
6300 West Loop South, Suite #670
Bellaire, Texas 77401

RE: Conditional Grant Commitment
TDHCA Application no. 20097
REGENCY LOFTS

Dear: Donna Rickenbacker

This letter represents the Housing and Community Development Department’s conditional grant commitment to support eligible pre-development costs for the above referenced property subject to the terms and conditions listed below. The City of Houston (“City”) affirms and attests that any funds herein committed were not first provided to the City by the applicant, the developer, consultant, related party, or any individual or entity acting on behalf of the proposed applicant.

1. **APPLICANT:** DWR Regency 20, LP
2. **TOTAL GRANT AMOUNT:** $500
3. **Source:** Local TIRZ allocation

3. **COMMITMENT CANCELLATION:** This commitment shall be deemed cancelled and void upon the event of any of the following: a) withdrawal of the application by applicant, or b) upon TDHCA’s termination or cancellation, if any, of the application or subsequent tax credit award letter, or c) failure to receive a 2020 award of tax credits from TDHCA, or d) notification by this department of an award of CDBG DR-17 funds during its Round 2 NOFA

Please indicate your acceptance and agreement with the above terms and conditions by executing this letter agreement below. Please return the original to me and keep a copy for your records. This commitment shall remain in effect for no more than 30 days from the above date unless it is accepted and fully executed by all parties within that 30-day period. Beyond that expiration date this commitment shall be null and void. This commitment shall not be transferable or assignable by the applicant or to any other party.
ACCEPTED AND AGREED:
DWR Regency 20, LP

By: [Signature]  Date: 2/26/20
Name: [Signature]  Title: [Signature]
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
   - [ ] Yes If attempting to score as a certified HUB, evidence of the HUB's existence from the Texas Comptroller of Accounts is provided behind this Tab
   - [ ] Yes The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.
     - Ownership Interest: 80.00%
     - Cash flow from operations: 80.00%
     - Developer Fee: 80.00%
     - Total: 240.00% (Must equal at least 50% regardless of structure)
   - [ ] Yes The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
     - [ ] Yes A detailed narrative describing how that material participation will be achieved is included.
   - [ ] Yes The Qualified Nonprofit or certified HUB has experience directly related to the housing industry.
     - [ ] Yes A detailed narrative describing experience in each category is included.

   Mark all that apply
   - [ ] 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:
   - [ ] Yes 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.
   - [ ] Yes 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
APPLICATION NO. 20097 – REGENCY LOFTS

SPONSOR CHARACTERISTICS – HUB EXPERIENCE AND STATEMENT OF MATERIAL PARTICIPATION

DWR Development Group, LLC is certified by the State of Texas as a Historically Underutilized Business (HUB Certificate-Attached). DWR Development Group, LLC is wholly owned by Donna Rickenbacker who has been involved in the market rate and affordable rental housing industry for more than 25 years in the capacity as an owner, developer and consultant to for-profit and non-profit owners and developers (Experience Certificate-Attached).

Regency Lofts is an affordable rental housing community proposed to be located at 3232 Dixie Drive, Houston, Harris County, Texas 77021 (the “Project”). DWR Development Group, LLC will materially participate in all aspects of the ownership, development and operation of the Project throughout the compliance period. DWR Development Group will ensure that the Project is developed and operated as a low-income rental housing community in accordance with Section 42 of the Code and in compliance with all TDHCA rules and regulations. DWR Development Group, LLC will assist in supervising the third party management agent in the overall day to day operation of the Project.
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/tpasscmb/search/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.

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Texas Historically Underutilized Business (HUB) Certificate

DWR DEVELOPMENT GROUP, LLC

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

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/tpasscmb/search/index.jsp. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

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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.

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*Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company’s HUB certification prior to issuing a notice of award by accessing the Internet ([https://mycpa.cpa.state.tx.us/tpasscmb/search/index.jsp](https://mycpa.cpa.state.tx.us/tpasscmb/search/index.jsp)) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.*
January 12, 2015

Ms. Donna W. Rickenbacker
710 North Post Oak Road, Suite 400
Houston, Texas 77024

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Ms. Rickenbacker:

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 Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

Jean M. Latsha
Director of Multifamily Finance
Franchise Tax Account Status
As of: 02/16/2020 16:09:42

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

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<td>Texas Taxpayer Number</td>
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<td>Texas SOS File Number</td>
</tr>
<tr>
<td>Registered Agent Name</td>
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<tr>
<td>Registered Office Street Address</td>
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</tbody>
</table>
Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §11.204(13)(A) of the QAP, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

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<thead>
<tr>
<th>Organization 1</th>
<th>Applicant</th>
<th>Limited Partner/Syndicator 99%</th>
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</thead>
<tbody>
<tr>
<td>Org. 1.1 1%</td>
<td>Principal 1, Org. 1.1 President, 85%</td>
<td>Ability to exercise Control</td>
</tr>
<tr>
<td>Org. 1.2 51%</td>
<td>Principal 2, Org. 1.1 V.P., 10%</td>
<td>Ability to exercise Control</td>
</tr>
<tr>
<td></td>
<td>Principal 3, Org. 1.1 Treasurer, 5%</td>
<td>Ability to exercise Control</td>
</tr>
</tbody>
</table>

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

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!
Ownership Organizational Chart

Regency Lofts
TDHCA#: 20097
Houston, Texas

DWR Regency 20, LP
a Texas Limited Partnership (tbf)

DWR Regency GP, LLC
a Texas Limited Liability Company (tbf)
General Partner
0.01%
Ability to Excercise Control

DWR Development Group, LLC
a Texas Limited Liability Company (Certified HUB)
Managing Member
80%
Ability to Excercise Control

William A. Lawson Institute for Peace & Prosperity
a Texas Non-profit Corporation
Member
20%

Donna Rickenbacker
Sole Member
100%

Executive Director
Cheryl Lawson, Executive Director

Board of Directors
Mary Ramos, Board Chair
Yolanda Smith, Secretary
Hether Benjamin Brown, Board Member
Chavon Carr, Board Member
Terence Frederick, Board Member
Catherine Clark Mosbacher, Board Member
Imogen Papadopoulos, Board Member
Morris Smith, Board Member
Kimberly Wilkinson, Board Member

Special Limited Partner/Syndicator
99.99%
Developer Organizational Chart
Regency Lofts
TDHCA#: 20097
Houston, Texas

Co-Developer

DWR Development Group, LLC
a Texas Limited Liability Company
(Certified HUB)
80%

William A. Lawson Institute for Peace & Prosperity
a Texas Non-profit Corporation
20%

Donna Rickenbacker
Sole Member
100%

Executive Director
Cheryl Lawson, Executive Director

Board of Directors
Mary Ramos, Board Chair
Yolanda Smith, Secretary
Hether Benjamin Brown, Board Member
Chavon Carr, Board Member
Terence Frederick, Board Member
Catherine Clark Mosbacher, Board Member
Imogen Papadopoulos, Board Member
Morris Smith, Board Member
Kimberly Wilkinson, Board Member
Guarantor Organizational Chart

Regency Lofts
TDHCA#: 20097
Houston, Texas

DWR Development Group, LLC
a Texas Limited Liability Company
(Certified HUB)

Donna Rickenbacker
Sole Member
100%
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: DWR Regency GP, LLC (tbf)</th>
<th>Role/Title: Applicant GP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 6300 West Loop South, Ste. 670</td>
<td>City: Bellaire</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Applicant</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed: N/A</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone: 7135600068</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals: 1. DWR Development Group, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>2. W.A. Lawson Inst. For Peace &amp; Prosperity</td>
<td>TDHCA Experience: No</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>TDHCA Experience:</td>
<td></td>
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<tr>
<td>4.</td>
<td>TDHCA Experience:</td>
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<tr>
<td>5.</td>
<td>TDHCA Experience:</td>
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<td>6.</td>
<td>TDHCA Experience:</td>
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<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Organization Legal Name: DWR Development Group, LLC</th>
<th>Role/Title: MM of Org. 1/Co-Dev.</th>
</tr>
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<tbody>
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<td>Address: 6300 West Loop South, Ste. 670</td>
<td>City: Bellaire</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Org. 2/Developer/Guarantor</td>
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<tr>
<td>Organization legally formed?</td>
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<td>Date formed: 2/13/2013</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
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<tr>
<td>Ability to exercise Control over the Development?</td>
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<tr>
<td>List of Sub-Entities or Principals: 1. Donna Rickenbacker</td>
<td>TDHCA Experience: Yes</td>
<td></td>
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<td>2.</td>
<td>TDHCA Experience:</td>
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<td>TDHCA Experience:</td>
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</tbody>
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<thead>
<tr>
<th>Org. 3</th>
<th>Organization Legal Name: William A. Lawson Institute for Peace &amp; Prosperity</th>
<th>Role/Title: M of Org. 1/Co-Dev.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 5220 Scott Street, Unit 108</td>
<td>City: Houston</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Org. 2/Developer</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
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<td>Previous TDHCA Experience?</td>
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<td>Phone: 7137413600</td>
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<td>Organization is identified on Org. Chart:</td>
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</tr>
<tr>
<td>Ability to exercise Control over the Development?</td>
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<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals: 1. Cheryl Lawson</td>
<td>TDHCA Experience: No</td>
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<tr>
<td>2. Hether Benjamin Brown</td>
<td>TDHCA Experience: No</td>
<td></td>
</tr>
<tr>
<td>3. Chavon Carr</td>
<td>TDHCA Experience: No</td>
<td></td>
</tr>
<tr>
<td>4. Terence Frederick</td>
<td>TDHCA Experience: No</td>
<td></td>
</tr>
<tr>
<td>5. Catherine Clark Mosbacher</td>
<td>TDHCA Experience: No</td>
<td></td>
</tr>
<tr>
<td>6. Imogen Papadopoulos</td>
<td>TDHCA Experience: No</td>
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</tr>
<tr>
<td>7. Mary Ramos</td>
<td>TDHCA Experience: No</td>
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<tr>
<td>8. Morris Smith Jr.</td>
<td>TDHCA Experience: No</td>
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<tr>
<td>9. Yolanda Smith</td>
<td>TDHCA Experience: No</td>
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<td></td>
<td>Kimberly Wilkinson</td>
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<tr>
<td>10.</td>
<td>TDHCA Experience:</td>
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<tr>
<td>11.</td>
<td>TDHCA Experience:</td>
<td></td>
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<tr>
<td>12.</td>
<td>TDHCA Experience:</td>
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The Previous Participation Form is posted in a separate Excel Workbook that includes "Instructions" for copying it.
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: **DWR Regency 20 LP (tbf)-Applicant**

Email Address: **donna@dwrdevelopment.com**

City & State of Home Addr: **Bellaire, TX**

Applicant Legal Name: **DWR Regency 20, LP (tbf)**

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.

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</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![X]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
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<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<tbody>
<tr>
<td>HOME:</td>
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<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>NSP</td>
</tr>
<tr>
<td>Other:</td>
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Person/Role: DWR Regency GP, LLC (tbf)-GP of Applicant

Email Address: donna@dwrdevelopment.com

City & State of Home Addr: Bellaire, TX

Applicant Legal Name: DWR Regency 20, LP (tbf)

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<tbody>
<tr>
<td>HOME:</td>
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<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCl:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
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</tr>
<tr>
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<td></td>
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</tr>
<tr>
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Previous Participation Form

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Person/Role:  
DWR Development Group, LLC-Member of Applicant GP, Co-Developer and Guarantor

Email Address:  
donna@dwrdevelopment.com

City & State of Home Addr:  
Bellaire, TX

Applicant Legal Name:  
DWR Regency 20, LP (tbf)

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<thead>
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<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>15170</td>
<td>Lodge at Westlake</td>
<td>Houston</td>
<td>HTC</td>
</tr>
<tr>
<td>16104</td>
<td>Villa Verde Estates</td>
<td>Weslaco</td>
<td>HTC</td>
</tr>
<tr>
<td>16256</td>
<td>Chapman Crossing</td>
<td>Houston ETJ</td>
<td>HTC</td>
</tr>
<tr>
<td>18254</td>
<td>Somerset Lofts</td>
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<td>HTC</td>
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<td>Houston</td>
<td>HTC</td>
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<td>Edison Lofts</td>
<td>Houston</td>
<td>HTC</td>
</tr>
<tr>
<td>19166</td>
<td>Villas at Robinett</td>
<td>Killeen</td>
<td>HTC</td>
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</table>


Control End (mm/yy):

Add more rows to the form as needed.

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.

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**Person/Role:** Donna Rickenbacker-Sole Member of DWR Development Group, LLC  
**Email Address:** donna@dwrdevelopment.com  
**City & State of Home Addr:** Bellaire, Texas  
**Applicant Legal Name:** DWR Regency 20, LP (tbf)

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:** William A. Lawson Institute for Peace & Prosperity-Member of Applicant GP/Co-Developer

**Email Address:** clawson@walipp.org

**City & State of Home Addr:** Houston, Texas

**Applicant Legal Name:** DWR Regency 20, LP (tbf)

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: Cheryl Lawson-Executive Director of WALIPP
Email Address: clawson@walipp.org
City & State of Home Addr: Houston, TX
Applicant Legal Name: DWR Regency 20, LP (tbf)

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:**  
**Email Address:**  
**City & State of Home Addr:**  
**Applicant Legal Name:**

**Previous Participation Form**

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Person/Role: Chavon Carr - Director of WALIPP

Email Address: ccarr@carr.associates.com

City & State of Home Addr: Houston, Texas

Applicant Legal Name: DWR Regency 20, LP (tbf)

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>
Person/Role: Terence Frederick - Director of WALIPP
Email Address: tfredcpa@swbell.net
City & State of Home Addr: Houston, TX
Applicant Legal Name: DWR Regency 20, LP (tbf)

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:  Catherine Clark Mosbacher - Director of WALIPP
Email Address:  ccmosbacher@gmail.com
City & State of Home Addr:  Houston, TX
Applicant Legal Name:  DWR Regency 20, LP (tbf)

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**Person/Role:** Imogen Papadopoulos - Director of WALIPP  
**Email Address:** imogen@papadopoulos.com  
**City & State of Home Addr:** Houston, TX  
**Applicant Legal Name:** DWR Regency 20, LP (tbf)

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Person/Role:  
**Mary Ramos - Director of WALIPP**

Email Address:  
marylramos@hotmail.com

City & State of Home Addr:  
**Houston, TX**

Applicant Legal Name:  
DWR Regency 20, LP (tbf)

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**Person/Role:** Morris Smith Jr. - Director of WALIPP  
**Email Address:** morris.smith@cocacolaswb.com  
**City & State of Home Addr:** Houston, TX  
**Applicant Legal Name:** DWR Regency 20, LP (tbf)

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>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![X]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<tbody>
<tr>
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<td>CFDC</td>
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<td>SFD</td>
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Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:  
Yolanda Smith - Director of WALIPP

Email Address:  
yolanda@naacphouston.org

City & State of Home Addr:  
Houston, TX

Applicant Legal Name:  
DWR Regency 20, LP (tbf)

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
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Person/Role: Kimberly Sue Wilkinson - Director of WALIPP
Email Address: kwilk67@comcast.net
City & State of Home Addr: Houston, TX
Applicant Legal Name: DWR Regency 20, LP (tbf)

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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#### Nonprofit Participation

**Nonprofit Set-Aside (Competitive HTC Applications Only)**

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.
- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

#### Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

**Organization Name:** William A. Lawson Institute for Peace & Prosperity (WALIPP)

**Is the Organization a 501(c ) (3) or (4) as of the beginning of the Application Acceptance Period?** Yes

**If no to the question above, what is its current legal status?** N/A

**If "Other" please specify:** N/A

**Date of legal formation of Nonprofit Organization:** 3/8/1996

1) **Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?** Yes

   **If “Yes”, will this nonprofit organization Control the Applicant?** No

   **What is the ownership percentage of this nonprofit organization?** 20%

2) **Describe the nonprofit’s participation:** Member of GP of Applicant & Co-Developer

3) **Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:** WALIPP will materially participate in the supervision of the 3rd party property management co. and reporting requirements to TDHCA

4) **Will the nonprofit receive part of the development fees paid in connection with the development?** Yes

   **If “Yes,” explain:** 20% of Dev. Fee

Application includes a resolution approved by the board of the nonprofit organization indicating clear approval of the organization’s participation in the Application and naming all members of the board and employees who may act on its behalf.

#### LIST OF THE NONPROFIT ORGANIZATION’S BOARD MEMBERS, DIRECTORS AND OFFICERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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</thead>
<tbody>
<tr>
<td>Hether Benjamin Brown</td>
<td>Director</td>
<td>619 Asbury Street</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(713) 830-8694</td>
<td></td>
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<td><a href="mailto:hetben38@yahoo.com">hetben38@yahoo.com</a></td>
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<td></td>
<td>Calpine, SVP</td>
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<td>Occupation</td>
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<p>| Chavon Carr           | Director   | 800 Sawyer Str.          | Houston  | TX    | 77007|
|                       |            |                         |          |       |      |
|                       |            |                         |          |       |      |
|                       |            | Phone                    |          |       |      |
|                       |            | Ext.                     |          |       |      |
|                       |            | Fax or Email             |          |       |      |
|                       |            | Occupation               |          |       |      |</p>
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<tr>
<td>Terence Frederick</td>
<td>Director</td>
<td>4007 Charleston</td>
<td>Houston</td>
<td>TX</td>
<td>77021</td>
<td>(713) 439-5700</td>
<td></td>
<td><a href="mailto:tfredcpa@swbell.net">tfredcpa@swbell.net</a></td>
<td>Attorney</td>
</tr>
<tr>
<td>Kimberly Sue Wilkinson</td>
<td>Director</td>
<td>5113 Gibson St.</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
<td>(713) 855-3775</td>
<td></td>
<td><a href="mailto:kwilk67@comcast.net">kwilk67@comcast.net</a></td>
<td>none</td>
</tr>
<tr>
<td>Catherine Clark Mosbacher</td>
<td>Director</td>
<td>2312 North Blvd.</td>
<td>Houston</td>
<td>TX</td>
<td>77098</td>
<td>(713) 628-1583</td>
<td></td>
<td><a href="mailto:ccmosbacher@gmail.com">ccmosbacher@gmail.com</a></td>
<td>None</td>
</tr>
<tr>
<td>Imogen Papadopoulos</td>
<td>Director</td>
<td>121 N. Post Oak Ln. #2505</td>
<td>Houston</td>
<td>TX</td>
<td>77024</td>
<td>(713) 688-6905</td>
<td></td>
<td><a href="mailto:imogen@papadopoulos.com">imogen@papadopoulos.com</a></td>
<td>Attorney</td>
</tr>
<tr>
<td>Mary Ramos</td>
<td>Director/Board Chair</td>
<td>1019 W. Gardner St.</td>
<td>Houston</td>
<td>TX</td>
<td>77009</td>
<td>(281) 639-4346</td>
<td></td>
<td><a href="mailto:maryrlamos@hotmail.com">maryrlamos@hotmail.com</a></td>
<td>Realtor</td>
</tr>
<tr>
<td>Morris Smith, Jr.</td>
<td>Director</td>
<td>421 T.C. Jester Blvd.</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
<td>(847) 687-8255</td>
<td></td>
<td><a href="mailto:morris.smith@cocolaswb.com">morris.smith@cocolaswb.com</a></td>
<td>Coca Cola</td>
</tr>
<tr>
<td>Yolanda Smith</td>
<td>Director/Secretary</td>
<td>3939 North MacGregor Way</td>
<td>Houston</td>
<td>TX</td>
<td>77004</td>
<td>(713) 526-3389</td>
<td></td>
<td><a href="mailto:yolanda@naacphouston.org">yolanda@naacphouston.org</a></td>
<td>NAACP, ED</td>
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Applications involving a 501(c)(3) or 501(c)(4) Qualified Nonprofit Organization, housing finance corporation, or public facility corporation as the General Partner or Owner must provide the following documentation behind this tab:

- A resolution approved at a regular meeting of the majority of the Board of Directors of the nonprofit:
  - indicating the Board's awareness of the organization's participation in each specific Application, and
  - naming all members of the Board and employees who may act on its behalf

A. Applications participating in the Nonprofit Set-Aside must also provide:

- IRS determination letter
  - (Housing finance corporations or public facility corporations that do not have an IRS determination letter shall submit documentation evidencing creation under Chapter 394 of the Texas Local Government Code and corresponding citations for an exemption from taxation.)

- Nonprofit Participation exhibit as provided in the Application

- Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)

- The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant
  - (not applicable to Tax-Exempt Bond Developments)

- Certification regarding Board member residence
  - (not applicable to Tax-Exempt Bond Developments)

B. All other Applicants:

- IRS determination letter
  - (Housing finance corporations or public facility corporations that do not have an IRS determination letter shall submit documentation evidencing creation under Chapter 394 of the Texas Local Government Code and corresponding citations for an exemption from taxation.)

- Explanation of basis of nonprofit status if not 501(c)(3) or (4)

- Nonprofit Participation exhibit
RESOLUTION
MEETING OF THE BOARD OF DIRECTORS OF THE
WILLIAM A. LAWSON INSTITUTE FOR PEACE AND PROSPERITY

The Board of Directors of the William A. Lawson Institute for Peace and Prosperity ("WALIPP") met on February 22, 2020 and approved the following resolutions:

WHEREAS, WALIPP desires to:

(I) Participate in the ownership and development of a mixed use development to be located at 3232 Dixie Drive, Houston, Texas 77021 ("Development Site"). The proposal is to combine Regency Lofts, a mixed income affordable rental housing community with a stand-alone pre-kindergarten school on the Development Site (the "Community").

(II) Partner with DWR Development Group, LLC ("DWR") and move forward with DWR to file applications with (i) the Texas Department of Housing and Community Affairs ("TDHCA") for an award of 9% housing tax credits ("HTC"), and (ii) the City of Houston Housing and Community Development Department ("HCDD") for an award of 2020 Disaster Recover ("DR-17") Round 2 funding, to finance the construction and development of the Community.

(III) Be represented in the HTC and DR-17 applications as a member of the General Partner of Applicant and as a Co-Developer, who is not liable or responsible for any financial obligations or debts of the partnership.

(IV) Authorize an employee of WALIPP to execute all documentation on behalf of WALIPP to accomplish the foregoing action or actions so authorized including any agreements, instruments and certificates necessary to complete the HTC and DR-17 applications.

NOW, THEREFORE BE IT RESOLVED, that:

A. Each of the actions described in Paragraphs (I)-(IV) above are hereby approved by the Board of Directors of WALIPP; and

B. Cheryl Lawson, the Executive Director of WALIPP, is authorized in the name and on behalf of WALIPP in the capacity hereby stated to execute and deliver any documentation that may be reasonably required to facilitate the completion of the HTC and DR-17 applications recognizing WALIPP as a member of the proposed General Partner of the Applicant and a Co-Developer and to take any actions reasonably necessary to effectuate the transactions contemplated by the foregoing resolutions.

CERTIFICATION

The undersigned, being the Executive Director of WALIPP hereby certifies that the foregoing Resolutions of the Board of Directors of WALIPP were duly adopted by the Board of Directors on February 27, 2020.

Cheryl Lawson
Executive Director
Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.
Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Steven T. Miller
Director, Exempt Organizations
## 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>
</tr>
</thead>
<tbody>
<tr>
<td>DWR Development Group, LLC</td>
<td>Donna Rickenbacker</td>
<td>(713) 560-0068</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:donna@dwrdevelopment.com">donna@dwrdevelopment.com</a></td>
<td>80% of Fee</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>46-4120825</td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

### Infrastructure General Contractor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
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<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
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</tr>
</tbody>
</table>

### Cost Estimator:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
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</tr>
</tbody>
</table>

### Architect:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mucasey &amp; Associates, Architect</td>
<td>Mark Mucasey</td>
<td>(713) 521-1233</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:markm@mucaseyarchitects.com">markm@mucaseyarchitects.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>76-0302846</td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

### Engineer:

2/27/2020
<table>
<thead>
<tr>
<th>Role</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Proposed Fee</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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</thead>
<tbody>
<tr>
<td>Civil Engineer</td>
<td>Benton Schmaltz</td>
<td>(713) 488-8239</td>
<td><a href="mailto:bschmaltz@bgeinc.com">bschmaltz@bgeinc.com</a></td>
<td>TBD</td>
<td>74-1817951</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Bob Coe</td>
<td>(281) 387-7552</td>
<td><a href="mailto:robertocoe@gmail.com">robertocoe@gmail.com</a></td>
<td>TBD</td>
<td>SSN-Private</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Appraiser</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attorney</td>
<td>Cynthia Bast</td>
<td>(512) 305-4707</td>
<td><a href="mailto:clbast@lockelord.com">clbast@lockelord.com</a></td>
<td>TBD</td>
<td>74-1164324</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Accountant</td>
<td>George Littlejohn</td>
<td>(512) 340-0420</td>
<td><a href="mailto:george.littlejohn@novoco.com">george.littlejohn@novoco.com</a></td>
<td>TBD</td>
<td>94-3108253</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Property Manager</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Brown & Gay** - Benton Schmaltz, bschmaltz@bgeinc.com, TBD, 74-1817951
- **Market Analyst** - Bob Coe, robertocoe@gmail.com, TBD, SSN-Private
- **Appraiser** - N/A
- **Attorney** - Cynthia Bast, clbast@lockelord.com, TBD, 74-1164324
- **Accountant** - George Littlejohn, george.littlejohn@novoco.com, TBD, 94-3108253
- **Property Manager** - TBD

The table above lists the contact information for the various professional roles involved in the project, including their names, roles, contact details, and whether they are Certified Texas HUB, along with a statement regarding any direct or indirect, financial, or other interest with the Applicant or other team members.
<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
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<tr>
<td>Email</td>
<td>Proposed Fee</td>
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Certified Texas HUB?  
This is a direct or indirect, financial, or other interest with Applicant or other team members*  

### Originator of Underwriter:

<table>
<thead>
<tr>
<th>Amegy Bank</th>
<th>Sara Hale</th>
<th>(281) 297-7944</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:sara.hale@amegybank.com">sara.hale@amegybank.com</a></td>
<td>N/A</td>
<td>76-0520586</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
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<tr>
<td>Certified Texas HUB?</td>
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### Bond Issuer:

<table>
<thead>
<tr>
<th>N/A</th>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
<tr>
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### Syndicator:

<table>
<thead>
<tr>
<th>NEF</th>
<th>Jason Aldridge</th>
<th>(972) 741-5105</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:jalridge@nefinc.org">jalridge@nefinc.org</a></td>
<td>N/A</td>
<td>36-4326848</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
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### Supportive Services Provider:

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<tr>
<th>TBD</th>
<th>Contact Name</th>
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</tr>
</tbody>
</table>

### Title Company

<table>
<thead>
<tr>
<th>Chicago Title Company</th>
<th>Janet Karr</th>
<th>(713) 653-6105</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
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<tr>
<td>Contact Name</td>
<td>Phone</td>
<td>Email</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td><a href="mailto:janet.karr@ctt.com">janet.karr@ctt.com</a></td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Cheryl Lawson</td>
<td>N/A</td>
<td><a href="mailto:tracy@phaseengineering.com">tracy@phaseengineering.com</a></td>
</tr>
<tr>
<td>Tracy Watson</td>
<td>(210) 997-4056</td>
<td>N/A</td>
</tr>
<tr>
<td>Phase Engineering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scope and Cost Review (formerly PCA) Provider:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
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<tr>
<td>Preservation Consultant:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WALIPP-Co-Developer</td>
<td>Cheryl Lawson</td>
<td><a href="mailto:clawson@walipp.org">clawson@walipp.org</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Engineer/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 _108,351_ 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 _6,992_ 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

February 14, 2020

Date

Mark S. Mucasey

Printed Name

Architectural License #9420, State of Texas

License Number and State

Mucasey & Associates, Architects

Firm Name (if applicable)
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.

2/27/2020
January 12, 2015

Ms. Donna W. Rickenbacker
710 North Post Oak Road, Suite 400
Houston, Texas 77024

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Ms. Rickenbacker:

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 Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

Jean M. Latsha
Director of Multifamily Finance
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DWR Regency 20, LP (tbf)</td>
</tr>
<tr>
<td>2. DWR Regency GP, LLC (tbf)</td>
</tr>
<tr>
<td>3. DWR Development Group, LLC</td>
</tr>
<tr>
<td>4. Donna Rickenbacker</td>
</tr>
<tr>
<td>5. William A. Lawson Institute for Peace &amp; Prosperity (WALIPP)</td>
</tr>
<tr>
<td>6. Cheryl Lawson</td>
</tr>
<tr>
<td>7. Hether Benjamin Brown</td>
</tr>
<tr>
<td>8. Chavon Carr</td>
</tr>
<tr>
<td>9. Terence Frederick</td>
</tr>
<tr>
<td>10. Catherine Clark Mosbacher</td>
</tr>
<tr>
<td>11. Imogen Papadopoulos</td>
</tr>
<tr>
<td>12. Mary Ramos</td>
</tr>
<tr>
<td>14. Yolanda Smith</td>
</tr>
<tr>
<td>15. Kimberly Sue Wilkinson</td>
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<td>23.</td>
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<td>26.</td>
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<td>27.</td>
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<td>28.</td>
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<tr>
<td>29.</td>
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<tr>
<td>30.</td>
</tr>
<tr>
<td>b. Person/entity has at least one other application in the current Application Round.</td>
</tr>
<tr>
<td>No</td>
</tr>
<tr>
<td>No</td>
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<tr>
<td>Yes</td>
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</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part I b. above.

By: [Signature of Applicant] 2/20/2020  Its: [Authorized Representative]  2/26/2020
### Part II: Credit Limit Certification

**Instructions:**
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

**Name and role of Person or Entity completing this form:**

DWR Development Group, LLC

**Which is:**
- [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [ ] an Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [X] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>20128-OST Lofts</td>
<td>6</td>
<td>Houston</td>
<td>80.00%</td>
<td>80.00%</td>
</tr>
</tbody>
</table>

I acknowledge that [Donna Ricknackker](signature) is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

**By:** [Donna Ricknackker](signature)  
**2/20/2020**

**DWR Development Group, LLC**

**Printed Name**

**2/26/2020**
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Donna Rickenbacker

Which is: 
☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
☒ a Developer for the Applicant for this specific Application
☐ an Affiliate to the Applicant
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<tr>
<th>Development Name:</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>20128-0ST Lofts</td>
<td>6</td>
<td>Houston</td>
<td>80.00%</td>
<td>80.00%</td>
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</tr>
</tbody>
</table>

I acknowledge that, Donna Rickenbacker is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Donna Rickenbacker

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Printed Name

Date: 2/20/2020

2/6/2020
# Community Input Scoring Items

**TDHCA#: 20097**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Self Score Total:</th>
<th></th>
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</thead>
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<tr>
<td>1.</td>
<td><strong>Local Government Support - §11.9(d)(1)</strong> - Only check the box if support documents are included in the Application.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>X</td>
<td>Resolution(s) of either “no objection” or “support” is included behind this tab. <strong>Note that resolutions are due February 28, 2020</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Name of Local Government Body</td>
<td>City of Houston</td>
<td></td>
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<tr>
<td></td>
<td>Name of Local Government Body (if applicable)</td>
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<td></td>
<td>Points Requested</td>
<td>17</td>
<td></td>
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<tr>
<td>2.</td>
<td><strong>Quantifiable Community Participation - §11.9(d)(4)</strong></td>
<td></td>
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<tr>
<td></td>
<td>X</td>
<td>Application expects to receive QCP points. <strong>Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Points Requested</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td><strong>Input from State Representative - §11.9(d)(5)</strong></td>
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<tr>
<td></td>
<td></td>
<td>Letter of either support, neutrality, or opposition is included behind this tab. <strong>Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>OR</td>
<td>Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab. <strong>Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Points Requested</td>
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<tr>
<td>4.</td>
<td><strong>Input from Community Organizations - §11.9(d)(6)</strong></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td>Applicant has included one or more letters of support or opposition behind this tab. <strong>Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Points Requested</td>
<td>4</td>
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<tr>
<td>A.</td>
<td><strong>Change Happens</strong></td>
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<tr>
<td></td>
<td>Name of Community Organization</td>
<td>Helen Stagg, ED</td>
<td></td>
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<tr>
<td></td>
<td>Contact Name</td>
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<td>B.</td>
<td><strong>Wheeler Avenue Inner City Visions, Inc.</strong></td>
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<td>Name of Community Organization</td>
<td>Preston J. Allen, ED</td>
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<tr>
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<td>Contact Name</td>
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<td>C.</td>
<td><strong>Covenant Community Capital</strong></td>
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<td></td>
<td>Name of Community Organization</td>
<td>Stephen Fairfield, CEO</td>
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<tr>
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<td>Contact Name</td>
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<td>D.</td>
<td><strong>Ensemble Theatre</strong></td>
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<tr>
<td></td>
<td>Name of Community Organization</td>
<td>Eileen Morris, Director</td>
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</tr>
<tr>
<td></td>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.</td>
<td>****</td>
<td></td>
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<tr>
<td></td>
<td>Name of Community Organization</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Contact Name</td>
<td></td>
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<tr>
<td>F.</td>
<td>****</td>
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<tr>
<td></td>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contact Name</td>
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</tbody>
</table>

2/27/2020
A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

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

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

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of Applicant's Application related thereto; NOW, THEREFORE,

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

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

Section 2. That the City Council hereby confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.
PASSED AND ADOPTED this 19th day of February, 2020.

Mayor of the City of Houston

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

Assistant City Secretary

(Prepared by Legal Dept. ____________________________________________)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

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<th>AYE</th>
<th>NO</th>
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MAYOR TURNER

COUNCIL MEMBERS

PECK

DAVIS

KAMIN

EVANS-SHABAZZ

MARTIN

THOMAS

TRAVIS

CISNEROS

GALLEGOS

POLLARD

MARTHA CASTEX-TATUM

KNOX

ROBINSON

KUBOSH

PLUMMER

ALCORN

CAPTION ADOPTED
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<th>Development Name</th>
<th>Development Address</th>
<th>Council District</th>
<th>Target Population</th>
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<tr>
<td>1</td>
<td>Parkway Meadows</td>
<td>3300 block of W Gulf Bank</td>
<td>B</td>
<td>Family</td>
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<tr>
<td>2</td>
<td>Heritage Senior Residences</td>
<td>NEC Center Street and Moy Street</td>
<td>C</td>
<td>Elderly</td>
</tr>
<tr>
<td>3</td>
<td>The Ella</td>
<td>1718 W. 26th Street</td>
<td>C</td>
<td>Family</td>
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<tr>
<td>4</td>
<td>Dian Street Villas</td>
<td>1433 Dian Street, SWC Dian Street and W 15th</td>
<td>C</td>
<td>Family</td>
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<tr>
<td>5</td>
<td>Magnificat Permanent Affordable Housing (PSH)</td>
<td>3300 Caroline St</td>
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<td>Permanent Supportive Housing</td>
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<tr>
<td>6</td>
<td>Regency Lofts</td>
<td>3232 Dixie Drive</td>
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<td>7</td>
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<td>Caroline Lofts</td>
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<td>9</td>
<td>Evening Star Apartments</td>
<td>11800 South Glen Dr</td>
<td>F</td>
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<tr>
<td>10</td>
<td>Ella Grand</td>
<td>2077 S Gessner Rd</td>
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<td>11</td>
<td>Merritt Novo Senior Village</td>
<td>1120 Dairy Ashford</td>
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<tr>
<td>12</td>
<td>Campanile on Briar Hollow</td>
<td>Post Oak Blvd. and Briar Hollow</td>
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<td>Elderly</td>
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<tr>
<td>13</td>
<td>Canal Lofts</td>
<td>5601 Canal Street</td>
<td>H</td>
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<tr>
<td>14</td>
<td>Lockwood South Apartments</td>
<td>560' west of Lockwood Drive &amp; South of Buffalo Bayou at Drennan St.</td>
<td>H</td>
<td>Family</td>
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<tr>
<td>15</td>
<td>Jackson Hinds Garden (PSH)</td>
<td>607 Thornton Rd</td>
<td>H</td>
<td>Permanent Supportive Housing</td>
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<tr>
<td>16</td>
<td>OST Lofts</td>
<td>5520 Old Spanish Trail</td>
<td>I</td>
<td>Family</td>
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<tr>
<td>17</td>
<td>New Hope Housing Savoy (PSH)</td>
<td>6301 Savoy Drive</td>
<td>J</td>
<td>Permanent Supportive Housing</td>
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<td>18</td>
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<td>19</td>
<td>Southlawn at Milby</td>
<td>1810 Milby Street</td>
<td>I</td>
<td>Family</td>
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<tr>
<td>20</td>
<td>Greenridge Terrace</td>
<td>6000 block of Beverly Hill St</td>
<td>J</td>
<td>Family</td>
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<tr>
<td>21</td>
<td>Connect South Apartments</td>
<td>6440 Hillcroft Avenue</td>
<td>J</td>
<td>Family</td>
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<td>Applicant Name</td>
<td>Project Name</td>
<td>Project Address</td>
<td>TDHCA Number</td>
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<td>--------------</td>
<td>----------------</td>
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<td>Westview Terrace Apartments, LP</td>
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<td>Approximately 1222 Witte Road</td>
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<td>Greens on Westview LP</td>
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<td>1212 W Sam Houston Pkwy N</td>
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<td>20204</td>
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<td>CSH Dian Street Villas, Ltd.</td>
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<td>20223</td>
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<td>20077</td>
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<td>Jackson Hinds Gardens, Inc.</td>
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<td>20189</td>
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<td>1810 Milby Street</td>
<td>20100</td>
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<tr>
<td>NHH Savoy, Ltd.</td>
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<td>approximately 6301 Savoy Drive</td>
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<td>Richmond Senior Village</td>
<td>5615 Richmond Avenue</td>
<td>20141</td>
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<td>Approximately 6000 block of Beverly Hill Street</td>
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<td>Connect South Apartments</td>
<td>6440 Hillcroft Avenue</td>
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February 18, 2020

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701
Attn: Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway:

It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021. Change Happens shares the concern for attractive, affordable housing which this project addresses. The Third Ward community has more than its share of low-income tenants unable to find quality affordable housing. Indeed, according to Census data, between 2000 and 2015, 900 units were taken off the market in the northern portion of Third Ward alone. Over 500 of these were demolished and nearly 400 sit vacant, resulting in 780 fewer renter households in 2015 than in 2000. In addition, over 50% of renters are cost burdened, spending over 30% of their income on housing. Other projects by this developer provide excellent examples of what we hope to bring to this neighborhood.

I am aware that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,

cc: Cheryl Lawson – clawson@walipp.org
    Donna Rickenbacker – donna@dwrdevelopment.com
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 18, 2020

CHANGE HAPPENS
3353 ELGIN ST
HOUSTON, TX 77004-3531

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 03-01-1990
- Sales and use tax, as of 06-10-1991
  (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: 30113951245

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.
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<td>Name</td>
<td>Changc Happens!</td>
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<tr>
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#### Registered Agent

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<tr>
<th>Name</th>
<th>Helen Stopp</th>
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Franchise Tax Account Status
As of: 02/18/2020 17:45:31

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

CHANGE HAPPENS!

Texas Taxpayer Number 30113951245
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State of Formation TX
Effective SOS Registration Date 03/01/1990
Texas SOS File Number 0114515201
Registered Agent Name HELEN STAGG
Registered Office Street Address 3353 ELGIN HOUSTON, TX 77004
MISSION STATEMENT

"Empowering people to help themselves."

Since 1989, Change Happens! has fulfilled its mission by providing a variety of programs focused on educating and enriching our youth, promoting proactive healthcare measures and housing displaced families.

EDUCATION

HEALTHCARE

HOUSING
Change Happens!, formerly known as Families Under Urban & Social Attack (FUUSA), is a nonprofit that transforms the lives of families and children in high-risk communities of the Gulf Coast Region 6. We provide a variety of programs that reflect our mission to empower people to help themselves. Change Happens! relies on support from individuals, foundations, grantors, and corporations interested in improving communities and the lives of families. When it comes to family-focused nonprofits, Change Happens! is a premier provider of services designed to bring positive change to communities.

Change Happens! has grown from one program in 1989, to more than 18 programs today and over 60 employees. Similarly, its service area has expanded beyond Houston’s Third Ward to encompass 13 counties in the Gulf Coast region. Since its inception, Change Happens! has offered dynamic programming that aims to provide or restore whatever resources are most scarce in the broken communities it serves. In many instances, these resources are tangible, yet they are most often the intangible gifts of hope, education, and empowerment. These are the kind of resources that stay with our clients for a lifetime and give them the tools they need to become independent and productive.

Each year, Change Happens! empowers and educates over 100,000 adults and adolescents, while continually positioning itself to increase its impact on local neighborhoods. Today, Change Happens! is headquartered in a new, three-story, 27,000 SF building in Houston’s Third Ward. The building erected on land once occupied by drug houses and condemned properties is more than our headquarters, as its symbolizes the much needed change and rebirth for which Third Ward is overdue. We are here to extend a hand to everyone who has been reaching out for change.
MAKE CHANGE
MAKE AN INCREMENTAL IMPACT

Become a Changemaker,
a monthly donor, and see the incremental impact your generosity makes on the community.

JOIN US
Our Rescue Youth Program aims to prevent youth involvement in drugs, alcohol, gangs, and other self-destructive activities. The Rescue Youth Program is delivered in school settings, local shelters, and in the Change Happens! after school and summer programs. The community-based program utilizes evidence-based curriculums for youth ranging from 6 to 18 years old and delivers youth and adult presentations that range from 30 minutes to an hour depending on your organization's schedule. Our staff is able to provide customized presentations on a variety of topics according to your needs, as well as offer your school or program workshops, presentations or training on specific topics.

Events are planned throughout the school year and summer months to engage communities, collaborate with community partners, and promote the "no-use" message. Our team also participates in planned community events as an opportunity to share information about the Rescue Youth Program. Events include Kick Butts Day and Red Ribbon Week.

We make a difference through:
- Character education groups
- Intervention counseling
- Peer bonding
- Youth and Adult Presentations on topics such as: bullying, tobacco education, self-esteem, social skills, conflict resolution, and anger management

After School and Summer Programs
Change Happens! welcomes youth ages 6 to 18 years old to participate in the After-School and Summer Program. The Change Happens! After School/Summer Program character education groups are committed to reinforcing our students’ growing self-efficacy, social development, and sense of commitment to their community. The program's goal is to proactively enhance protective factors and reduce the impact of negative influences that place youth at risk. Every year, our Summer Program youth attend KIDS' University, a week-long introduction to college life by visiting and taking classes at the University of Houston.
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We offer the following to youth:
- Tutoring/homework assistance
- Character building education
- Dance/theater
- Gardening
- Drug prevention
- S.T.E.M. geared enrichment activities

KELVA CLAY
(713) 374-1249
KCLAY@CHANGEHAPPENSTX.ORG

THIRD WARD
CHANGE HAPPENS
3353 ELGIN STREET
HOUSTON, TEXAS 77004

MONDAY - THURSDAY
3:30 PM - 6:00 PM
FRIDAY
3:30 PM - 5:00 PM
INSIGHT
Teen Pregnancy Prevention

Imagine Now! Standing Intently to Generate Health and Transcendence (INSIGHT)

Change Happens! was awarded funding from the Health & Human Services Department to implement the INSIGHT program. INSIGHT is a Sexual Risk Avoidance Education (SRAE) program that targets African American and Hispanic/Latino youth, ages 14-19 living in Houston, TX. The goals of INSIGHT are to empower participants to make healthy decisions, and provide tools and resources to prevent pregnancy, Sexually Transmitted Infections (STI), Sexually Transmitted Diseases (STD), as well as lower youth engagement in other risky behaviors, and educate youth on how to voluntarily refrain from non-martial, sexual activity; thereby, reducing teen pregnancy in Houston, TX.

CONTACT INFORMATION

CHANGE HAPPENS!
EDWARD REDDICS, PROGRAM COORDINATOR
EREDDICS@CHANGEHAPPENSTX.ORG
REScue IN Motion
Permanent Supporting HOUSING

A drive through Houston’s popular intersections or a walk through one of its parks is all it takes to realize that there is still much to be done in the battle to address homelessness in our community. Change Happens!, in its commitment to providing a hand up to the disenfranchised within the community, operates three permanent housing programs through its adult services division that assist chronically homeless men and women with disabilities in their quest to change their lives.

In an effort to educate and empower those seeking assistance, the Homeless Outreach Services Department provides case management to program participants through the following programs that promote self-sufficiency, independence, and, ultimately, long-term residential stability. The purpose of the Rescue in Motion program is to help homeless individuals obtain permanent housing and provide them with the skills needed to avoid recidivism.

- The RESCUE In Motion Permanent Housing Program 2.0 provides case management, a wide array of supportive services, and rental subsidies to 68 chronically homeless men and women with a documented disabling condition who reside in scattered site housing throughout Harris County.

CONTACT
(713) 374-1200
rescue-in-motion@changehappenstx.org
Save the Date

Change HAPPENS!

presents:
The 12th Annual Spring Breakfast
"Planting Dreams & Harvesting Hope"

April 3, 2020
The Junior League of Houston
1811 Briar Oaks Lane
Houston, TX 77027
7:30 am
DATE: FEB. 29, 2020
TIME: 2:00PM-5:00PM (PRE-RECEPTION FROM 2:00PM-2:30PM)
VENUE: C.T BAUER COLLEGE OF BUSINESS
       MICHEAL J CEMO HALL
       UNIVERSITY OF HOUSTON
       4746 CALHOUN RD, HOUSTON TX 77204
RSVP:  bit.ly/GCSW-PushOutScreening
CONTACT: SUJEETA MENON (346-212-5778)
pushoutfilm.com
HEALTH: A CALL TO ACTION
Inaugural HEALTH Research Institute Conference

HELPING EVERYONE ACHIEVE A LIFETIME OF HEALTH

JANUARY 30 | 31 2020
UNIVERSITY OF HOUSTON MAIN CAMPUS
HOUSTON, TX

Come meet like minded health professionals, scientists, community leaders, policy makers, stakeholders, and more from around Texas!

- Discuss innovative solutions to current health challenges
- Build sustainable partnerships
- Share research findings
- Participate in symposium and poster sessions
- Visit our pop-up shop
- Network
- and more!

HEALTH Research Institute
Touch Houston Health
UNIVERSITY of HOUSTON

@HEALTHuh
HRI@central.uh.edu
HEALTHuh Channel
HRI.uh.edu

To register and for more information, visit: https://hri.uh.edu/conference
Change Happens! is looking for participants to join our team “Change Makers” for the 2020 AIDS Walk. Change Happens! is a benefiting agency. The fundraising goal this year is $5000.

Date: Sunday, March 1, 2020

Time: 12:00 pm (Onsite Registration)
1:00 pm Walk Kicks off

Location: Sam Houston Park in Downtown Houston 1000 Bagby St., Houston, TX.

If you are interested in joining our team or donating please contact Trinell Davis at 713-374-1265 or you may contact any project F.O.R.C.E team member at 713-374-1200. You can also use the link below to join our team, donate, or fundraise.
February 14, 2020

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway,

It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021. As a neighbor to this community and a non-profit Executive, I understand the critical importance of affordable housing that is attractive, supportive of community education and close-in. This project demonstrates the best of everything that the Third Ward community needs.

It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,

Preston J. Allen,
Executive Director
WAICV Inc.

cc: Cheryl Lawson – clawson@walipp.org
    Donna Rickenbacker – donna@dwrdevelopment.com
February 14, 2020

Ms. Tywana Rhone
Housing and Community Development
2100 Travis, 9th Floor Community Room
Houston, Texas 77007

Re: Support for WALIPP Senior Residence

Dear Ms. Rhone,

My agency is concerned about housing in the city’s Third Ward. We are supportive of the great work the WALIPP Senior Residence, located at 5220 Scott Street. They are applying for funding through the Disaster Recovery (DR-17) Multi-family program and we fully support their application.

With the work we have done in the creation of the Audrey Lawson Senior Housing Community near the MLK Center in the Northern Third Ward, we are experienced in the challenges of senior housing. WALIPP has demonstrated mastery in this area since the opening of the WALIPP Senior Residence in 2005. Your support will enable them to improve and expand their program and to serve this critical need in our community.

It is with our full support that we encourage you to fund the WALIPP Senior Residence request for Disaster Recovery (DR-17) Multifamily Program. Thank you.

Sincerely,

Preston Allen,
Executive Director
WAICV Inc.

cc: Cheryl Lawson – clawson@walipp.org

Wheeler Avenue Inner City Visions, Inc., is a nonprofit agent of Wheeler Avenue Baptist Church and operates under the nonprofit tax ID number 76-0574602
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 17, 2020

WHEELER AVENUE INNER CITY VISIONS, INC.
1010 LAMAR ST STE 930
HOUSTON, TX 77002-6311

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 10-31-1997
- Sales and use tax, as of 10-31-1997
  
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17605746027

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.
Filing Number: 146579911
Original Date of Filing: October 31, 1997
Entity Type: Domestic Nonprofit Corporation
Entity Status: In existence
Name: Wheeler Avenue Inner City Visions, Inc.
Address: 1910 Lamar St STE 530
      Houston, TX 77002-6311 USA

Name: Aaron B. Ray
Address: 1482 Alabama Street
      Houston, TX 77004 USA
### WHEELER AVENUE INNER CITY VISIONS, INC.

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<td>Registered Agent Name</td>
<td>AARON E. RAY</td>
</tr>
<tr>
<td>Registered Office Street Address</td>
<td>1402 ALABAMA STREET HOUSTON, TX 77004</td>
</tr>
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OUR MISSION

The mission of WACV is to provide and secure funding to the Wheeler Avenue nonprofit; it was founded under the auspices of Wheeler Avenue Baptist Church in Houston. The two primary nonprofits that are supported through WACV funding are: Wheeler Avenue Central City Comprehensive Community Center (WAC3C) and Wheeler Avenue Triangle Ministries Inc. (WATMI). The nonprofits were established under the visionary leadership of Rev. William A. Lawson and the late Audrey Hoffman Lawson. The work of nonprofits continues and has expanded its philanthropic outreach under the dynamic leadership of Rev. Dr. Marcus D. Cosby, Senior Pastor of Wheeler Avenue Baptist Church.

WHEELER AVENUE 5C's

WASCC provides support to the following programs:

• The Hedge Bush Transitional Living Center (Housing for 10 families in transition) supports families that previously have originated from shelters.

• The Honey Child Program — provides prenatal education and awareness to women between the ages of 17 and 44 years.

• Advancing Emotional Health Program — provides education and awareness to faith-based communities regarding treatment and utilization in Metro Houston.

• AHESR – Case Management — provides through our affordable housing program supportive case management that allows seniors to age in place with the necessary supportive resources.

WHEELER AVENUE TRIANGLE MINISTRIES, INC.

WATMI’s — mission is to provide the necessary real estate infrastructure for social service entities that need suitable housing whether corporate or residential.
OUR VISION

WAICV is committed to finding sufficient resources that help us build a strong and vibrant community. We believe in working across diverse communities through individuals, organizations and corporate entities to provide the necessary philanthropic support to these agencies. As the disparity gap widens, we are counting on our partners to assist in funding our efforts through their time, talent and treasure. As a result, we can continue to make a difference in someone who has lived on the street. We offer additional affordable housing for persons with limited resources to those families and communities in need. Together, we help people living in the Third Ward of Houston and try to develop strong economies in the inner city communities, for this generation and future generations.

OUR FRIENDS

Our partners and friends include the Wheeler Avenue Baptist Church family, its members, friends, citizens with a heart for Third Ward Houston, and our Greater Metro Houston community.
We look forward to seeing you at The 9th Annual Wheeler Avenue Inner City Visions (WAICV) Charity Golf Tournament on Monday, May 11, 2020 at Sweetwater Country Club!!

As usual, we will enjoy a great day of golf at the beautiful Sweetwater Country Club in Sugar Land, TX, complete with a 4-person scramble, box lunch and awards reception dinner following the round of golf.

The proceeds of the tournament benefit WAICV which funds the Madge Bush Transitional Living Center (MBTLC). MBTLC is an apartment complex that houses homeless mothers with children under the age of 16. The facility offers a flexible two-year program complete with rent-free housing, counseling, career prep, educational programming and life skills. Since 2010, MBTLC has helped over 200 mothers to re-enter society with thriving families and a promising future.

Your support of the WAICV Charity Golf Tournament provides annual sustenance for MBTLC for everything from maintenance to programming. More importantly, the ripple-effect of your support changes lives, strengthens families and revitalizes generations. Thank you so much for participating!!

Special Offer: Included with your online registration is a 1-year subscription to Golf Digest (a $10 value). Click here for offer and refund details.

Register now and remember to invite your friends to play.

Thank you for your support of the Wheeler Avenue Inner City Visions.

9th Annual WAICV Golf Tournament

Monday, May 11, 2020
9:00am On-Site Registration | 12:00pm Shotgun Scramble

Sweet Water Countryclub
4400 Palm Royale Blvd, Sugar Land, TX 77479

Tickets and sponsorship available below.

Click To Register  Click To Sponsor
Audrey Hoffman Lawson Impact Awards Luncheon and Fashion Show – Over the past 56 years a diverse group of individuals get together and support this signature event, it has brought together outstanding business, corporate and civic leaders who have a heart to serve the greater Houston community. Collectively these events have raised significant dollars that supported both the educational and social services arenas. This signature event creates a tremendous level of energy and enthusiasm throughout the Houston community.

Save The Date

Wheeler Avenue Inner City Visions
Women’s Guild 56 Years of Service

Audrey H. Lawson
Impact Awards Luncheon & Fashion Show

Saturday, March 21, 2020
11:00 A.M.
Hilton-Americas Houston
1600 Lamar Street, Houston, TX 77010

Tickets can be purchased in the Christian Life Center lobby on Sundays after church services. You may also contact Ms. LaTricia Williams at WABCFashionTix@gmail.com or (713) 330-5755.

For sponsorship tables, contact Dr. Rose Austin at rhaustin616@msn.com.
February 26, 2020

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us  
Director of Multifamily Finance  

Re: TDHCA Application No. 20097; Regency Lofts  

Dear Ms. Holloway:  

I am writing to express our support for the planned development that is being proposed at 3232 Dixie Drive, Houston, Texas 77021 that will include Regency Lofts, a proposed affordable rental housing community for individuals and families and a pre-kindergarten school that will be available to the residents of Regency Lofts and the neighborhood.  

Covenant Community Capital (CCC) is a 501(c)(3) tax-exempt organization that operates in the Houston MSA. We are a United Way supported organization that works to increase community stability by providing financial education and coaching to help low income working families acquire affordable homes, access quality education and build savings for life. Our work has included developing affordable homes for homeless women and children, seniors and low-income working families; founding a call center creating over 500 living-wage jobs; capitalizing trucking and construction firms employing 32 ex-offenders; coaching and matching the savings of 905 low-income working families to purchase their first home or attend college; and forming Raise Texas to promote statewide asset-based poverty remedies. In 2019 we provided free mold remediation and restoration services to 62 low-income rural homeowners affected by Hurricane Harvey, and provided financial education, coaching and savings matches to enable 90 families (56% Black, 32% Latino, 11% Anglo and 1% Asian) earning an average of $29,000 to purchase their first home. A listing of our services is attached to this letter.  

CCC supports DWR Regency 20, LP, the proposed sponsor of Regency Lofts at the development site and the filing of a 9% tax credit application with the Texas Department of Housing and Community Affairs to finance a portion of the development cost of the mixed-use community.  

Sincerely,  

Stephan Fairfield, CEO  

cc: Cheryl Lawson – clawson@walipp.org  
    Donna Rickenbacker – donna@dwrdevelopment.com
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 26, 2020

COVENANT COMMUNITY CAPITAL CORPORATION
PO BOX 15398
HOUSTON, TX 77220-5398

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 06-12-1998
- Sales and use tax, as of 06-12-1998
  
  (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: 17605736762

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<tr>
<td>COVENANT COMMUNITY CAPITAL CORPORATION</td>
<td>PO BOX 15255, Houston, TX 77229 USA</td>
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Instructions:
- To place an order for additional information about a filing, press the 'Order' button.
Franchise Tax Account Status
As of: 02/26/2020 09:25:21

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<td><strong>Mailing Address</strong></td>
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<tr>
<td><strong>Registered Agent Name</strong></td>
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<td><strong>Registered Office Street Address</strong></td>
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We at Covenant Community Capital are in the process of upgrading our website to better help the community in the future. Don't fret we still have programs available to help better your lives.

For information on Covenant’s IDA Matched Savings Program for college and home ownership contact Paulina Serrano at 713-223-1864 ext 10 or Paulina@CovenantCapital.org.

For information on Covenant’s Homebuyer Club contact Veralisa Hunter at 713-223-1864 ext. 15 or Veralisa@CovenantCapital.org.

Download our Financial Services Application HERE
Build Assets for a Rich Life
Win Savings Prizes
Triple your Money with Matched Savings
(see savings prize and match income limits)

Save for Emergencies!  Own a Home!  Learn Career Skills!

Tools for your Asset-Building Goals

**NEW! Build Savings** for emergencies and major purchases:
- Open a Covenant **Prize-Linked Individual Development Account** (IDA) with Capital One and qualify for prize drawings of $50-1,600 when you reach and maintain $500-16,000 benchmarks for 6 months.
- Learn about banking, consumer rights, your credit report, and how to eliminate debt in a **Credit Education Class** with the Credit Coalition.

**Manage Risk** to protect against loss:
- Learn how quality relationships, good health, satisfying work, savings, and insurance can guard the future in a **Risk Management Workshop**.

**Own a Home** to gain control, equity and stability of tenure:
- Enhance your learning from the credit education class with tips from a lender and financial services coach in a **Home Finance Workshop**.
- Leverage up to $2,000 in IDA savings with a 1:1 **Savings Match**, plus a 1:1 **Bonus Match** for reaching asset-building milestones, plus get 5 years of post-closing homebuyer support (enroll after saving $500 and completing credit education, and receive a savings match after completing home and risk management plans).
- If needed, learn how to enhance your credit profile in a **Credit Building Workshop** and with a **Credit Builder Loan**.
- Strengthen homeowner skills in the **Life as a Homeowner Workshop**.

**Learn Career Skills** to boost income and job security:
- Grow income with help from United Way THRIVE workforce partners
- Leverage up to $250 in IDA savings with a 4:1 **Savings Match** for tuition and tools to secure a useful job skill (enroll after saving $500 and completing credit education, and receive a savings match after completing career and risk management plans).

**Get Started**
Email Paulina@CovenantCapital.org with your legal name (as shown on Texas DL/ID), phone number and email address to learn more, enroll and get an asset-building starter kit.

**Work with a Coach**
Staff who are Covenant graduates will walk with you on your journey to reach financial stability goals using Covenant’s tools and those of our United Way partners.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Limit ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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*Adjusted gross income: Form 1040 line 7
Covenant matches only earned income.

Covenant equips aspirational working families to thrive and secure generational resilience by acquiring affordable homes, accessing quality education, managing risk and building savings for life.
About Covenant Community Capital Corporation

Founded in 1998, Covenant Community Capital is Houston’s oldest US Treasury certified Community Development Financial Institution (CDFI). Covenant helps families build assets through financial education, coaching, savings matches and no-interest loans that help households assess their financial status, develop a savings plan, build good financial habits, access prudent financial services and acquire productive assets that yield long-term stability such as a home, business or college education. Over 2000 families with incomes averaging $20,000 have benefited from Covenant’s financial education and coaching, recently including a number of fathers in partnership with the Texas Attorney General and Baylor College of Medicine. Nearly 500 of these have used a Covenant savings match to buy a home, capitalize a business or attend college. No foreclosures are known among Covenant graduates. In the past 5 years Covenant and its affiliates have also developed 790 affordable housing units, including homes for working families, seniors and disaster victims. Covenant’s financing and technical assistance have also facilitated the creation of over 500 jobs and an additional 1034 affordable homes. Covenant also serves as the nonprofit sponsor of Berk on Houston in partnership with the Houston City Controller, the Federal Reserve Bank of Dallas, and 11 banks.

Community Programs
- Housing and/or Financial Counseling
- Other Community and Economic Development

Housing Development & Rehabilitation
- Single-Family For-Sale Development
- Multi-Family Rental Development
- Single-Family Rental Development
- Commercial Development

Property Management & Resident Programs
- Resident Services

Debt & Equity Investing
- Commercial and/or Development Lending
- Consumer Mortgage Lending
FIND US

- 3300 Lyons Ave Ste 203
  Houston, Texas
- Call (832) 879-2200

HOURS

- Open Now: 9:00 AM - 5:00 PM

MISsion

Covenant Community Capital Corporation seeks to enhance the beauty, safety, and economic vitality of low-income communities by increasing their capacity to develop affordable housing, grow business enterprises, and build family and community assets.

ADDITIONAL CONTACT INFO

- info@covenantcapital.org
- http://www.covenantcapital.org

MORE INFO

- Build Financial Independence! Buy a Home! (See More)
- Founding Date: 1995
- Accountant: Social Service
Build Financial Independence! Buy a Home!

HOW IT WORKS

Covenant equips working families to thrive financially and secure assets for intergenerational resilience by acquiring affordable homes, accessing quality education, and building savings for life. Over 500 qualifying families have also received a savings match and other assistance to buy a home. Covenant’s proven tools help families achieve these goals. The steps to success include:

1. Open a no-cost individual development savings account (IDA).
2. Attend no-cost classes to build credit and homeownership skills.
3. Create and implement a personalized savings plan and home plan with help from savings and home coaches.
4. Attend a post-purchase class on succeeding as a homeowner.

Families receiving a home savings match may also receive coaching and matched savings to help with their children’s education.

MATCHED SAVINGS ELIGIBILITY

- Seeking a home in the Houston MSA within 3 years
- Earn less than the income limits
- 18 or more years of age with a Social Security number or ITIN

GET STARTED

- Download an application at www.CovenantCapital.org, or
- Email Paulina@covenantcapital.org
- Call 832-879-2200

Covenant is a nonprofit and Houston's oldest community development financial institution. Individuals, businesses, banks, the United Way and the US Department of Health and Human Services underwrite Covenant’s proven tools to help striving families build financial resilience.

Founding Date
1998

Accountant · Social Service
Covenant Community Capital

Upcoming Events

Covenant Community Capital does not have any upcoming events.

Past Events

<table>
<thead>
<tr>
<th>Date</th>
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<tr>
<td>SEP 17</td>
<td>Skills 4 Living Career Bootcamp</td>
<td>Covenant Community Capital, Houston, TX</td>
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</table>
SAVE $$$ AND BE PREPARED FOR AN EMERGENCY...

MONTHLY INCOME

$\text{January} \rightarrow \text{December} \rightarrow \text{Rainy Day Fund} = $\text{$$$$}$

EMERGENCY SAVINGS

HAZARD INSURANCE DEDUCTIBLE

According to the Federal Reserve, 49% of Americans don't have $400 in savings. Are you financially prepared for a natural disaster? Learn how to make a plan with CFPB's tips: https://go.usa.gov/xF6uJ
FREE Quality Tax Preparation
By Neighborhood Tax Centers
a program of BakerRipley

- **FREE** tax preparation
- **FREE** e-filing for FAST refund
- **FREE** direct deposit
- **FREE** ITIN applications

**OPEN JANUARY THROUGH APRIL 15, 2019**

**Who is eligible?**
Families and individuals earning up to $58,000
international students/faculty requiring 1040NR, call 2-1-1.

**No appointments. Walk-ins only.**

**SOUTHWEST**
1. **BakerRipley Gufton Sharpstown Campus**
   6500 Willowbrook Blvd., 77074
   Open Year Round. Call 2-1-1.
   Jan, Feb, Apr: M-F 9:30-4 Sat 9:45-1
   Open Sun 10-4
   1/27, 2/3, 2/10, 2/17, 2/24, 3/7, 4/14
   March: Mon-Fri 9:30-4, Sat 9:45-1

2. **BakerRipley Ripley House**
   4410 Navigation Blvd., 77011
   Jan, Feb, Apr: M-F 9:30-4 Sat 9:45-1
   March: Mon-Fri 9:30-4, Sat 9:45-1

3. **Lakewood Church**
   3700 Southwest Fwy., 77027
   T 6-8, Sat 9-2

**CENTRAL**
4. **Chinese Community Center**
   9800 Town Park Dr., 77036
   M-Th 1-4, Sat 12-3:30
   Closed February 8

5. **Port B**
   United Way Fort Bend Service Center
   12300 Parc Cave Dr., Stafford, 77477
   Jan, Feb, Apr: M-Th 10-7, Sat 9-2
   March: M-Th 11-7, Sat 9:30

6. **Spring Branch**
   1025 Bellaire Dr., 77065
   M-Th 1-7, Sat 9-3, Sun 12-4

7. **Sunnyside Multi-Service Center**
   4600 W ^=100 St., 77007
   M-F 9-5

8. **North**
   **Across Homes Multi-Service Center**
   6719 W. Montgomery, 77091
   Jan, Feb, Apr: M 10-7, W 10-5, Sat 9-2
   March: Mon, Wed 10-7, W 10-5, Sat 9-2

9. **BakerRipley East Aldine Campus**
   3300 Aldine Mail Rd., 77039
   Jan, Feb, Apr: M-F 9-7 Sat 9-2
   March: Mon-Fri 9-7, F 9:45-7, Sat 9-2

10. **United Way Montgomery County Center**
    1800 Lake Front Dr., Spring, 77380
    Jan, Feb, Apr: M-Th 10-7, Sat 9-2
    March: Mon-Fri 9-7, F 9:45-7, Sat 9-2

11. **Pasadena**
    **BakerRipley Cleveland Campus**
    720 Farmwell Pkwy, Pasadena 77504
    Jan, Feb, Apr: M-F 9-7, Sat 9-4
    March: Mon-Fri 9-7, F 9:45-7, Sat 9-2

12. **Clear Lake**
    **United Way Bay Area Service Center**
    1300 Bay Area Blvd., 77058
    Jan, Feb, Apr: M-F 9-7
    March: M-F 10-7

**Ask about United Way SAVE!**
You can get up to $250

Call 2-1-1
2-1-1 Texas/United Way HELPLINE
FreeTaxCenters.org

Planning to file your own taxes online for free?
goto MyFreeTaxes.com

BakerRipley
Community Development

United Way
United Way of Greater Houston
Helping families THRIVE

Covenant Community Capital
Like The Page February 11, 2019
February 19, 2020

Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701  
Attn: Marni Holloway - Via Email - marni.holloway@tdhca.state.tx.us  
Director of Multifamily Finance

Re: Support for Regency Lofts, TDHCA Application No. 20097

Dear Ms. Holloway,

With the great work of the Lawsons and the non-profit that operates under their name, I am a strong supporter of the Regency Lofts project they are working to create. Our non-profit theatre would probably not exist without the work of Mrs. Audrey Lawson, the late Founder of WALIPP. We have watched the commitment of the Lawson family over the years. This development of affordable housing and pre-kindergarten education is another example of their vision. It is my pleasure to support the planned community being proposed at 3232 Dixie Drive, Houston, Texas 77021, Regency Lofts.

It is my understanding that the applicant of this proposed development is seeking 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 20097.

Sincerely,

Eileen J. Morris, Artistic Director

cc: Cheryl Lawson – clawson@walipp.org  
    Donna Rickenbacker – donna@dwrdevelopment.com
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 19, 2020

THE ENSEMBLE THEATRE
3535 MAIN ST
HOUSTON, TX 77002-9529

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 06-01-1977
- Sales and use tax, as of 08-29-1977
  
  (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: 17419419431

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.
Franchise Tax Account Status
As of: 02/19/2020 12:07:35

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

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<th><strong>THE ENSEMBLE THEATRE</strong></th>
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<td><strong>Texas Taxpayer Number</strong></td>
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<td><strong>Mailing Address</strong></td>
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<td><strong>Right to Transact Business in Texas</strong></td>
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<td><strong>State of Formation</strong></td>
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<td><strong>Effective SOS Registration Date</strong></td>
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<tr>
<td><strong>Texas SOS File Number</strong></td>
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<tr>
<td><strong>Registered Agent Name</strong></td>
</tr>
<tr>
<td><strong>Registered Office Street Address</strong></td>
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</tbody>
</table>
Influenced by the African American Theatre movement of the 1960s and 70s, George Hawkins founded a black theatre company in 1976 in Houston, Texas. He observed that professional roles were few and far between for black actors, and his frustration led him to create his own company, then known as The Black Ensemble Company. Hawkins’ goal was to create a theatre that would provide diverse roles for black artists.

Determined to move his theatre in a direction different from other mainstream theatres, Hawkins focused on themes about black life. He located a building to use as a storefront theatre on Tuam Street, and renamed the company The Ensemble Theatre.

In 1985 the theatre moved to Main Street and grew each year thereafter. Hawkins continued his goal to establish a ‘place and space’ where artists and the larger community could receive technical training and have expanded employment opportunities while providing a theatrical education for Houstonians and residents in surrounding counties. In the years that followed, The Ensemble played the role of social liaison between the Houston community and the black theatre experience.

George Hawkins passed away in 1990 but his dream, drive, and passion continue under superb leadership and community support. The Ensemble Theatre is one of a few professional theaters in the region dedicated to the production of works portraying the African American experience. It is the oldest and largest professional African American theatre in the Southwest and it holds the distinction of being one of the nation’s largest African American theatres owning and operating its facility and producing in-house.

Board President Emeritus Audrey Lawson led the capital campaign for The Ensemble’s $4.5 million building renovations that concluded in 1997.

The programs and operations of The Ensemble Theatre benefit a multicultural audience that is diverse in age, income, ethnicity, and culture. The Ensemble Theatre produces a Mainstage Season of contemporary and classical works devoted to the portrayal of the African American experience by local and national playwrights and artists.
The Ensemble Theatre’s Performing Arts Education program provides educational workshops, artist-in-residence experiences, and live performances for students both off-site and at the theatre. Also, the Young Performers Program offers intensive summer training for youth ages 6 to 17 encompassing instruction in all disciplines of the theatre arts. Through its varied programs, The Ensemble Theatre benefits an audience and artistic constituency of approximately 65,000 people annually.

The Ensemble Theatre has surpassed the vision of its founder and continues to expand and create innovative programs to bring African American theatre to myriad of audiences, and is truly one of Houston’s finest historical cultural institutions.
Welcome to The Ensemble Theatre

The Mission of The Ensemble Theatre is to preserve African American artistic expression; to enlighten, entertain, and enrich a diverse community.

Read our story →
BOLD ADULT MASTER CLASS

Join us for our BOLD Adult Master Classes Saturday, October 19, 2019, 8:00 a.m. to 3:00 p.m. (Men and Women 18+)

CLICK FOR MORE INFORMATION

The Ensemble Theatre offers four great youth initiatives filled with activities that combine education, creative expression and theatrical performances.

1. **Tour Education** – our repertoire of educationally themed productions available for on-campus or in-house bookings
2. **The Young Performers Program** – our performing arts education program for youth ages 6-17
3. **Artist in Residency** – our teaching artists available to work with community and after-school programs for arts enrichment and training
4. **Children’s Theatre Performances** – our series of children’s plays available for all ages and perfect for families with young children

Other program offerings include:

**Education:**

- Visiting artist master classes
- Adult Acting Courses
- Weekend Immersion Classes for youth
- Technical Weekend Workshops
- Community-based theatrical performances
- Comprehensive Study Guides

**For more information contact:**
Florence Garvey, Tour & Education Programs Coordinator
Office: 713-807-4317
Fax: 713-520-1269
E-mail: TourEd@EnsembleHouston.com
Heart of the Theatre

The annual Heart of the Theatre is The Ensemble’s celebration and appreciation event recognizing our growing community of supporters as the heart of our thriving programs. We celebrate hold this special event as our expression of gratitude towards our community partners, collaborators, subscribers, patrons, volunteers, and sponsors for their commitment to helping us fulfill our artistic vision and mission.
Touring Education

Tour Education Program

Our repertoire of educationally themed productions are available for visits to your campus or in-house at The Ensemble Theatre.

Touring Show Prices

In House Single Performance • Limit 350 • $550.00

In House Back-to-Back Performances • Limit 350 • $800.00

Away Single Performance • Limit 400 • $300.00

Away Back to Back Performance • Limit 400 • $345.00

To Book Now, Contact:

Horace Garvey, Tour & Education Programs Coordinator
Office: 713-807-4217
Fax: 713-520-1299
E-mail: TourEd@EnsembleHouston.com
## Past Events

<table>
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<tr>
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<th>Venue</th>
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<tbody>
<tr>
<td><strong>JAN 24</strong></td>
<td><strong>OUT at The Ensemble Pre-Show Mixer for TET Midtown</strong></td>
<td>The Ensemble Theatre Houston</td>
</tr>
<tr>
<td><strong>DEC 8</strong></td>
<td><strong>Celebrating the Creative Journey - We Two!</strong></td>
<td>The Ensemble Theatre Houston</td>
</tr>
<tr>
<td><strong>DEC 7</strong></td>
<td><strong>Rhythm &amp; Wreaths: A Holiday Extravaganza</strong></td>
<td>The Ensemble Theatre Houston</td>
</tr>
<tr>
<td><strong>DEC 6</strong></td>
<td><strong>Rhythm of the Night: A Late Night Showcase</strong></td>
<td>The Ensemble Theatre Houston</td>
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<tr>
<td><strong>NOV 16</strong></td>
<td><strong>HBCU Comedy Jam (Headline: Damon Williams)</strong></td>
<td>The Ensemble Theatre Houston</td>
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<tr>
<td><strong>NOV 15</strong></td>
<td><strong>Pre-Show Mixer for More Than Christmas</strong></td>
<td>The Ensemble Theatre Houston</td>
</tr>
<tr>
<td><strong>OCT 19</strong></td>
<td><strong>BOLD Master Class by Dynamic Women</strong></td>
<td>The Ensemble Theatre Houston</td>
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<tr>
<td><strong>SEP 15</strong></td>
<td><strong>City of Good Abode</strong></td>
<td>Evelyn Rubenstein Jewish Center</td>
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<tr>
<td><strong>JUN 28</strong></td>
<td><strong>OUT at TET Pre-Show Mixer - Josephine Townsend</strong></td>
<td>The Ensemble Theatre Houston</td>
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<tr>
<td><strong>MAY 10</strong></td>
<td><strong>OUT at TET Pre-Show Mixer - Pipeline</strong></td>
<td>The Ensemble Theatre Houston</td>
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<tr>
<td><strong>APR 22</strong></td>
<td><strong>Force Continuum: Play Reading</strong></td>
<td>The Ensemble Theatre Houston</td>
</tr>
</tbody>
</table>
### 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].

1. **Environmental Site Assessment (ESA) (All Multifamily Applications)**

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Phase Engineering</th>
<th>Date of Report: 2/17/2020</th>
</tr>
</thead>
</table>

   X Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.

   X 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.

   ✓ Development is funded by USDA and is not required to supply an ESA.

2. **Environmental Clearance (Direct Loan applications only)**

All Applications for Direct Loans awarded HOME, NHTF, or NSP1 PI must complete an environmental clearance process in accordance with 24 CFR Parts 50 or 58 or 24 CFR 93.301(f), as applicable, prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.

- 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.
- Applicant has submitted an environmental packet to TDHCA and clearance is pending.
- 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.

   [http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)

- A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:

<table>
<thead>
<tr>
<th>Name of Firm:</th>
<th>Contact Person:</th>
<th>Contact Telephone:</th>
<th>Email:</th>
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3. **Primary Market Area Map**

   X Primary Market Area (PMA) map with definition of PMA is included behind this tab.

<table>
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<tr>
<th>Prepared by:</th>
<th>Affordable Housing Analyst</th>
<th>Date of Report:</th>
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   Development Site Location:
   - Longitude: W95.373348
   - Latitude: N29.705109

4. **Scope and Cost Review (SCR) (formerly PCA)**

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<th>N/A</th>
<th>Date of Report:</th>
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5. **Appraisal**

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<th>Date of Report:</th>
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6. **Feasibility Report**

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<th>Prepared by:</th>
<th>Brown and Gay</th>
<th>Date of Report: 2/26/2020</th>
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</table>
February 26, 2020

Texas Department of Housing and Community Affairs
PO Box 13941
Austin, Texas 78711-3941

RE: Regency Lofts-ESA Statement; TDHCA No. 20097

To Whom it May Concern:

In accordance with the Multi-family Rules regarding the Phase I Environmental Site Assessment ("ESA Report"), please accept this letter to serve as a statement from the DWR Regency 20, LP, the proposed owner of the above described project that the additional assessments identified in the ESA Report and any applicable recommended actions will be performed prior to closing.

Sincerely,

DWR Regency 20, LP

By: Donna Rickenbacker
Authorized Representative
# Regency Lofts

TDHCA# 20097

Geographies Selected:

<table>
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<tr>
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<tr>
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<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>19 48201313800</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
</tbody>
</table>
### Tie-Breaker Information

**Tie-Breaker #1 (10 TAC §11.7(1))**

Applications proposed to be located in a census tract with a poverty rate below the average poverty rate for all awarded Competitive HTC Applications from the past three years, 17.0341 (with Region 11 adding an additional 15% to that value and Region 13 adding an additional 5% to that value), are eligible for the first tie-breaker. Any of the tied Applications that meet the first part of the tie-breaker will progress to the second part. Then the Development in the census tract with the highest percentage of statewide rent burden for renter households at or below 80% Area Median Family Income (AMFI), will win the tie-breaker. Tied Applications that do not meet the first part of the tie-breaker or that are still tied after applying the second part of the tie-breaker will proceed to the second tie-breaker to break the tie.

<table>
<thead>
<tr>
<th>Is Site in Region 11 or 13?</th>
<th>No</th>
<th>Poverty Rate = 24.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 17.0341.</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 32.0341.</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 13?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 22.0341.</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

**Rent Burden Rank =** 689  *(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:** W95.373348
- **Development Latitude:** N29.705109
- **Target Population:** General
- **Closest Development serving same Population:** Park Yellowstone
- **Application Number:** 19602
- **Address:** 3322 Yellowstone Blvd., Houston, TX 77021
- **Year of Award:** 2018
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 Serv-U 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 #20097 Development Name Regency Lofts

Development City Houston Development County Harris

☑ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

My Development Site is located in an area that is:

☑ Urban

☐ Rural (skip to page 4 of the packet)

☑ My Development Site is located in a distinct area known locally as (or named by the CRP as) OST/Almeda TIRZ #7 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) Project Plan & Reinvestment Zone Financing Plan (as amended, the “Plan”) (Multiple Pgs.-See attached).

☑ 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) The Plan-Multiple Pgs.-See attached.

☑ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

  Creation Ordinance No. 97-478 ("Creation Ordinance"); Project Plan and Reinvestment Zone Financing Plan approved by Ordinance No. 97-539 ("Original Plan"); 1st Amendment (Ordinance No. 1998-1146); 2nd Amendment (Ordinance No. 1999-829); 3rd Amendment (Ordinance No. 2006-1110); 4th Amendment (Ordinance No. 2008-419); 5th Amendment (Ordinance No. 2013-797); 6th Amendment (Ordinance No. 2016-757) and 7th Amendment (Ordinance No. 2019-986). Only the Creation Ordinance, the Original Plan and 7th Amendment are included in the Package.

☑ The document(s) is included in its entirety. See above explanation of documents included in Package.

☐ The document(s) can be found online at _____.
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
   ☐ 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.) Multiple Pgs. – See Attached.
   ☑ A description of the problems identified by the process can be found at (document name, page number(s), etc.) Multiple Pgs. – See Attached.
   ☑ 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) Problems addressed through creation of the Zone and Funding $13M in improvements to support the revitalization – Multiple Pgs. – See Attached.

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) See Attached.
   ☑ A description of the plan's timetable can be found at (document name, page number(s), etc) See Attached.
   ☑ A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) multiple pgs. – see Attached, which documents at least $13M 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) Multiple Pgs.- See Attached.

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 30yrs, and can be found at (document name, page number(s), etc) Multiple Pgs.-See Attached; or
   ☑ Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) See Attached; 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) See Attached Ltr.

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

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   - An adopted resolution from the city of Houston is included in this packet (a letter MAY NOT be submitted in place of a resolution).
   - 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.
   - 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.

<table>
<thead>
<tr>
<th>½ Public Transportation on Accessible Rte. – 1pt.</th>
<th>Full Service Grocery Store – 1pt.</th>
</tr>
</thead>
</table>

Provide any comments or additional information in the box below, if applicable.
The RURAL CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(B)(i-iii):
Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive 4 points for the Rehabilitation or demolition and Reconstruction of a development in a rural area that has been leased at 85% or greater for the six months preceding Application by low income households and which was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program.
   - The Application proposes Rehabilitation; or
   - The Application proposes demolition and Reconstruction; and
   - Evidence that the development has been leased at 85% or greater for the six months preceding Application by low income households can be found at (document name, page number(s), etc) ______; and
   - Evidence that the development was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program can be found at (document name, page number(s), etc) ______.
   **Note:** The occupancy percentage will not include Units that cannot be occupied due to needed repairs, as confirmed by the PCA or CNA. Demolition and relocation of units must be determined locally to be necessary to comply with the Affirmatively Furthering Fair Housing Rule, or if necessary to create an acceptable distance from Undesirable Site Features or Neighborhood Risk Factors.

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 if the Development Site is completely outside of a city) 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 ______ is included in this packet (a letter MAY NOT be submitted in place of a resolution); or
   - An adopted resolution from ______ county is included in this packet (a letter MAY NOT be submitted in place of a resolution);
   **Note:** Where a Development Site crosses jurisdictional boundaries, resolutions from all applicable governing bodies must be submitted. A municipality or county may only identify one single Development during each Application Round for each specific area to be eligible for the additional points under this subclause. If multiple Applications submit resolutions under this subclause from the same Governing Body for a specific area described in the plan, none of the Applications shall be eligible for the additional points.

3. Applications may receive (1) additional point if the development is in a location that would score at least five (5) 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)(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.

Provide any comments or additional information in the box below, if applicable.
February 14, 2020

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

Re: TDHCA No. 20097; Regency Lofts
TIRZ #7 Action Plan

Dear Mr. Wilkinson:

Please let this letter serve to satisfy the requirements of Section 11.9(d)(7)-Concerted Revitalization Plan of the 2020 Qualified Allocation Plan (“QAP”) regarding points associated with sites located in areas targeted for revitalization.

Regency Lofts (the “Development”) will be located at 3232 Dixie Drive, Houston, Texas 77021 (“Development Site”). The proposal for the Development is to combine Regency Lofts, a mixed income affordable rental housing community with a stand-alone pre-kindergarten school on the Development Site. The Development Site is located in the OST/Almeda Reinvestment Zone #7, City of Houston, TX (“TIRZ #7”). TIRZ #7 was created by City Ordinance No. 97-478 which was adopted by the City Council of the City of Houston (the “City”) on May 7, 1997 (the “Creation Ordinance”) for the purpose of creating and supporting an environment attractive to private investment initially along the Almeda, Old Spanish Trail and Griggs corridors and in the Upper Third Ward area of the City. This area of the City is generally referred to as the Old Spanish Trail/Almeda Corridors area (as expanded by amendment from time to time, the “CRP Area”).

The Board of Directors of TIRZ #7 adopted and the City approved by City Ordinance No. 97-539 on May 14, 1997, the Project Plan and Reinvestment Zone Financing Plan (the “Initial CRP Plan”). The Initial CRP Plan was amended by Ordinance from time to time each of which became effective upon approval by the City (the Initial CRP Plan as amended from time to time, the “CRP Plan”). Attached to this letter please find the Creation Ordinance (“Exhibit A-1”), the Initial CRP Plan (“Exhibit A-2”) and the Seventh and most recent amendment to the Initial CRP Plan (“Seventh Amendment”) approved by City Council by City Ordinance No. 2019-986 on December 4, 2019 (“Exhibit A-3”), confirming the following:

1. The Initial Ordinance and CRP Plan were duly adopted by the City as outlined above with the required public input process followed;

2. The CRP Plan is current, has committed funding to accomplish it targeted revitalization efforts in the CRP Area on a timeline as outlined in the CRP Plan and has a duration to December 31, 2028;
3. The defined CRP Area consist of neighborhoods that are much larger than the Development Site. Attached please find a legible copy of the Map of the current CRP Area attached as Exhibit “B”, denoting the location of the Development Site within the boundaries of the CRP Area. The current map of the expanded CRP Area is also on Page 14 of the Seventh Amendment to the Initial CRP Plan;

4. The CRP Plan outlines a purpose and sets forth goals, expectations, redevelopment plans and programs necessary to create and support an environment attractive to private investment to ensure long-term stability and viability of the CRP Area;

5. The CRP Plan contains a budget and recognizes targeted and ongoing development and redevelopment efforts in the CRP Area, which budget and targeted activities in the CRP Area have been modified and expanded by the adoption of seven amendments to the Initial CRP Plan. The current Project Cost Schedule is shown on Page 20-Exhibit 1 to the Seventh Amendment to the Initial CRP Plan.

6. As a result of the above, significant and measurable improvements and reinvestment based on the targeted efforts outlined in the CRP Plan have occurred within the CRP Area since the Creation Ordinance and Initial CRP Plan were adopted by the City that has included:

   • Infrastructure Improvements - $25,667,675.00; and
   • Other Project Costs - $84,983,801.00.

Based on the projects completed to date and the anticipated use of expenditures that includes affordable housing as outlined in the Seventh Amendment to the Initial CRP Plan, we very much conclude that the Development Site is an appropriate area for the placement of affordable rental housing units and the transformative planned community that the combination of Regency Lofts and a Pre-Kindergarten Program on the Development Site will bring to the neighborhood.

The City of Houston supports the development of Regency Lofts and believes that it will serve to continue revitalization efforts in the area. HCDD will strive to ensure Houston remains a city where every resident has an affordable home in a community where they can thrive.

Please feel free to reach out if you have any additional questions.

Sincerely,

Ray Miller
Assistant Director
Multifamily, Public Facilities and Real Estate Finance
EXHIBIT “A-1” - CREATION ORDINANCE
(See Attached)
City of Houston, Texas, Ordinance No. 97-478

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON (OLD SPANISH TRAIL/ALMEDA CORRIDORS AREA) AS REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City provided notice to other taxing units levying taxes on property within the proposed zone of the public hearing on the creation of the proposed zone; and

WHEREAS, a notice of the May 7, 1997, public hearing on the creation of the proposed zone was published on April 30, 1997, in the Houston Chronicle, a newspaper of general circulation in the City; and
WHEREAS, Harris County, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirements that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, the Houston Independent School District, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirement that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, at the public hearing on May 7, 1997, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code, and no one appeared or presented evidence in opposition to the creation of the proposed zone.

WHEREAS, no owner of real property in the proposed zone protested the inclusion of his property in the proposed zone;

WHEREAS, the total appraised value of property in the proposed zone and all other reinvestment zones previously created by the City is approximately $695,677,810; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City exceeds $55,822,800,000; and

WHEREAS, the total appraised value of real property taxable by Harris County, in which the proposed zone is located, is approximately $110,604,303,000; and
WHEREAS, the total appraised value of real property taxable by the Houston Independent School District, within those boundaries the proposed zone is located, is approximately $40,193,783,000; and

WHEREAS, the total area within the proposed zone is approximately 455 acres, excluding property that is publicly owned; and

WHEREAS, less than ten percent of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, as that term is defined in Section 311.006(d) of the Texas Tax Code; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council finds that the proposed zone meets the criteria of Section 311.005 of the Texas Tax Code because the proposed zone is an area that substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations;
constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:

(1) a substantial number of substandard, slum, deteriorated or deteriorating structures;

(2) the predominance of defective or inadequate sidewalk and street layout;

(3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(4) unsanitary or unsafe conditions;

(5) the deterioration of site or other improvements;

(6) tax or special assessment delinquency exceeding the fair value of the land;

(7) defective or unusual conditions of title; or

(8) the existence of conditions that endanger life or property by fire or other cause; and

(d) That City Council further finds and declares that the proposed zone meets the criteria of Section 311.005 of the Texas Tax Code because the area is predominantly open and, because of obsolete platting, deteriorating structures or site improvements and other factors, substantially impairs or arrests the sound growth of the municipality; and

(e) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

(1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;
(2) That less than ten percent of the property in the proposed zone is used for residential purposes, as the term "residential" is defined in Section 311.06(d) of the Texas Tax Code.

(3) That the total appraised value of taxable real property in the proposed zone, and in existing reinvestment zones, if any, does not exceed fifteen percent of the total appraised value of taxable real property in the City and in industrial districts created by the City;

(4) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Harris County or in the Houston Independent School District;

(5) That development or redevelopment within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(f) That the City Council further finds and declares that a portion of the area to be included in the proposed zone is located within the City's federally designated enterprise community which by state law is an enterprise zone under Chapter 2303, Texas Government Code, and is eligible for designation as a reinvestment zone pursuant to Section 311.0031 of the Texas Tax Code.
Section 2. Exception to Guidelines

That the City hereby excepts the proposed zone from compliance with any City reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable to the proposed zone and that the zone does not satisfy. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code (the “Act”), including Section 311.005(a), does hereby create and designate a reinvestment zone over the area described in Exhibit “A” and depicted in the map attached hereto as Exhibit “B.” The reinvestment zone shall hereafter be identified as Reinvestment Zone Number Seven, City of Houston, Texas, (the “Zone”).

Section 4. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the Zone, each of which may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by July 1, 1998, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a
director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board, provided that, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Five of the Board of Directors, any position Six or Seven unfilled on July 1, 1998, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position Three is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, the member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance.
City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the Director of the Finance and Administration Department, that may be reasonably necessary to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 5. **Duration of the Zone**

That the Zone shall take effect on January 1, 1998, for the deposit of tax increments into the Tax Increment Fund established pursuant to Section 7 of this Ordinance and termination of the operation of the Zone shall occur on December 31, 2028, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.
Section 6. **Tax Increment Base**

That the Tax Increment Base for the Zone is the total appraised value of all real property taxable by the City and located in the Zone, determined as of January 1, 1997, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 7. **Tax Increment Fund**

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. The annual Tax Increment shall equal the amount by which the then-current appraised value of all taxable real property located in the Zone exceeds the Tax Increment Base of the Zone less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds or other notes hereafter issued by the City, if any; revenues from the sale of property acquired as part of the tax increment financing plan, if any, and other revenues to be used in the Zone shall be deposited into the Increment Fund. Money shall be disbursed from the Tax Increment Fund only to pay project costs as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan pursuant to Section 311.010(b) of the Texas Tax Code.
Section 8. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become operative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 9. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which is Ordinance was adopted as posted at a place convenient and rapidly accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.
Section 10. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on May 7, 1997, and the publication of said notice, are hereby ratified, approved and confirmed.

Section 11. Emergency

There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND APPROVED this 7th day of May, 1997.

Mayor of the City of Houston

(Prepared by Legal Dept. (DFM/dfm, May 6, 1997 Senior Assistant City Attorney)
(Requested by Robert Litke, Director, Planning and Development Department)
L.D. 34-97130-01
EXHIBIT "A"

BOUNDARIES OF REINVESTMENT ZONE NUMBER SEVEN,
CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS REINVESTMENT ZONE)

BEGINNING at the intersection of the west right-of-way line of Almeda Road and the south right-of-way line of Dixie Drive and proceeding southeasterly along the south right-of-way line of Dixie Drive to the intersection with the east right-of-way line of Grand Boulevard.

THENCE in a southerly direction along the east right-of-way line of Grand Boulevard to its intersection with the northwest corner of Lot 1 of the Greensboro Subdivision.

THENCE in a southeasterly direction along the north property line of Lots 1 through 8 of the Greensboro Subdivision to its intersection with the northeast property line of Lot 8 of the Greensboro Subdivision.

THENCE in a southwesterly direction along the eastern property line of Lots 8 through 16 of the Greensboro Subdivision to the southeast corner of Lot 17 of the Greensboro Subdivision.

THENCE in a westerly direction along the south property line of Lots 17 through 21 of the Greensboro Subdivision to the east right-of-way line of Grand Boulevard.

THENCE in a southerly direction along the east right-of-way line of Grand Boulevard to its intersection with the south right-of-way line of Yellowstone Boulevard.

THENCE in a southeasterly direction along the south right-of-way line of Yellowstone Boulevard to its intersection with the west right-of-way line of Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its intersection with the north property line of Lot 2, Block 9, of the Clinton Old Subdivision.

THENCE in an easterly direction crossing Highway 288 to an intersection of the east right-of-way line of Highway 288 and the southwest corner of Lot 4, Block 6, of the Herman Park Court Subdivision.

THENCE in a southeasterly direction along the southern property lines of Block 6 and Block 5 of Herman Park Court Subdivision, to the east right-of-way line of Allegheny Street.
THENCE in a northerly direction along the east right-of-way line of Allegheny Street to its intersection with the south right-of-way line of Old Spanish Trail.

THENCE in a northeasterly direction along the south right-of-way line of Old Spanish Trail to its intersection with the south right-of-way line of Southland Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Southland Avenue to its intersection with the east right-of-way line of Tierwester Street.

THENCE in a northerly direction along the east right-of-way line of Tierwester Street and crossing Southland Avenue to the intersection of the east right-of-way line of Tierwester with the southwest corner of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783.

THENCE in an easterly direction along the southern property line of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783 to the southeast corner of said parcel.

THENCE in a northerly direction along the eastern property line of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783 to the south right-of-way line of Old Spanish Trail.

THENCE in an easterly direction along the south right-of-way line of Old Spanish Trail to its intersection with the west right-of-way line of La Salette Street.

THENCE in a southerly direction along the west right-of-way line of La Salette Street and crossing Tristan Avenue to the northeast corner of Lot 17, Block 1, of the La Salette Place Subdivision, Section 1.

THENCE in an easterly direction across the right-of-way of La Salette Drive to the intersection of the east right-of-way of La Salette Drive and the northwest corner of Lot 10, Block 14, of Scott Terrace Subdivision, Section 4.

THENCE along the north property lines of the lots comprising Block 14 of Scott Terrace Subdivision, Section 4, to an intersection with the east right-of-way line of Scott Street.

THENCE in a northerly direction along the east right-of-way line of Scott Street to its intersection with the south right-of-way line of Old Spanish Trail.

THENCE in an easterly direction along the south right-of-way line of Old Spanish Trail to its
intersection with the northeast corner of that certain 0.3290 acre parcel of land described in a deed recorded under the Harris County Clerk’s File No. G634785.

THENCE in a southerly direction to the southeastern corner of that certain 0.3290 acre parcel of land described in a deed recorded under the Harris County Clerk’s File No. G634785 to a point of intersection with the north property line of that certain 2.9834 acre tract of land described in a deed recorded under Harris County Clerk’s File No. J929438.

THENCE in an easterly direction along the north property line of that certain 2.9834 acre tract of land described in a deed recorded under Harris County Clerk’s File No. J929438 to its intersection with the west property line of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in a southerly direction along the west property line of Reserve D, Block B of the Belmont Subdivision, Section 2, to the southernmost south property line of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in an easterly direction along the southernmost south property line of Reserve D, Block B, of the Belmont Subdivision, Section 2, to the westernmost southeastern corner of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in a southerly direction along the northernmost easterly property line of Reserve E, Block C, of the Belmont Subdivision, Section 2, to its intersection with the south right-of-way line of Dixie Avenue.

THENCE in an easterly direction along the south right-of-way line of Dixie Avenue to its intersection with the east right-of-way line of Cullen Boulevard.

THENCE in a northerly direction along the east right-of-way line of Cullen Boulevard to its intersection with the northwest corner of Lot 1, Block 2, of the Southern Village Subdivision, Section 1.

THENCE in an easterly direction along the north property lines of the lots comprising Block 2 of the Southern Village Subdivision, Section 1, to an intersection with the east right-of-way line of Calhoun Road.

THENCE in a southerly direction along the east right-of-way line of Calhoun Road to its intersection with the southwest corner of Lot 12 of the WCRR CO, Section 2, Ab. 1020.

THENCE in an easterly direction along the southern property line of Lot 12 of the WCRR CO,
Section 2, Ab 1020, to its intersection with Wayland Road and crossing Wayland Road to its intersection with the southwest property line of Lot 12A of the WCRR CO, Section 2, Ab. 1020; continuing easterly along the southern property line of Lot 12A of the WCRR CO, Section 2, Ab. 1020, to the southeast corner of Lot 12A of the WCRR CO, Section 2, Ab. 1020.

THENCE in a northeasterly direction along the west line of the lots comprising Block 1 of the Griggs Terrace Subdivision to an intersection with the north right-of-way line of Griggs Road.

THENCE in a westerly direction along the north right-of-way line of Griggs Road to its intersection with the west right-of-way line of Calhoun Road.

THENCE in a northerly direction along the west right-of-way line of Calhoun Road and crossing Old Spanish Trail to the intersection of the west right-of-way line of Calhoun Road with the northeast corner of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058.

THENCE in a northwesterly direction along the north property line of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058 to its intersection with the western property line of said tract.

THENCE in a southerly direction along the western property line of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058 and that certain tract described in a deed recorded under Harris County Clerk's File No. R350175 to an intersection with the north right-of-way line of Old Spanish Trail.

THENCE in a southwesterly direction along the north right-of-way line of Old Spanish Trail to the west right-of-way line of Cullen Boulevard.

THENCE in a northerly direction along the west right-of-way line of Cullen Boulevard to its intersection with the north right-of-way line of Glen Cove Drive.

THENCE in a southwesterly direction along the north right-of-way line of Glen Cove Drive to its intersection with the southeast corner of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a northerly direction along the east property line of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18, to the northeast corner of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a westerly direction along the north property lines of Lots 22, 23, 24, and 25 of
Block 80, Riverside Terrace Subdivision, Section 18 to an intersection with the southeast corner of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a northerly direction along the east property line of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18, to the northeast corner of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18, and extending across to an intersection with the north right-of-way line of Charleston Street.

THENCE in a southwesterly direction along the north right-of-way line of Charleston Street to its intersection with the west right-of-way line of England Avenue.

THENCE in a southerly direction along the west right-of-way line of England Avenue to its intersection with the southeast corner of Lot 27, Block 82, of the Riverside Terrace Subdivision, Section 18; continuing in a westerly direction along the south property lines of Lots 27 and 26, Block 82, of the Riverside Terrace Subdivision, Section 18, to the point of intersection with the east property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18.

THENCE in a southwesterly direction along the southeast property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18, to the intersection with the southern property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18.

THENCE continuing in a westerly direction along the southern property lines of Lots 1 through 25, Block 82, of the Riverside Terrace Subdivision, Section 18, and extending across Scott Street to a point of intersection with the west right-of-way line of Scott Street.

THENCE in a southerly direction along the west right-of-way line of Scott Street to its intersection with the northeast corner of that certain tract or parcel of land being out of the Henry Tierwester 1/12 League in Houston, Harris County, Texas, being that portion of that tract conveyed to Catherine Loonam by Edward J. McCarthy as described in a deed or deeds recorded in Volume 979, Page 575, and in Volume 1026, Page 738, of the Deed Records of Harris County, Texas, said tract being more particularly described in a deed recorded in Volume 5333, Page 138, of the Deed Records of Harris County, Texas.

THENCE in a westerly direction along the northern property line of that certain tract or parcel of land being out of the Henry Tierwester 1/12 League in Houston, Harris County, Texas, being that portion of that tract conveyed to Catherine Loonam by Edward J. McCarthy as described in a deed or deeds recorded in Volume 979, Page 575, and in Volume 1026, Page 738, of the Deed Records of Harris County, Texas, said tract being more particularly described in a deed recorded in Volume 5333, Page 138, of the Deed Records of Harris County, Texas, its intersection with the east property line of Lot 19, Block 1, of the Riverside Gardens Addition.
THENCE in a southerly direction along the eastern property line of Lots 19, 20 and 21, Block 1, and Lot 2, Block 3, of the Riverside Gardens Addition to a point of intersection with the northeast corner of Lot 4E, Block 4, of the Riverside Gardens Addition.

THENCE in a westerly direction along the northern property line of Lot 4E, Block 4, of the Riverside Gardens Addition, and continuing along the northern property line of Lots 4D, 4C and 4B of Block 4 of the Riverside Gardens Addition to a point of intersection with the east right-of-way line of La Salette Drive.

THENCE in a northerly direction along the east right-of-way line of La Salette Drive to its intersection with the north right-of-way line of Griggs Road.

THENCE in a westerly direction along the north right-of-way line of Griggs Road to its intersection with the northwest right-of-way line of Tierwester Street.

THENCE in a southerly direction along the west right-of-way line of Tierwester Street to its intersection with the north right-of-way line of Dixie Drive.

THENCE in a westerly direction along the north right-of-way line of Dixie Drive to its intersection with the southwest corner of Lot 16, Block 2, of the Woodrow Subdivision.

THENCE in a northerly direction along the west property line of Lots 16, 15, 14 and 13, Block 2, of the Woodrow Subdivision to a point of intersection with the southeast corner of Lot 10, Block 2, of the Woodrow Subdivision.

THENCE in a westerly direction along the southern property line of Lots 10, 9, 8, 7, and 6 to a point of intersection with the northeast corner of Lot 6, Block 1, of the Dwyer C A Subdivision, Section 1.

THENCE in a southerly direction along the east property line of Lots 6, 5, and 4, Block 1, of the Dwyer C A Subdivision, Section 2, to its intersection with the north right-of-way line of Dixie Drive.

THENCE in a westerly direction along the north right-of-way line of Dixie Drive to its intersection with the west right-of-way line of Allegheny Street.

THENCE in a northerly direction along the west right-of-way line of Allegheny Street to its intersection with the northeast corner of Lot 5, Block 35, of the Southland Terrace Subdivision.

THENCE in a westerly direction along the north property line of Lots 5, 6, 7, 8 and 10 of Block
35 and Lots 9, 10, 11, 12, 13, 14, 15 and 16 of Block 36 of the Southland Terrace Subdivision
and crossing Bowling Green Drive to an intersection with the northeast property line of Lot 9,
Block 38, of the Southland Terrace Subdivision.

THENCE in a westerly direction along the north property line of Lots 9, 10, 11, 12, 13, 14, 15
and 16 of Block 38 of the Southland Terrace Subdivision to a point of intersection with the west
right-of-way line of Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its
intersection with the north right-of-way line of Southmore Avenue.

THENCE in a westerly direction along the north right-of-way line of Southmore Avenue to its
intersection with the east right-of-way line of Almeda Road.

THENCE in a northeasterly direction along the east right-of-way line of Almeda Road to its
intersection with the south right-of-way line of Wichita Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Wichita Avenue to its
intersection with the west right-of-way line of Highway 288.

THENCE in a northeasterly direction along the west right-of-way line of Highway 288 to its
intersection with the north right-of-way line of Wentworth Avenue.

THENCE in a northwesterly direction along the north right-of-way line of Wentworth Avenue to its
intersection with the east right-of-way line of Almeda Road.

THENCE in a northeasterly direction along the east right-of-way line of Almeda Road to its
intersection with the north right-of-way line of Blodgett Avenue.

THENCE in a southeasterly direction along the north right-of-way line of Blodgett Avenue to its
intersection with the east right-of-way line of Chartres Street.

THENCE in a northeasterly direction along the east right-of-way line of Chartres Street to its
intersection with the west right-of-way line of State Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its
intersection with the south right-of-way line of U.S. Highway 59.

THENCE in a westerly direction along the south right-of-way line of U.S. Highway 59 to its
intersection with the west right-of-way line of Eagle Avenue.

Exhibit "A" Page 7 of 9
THENCE in a southeasterly direction along the southwest right-of-way line of Eagle Avenue to its intersection with the west right-of-way line of Crawford Street.

THENCE in a southwesterly direction along the west right-of-way line of Crawford Street to its intersection with the south right-of-way line of Wheeler Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Wheeler Avenue to its intersection with the west right-of-way line of Almeda Road.

THENCE in a southerly direction along the west right-of-way line of Almeda Road to its intersection with the south right-of-way line of Prospect Avenue.

THENCE in a northwesterly direction along the south right-of-way line of Prospect Avenue to its intersection with the west right-of-way line of Chartres Street.

THENCE in a southwesterly direction along the west right-of-way line of Chartres Street to its intersection with north right-of-way line of Ewing Avenue.

THENCE in a northwesterly direction along the north right-of-way line of Ewing Avenue to the west right-of-way line of Jackson Street.

THENCE in a southwesterly direction along the west right-of-way line of Jackson Street to its intersection with the south right-of-way line of Hermann Drive.

THENCE in a southeasterly direction along the south right-of-way line of Hermann Drive to its intersection with the west right-of-way line of Almeda Road.

THENCE in a southerly direction along the west right-of-way line of Almeda Road to its intersection with the north right-of-way line of Camden Drive.

THENCE in an easterly direction and crossing Almeda Road along the north right-of-way line of Camden Drive to its intersection with the east right-of-way line of Gehring Street.

THENCE in a southerly direction along the east right-of-way line of Gehring Street to its intersection with the southwest corner of Lot 5A, Block 1, Clinton-Old Subdivision.

THENCE in an easterly direction along the south property line of Lot 5A, Block 1, Clinton-Old Subdivision to its intersection with the west right-of-way line of Grand Boulevard.

THENCE in a southwesterly direction along the west right-of-way line of Grand Boulevard to its intersection with

Exhibit "A" Page 8 of 9
intersection with the northeast corner of Lot 7, Block 1, Clinton-Old Subdivision.

THENCE in a northwesterly direction along the north property line of Lot 7, Block 1, Clinton-Old Subdivision to its intersection with the east property line of Lot 2, Block 1, Clinton-Old Subdivision.

THENCE in a northeasterly direction along the east property line of Lot 2, Block 1, of the Clinton-Old Subdivision to its intersection with the north property line of Lot 2, Block 1, Clinton-Old Subdivision.

THENCE in a northwesterly direction along the north property line of Lot 2, Block 1, Clinton-Old Subdivision to its intersection with the west right of way line of Almeda Road.

THENCE in a southwesterly direction along the west right-of-way line of Almeda Road to the POINT OF BEGINNING.
SUBJECT: Ordinance Creating Reinvestment Zone Number Seven, City of Houston, Texas (Old Spanish Trail/Almeda Corridors TIRZ)

FROM (Department or other point of origin):
Planning and Development Department

Origination Date: 05-01-97

DIRECTOR'S SIGNATURE: John E. Castillo


For additional information contact: Robert M. Lutke
Phone: 754-0008

Date and Identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

Adopt an ordinance creating Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors tax increment reinvestment zone, in order to revitalize the Old Spanish Trail and Almeda Road commercial corridors and stimulate new housing development in the zone.

SPECIFIC EXPLANATION:

Consistent with legal requirements, City Council provided public notice and conducted a public hearing regarding the creation of Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors tax increment reinvestment zone (TIRZ). The preliminary reinvestment zone project & financing plan, and boundary map for the 455 acre zone are attached.

The ordinance establishes a thirty-year zone effective January 1, 1998; creates a board of directors for the zone; provides for the zone to expire December 31, 2028; establishes a tax increment fund for the zone; finds the zone's projected improvements to be of general benefit to the City; and finds the project to meet the statutory criteria for a reinvestment zone.

Attachment: preliminary project and financing plan

cc: Dan Jones, Agenda Director
Gene L. Locke, City Attorney
Richard Lewis, Director, Finance & Administration
Jimmie Schindewolf, Chief of Staff
Anna Russell, City Secretary

REQUIRED AUTHORIZATION

F&A Director: Other Authorization: Other Authorization:

7530-0100423-00
EXHIBIT “A-2” – INITIAL CRP PLAN
(See Attached)
City of Houston, Texas, Ordinance No. 97-539

AN ORDINANCE APPROVING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * *

WHEREAS, by City of Houston Ordinance No. 97-478, adopted May 7, 1997, the City created Reinvestment Zone Number Seven, City of Houston, Texas (the “Old Spanish Trail/Almeda Corridors Zone”) for the purposes of development and redevelopment within the area of the City generally adjacent to and bordering Old Spanish Trail from Almeda Road on the west to Calhoun Street on the east and adjacent to and bordering Almeda Road from U.S. Highway 59 on the north to Old Spanish Trail on the south (the “Old Spanish Trail/Almeda Corridors area”); and

WHEREAS, the Board of Directors of the Zone has approved the Project Plan and Reinvestment Zone Financing Plan attached hereto for the development and redevelopment of the Old Spanish Trail/Almeda Corridors Zone; and

WHEREAS, the City Council must approve the Project Plan and Reinvestment Zone Financing Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:
Section 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the Project Plan and Reinvestment Zone Financing Plan attached hereto for Reinvestment Zone Number Seven, City of Houston, Texas, are hereby determined to be feasible and are approved.

Section 3. That the City Secretary is directed to provide copies of the Project Plan and Reinvestment Zone Financing Plan to each taxing unit levying ad valorem taxes in the Zone.

Section 4. That City Council officially finds, determines, recites and declares a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. That City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after
its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 14th day of May, 1997.

APPROVED this ______ day of May, 1997.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is MAY 20 1997.

City Secretary

(Prepared by Legal Dept. (DFM/dfm May 13, 1997) Senior Assistant City Attorney (Requested by Robert M. Litke, Director, Planning and Development) (L.D. File No. 34-97130-03)
REINVESTMENT ZONE NUMBER SEVEN,
CITY OF HOUSTON, TEXAS
OLD SPANISH TRAIL/ALMEDA CORRIDORS
TAX INCREMENT REINVESTMENT ZONE

PROJECT PLAN AND REINVESTMENT ZONE
FINANCING PLAN

MAY 13, 1997
INDEX

Part 1: Executive Summary ................................................................. 1
  Map 1: OST/Almeda Corridors TIRZ Existing Land Use .................... 2
  Map 2: Development Opportunities/Future Land Use ....................... 3

Part 2: Project Plan ........................................................................... 4
  Current Site Conditions ............................................................... 4
  Current Economic Activity ......................................................... 4
  Reinvestment Zone Duration ....................................................... 5
  Project Plan Objective and Non-Project Costs .................................. 5
  Project Plan Impacts ................................................................... 5
  Land Use ................................................................................... 5
  Municipal Ordinances ............................................................... 5
  Tax Rates .................................................................................. 5

Part 3: Reinvestment Zone Financing Plan ........................................... 6
  Project Plan Description ............................................................. 6
  Timing of Related Costs and Methods of Financing Estimated Project Costs 6
  Participation by Other Taxing Units ............................................. 6
  Proposed Public Works/Public Improvements ............................... 6
  Economic Feasibility .................................................................. 7

Appendices ..................................................................................... 8

Table 1, Scenario 1 TIRZ Financing Analysis: 100% City Participation, 0% County & HISD Participation.
Table 2, Scenario 2 TIRZ Financing Analysis: 100% Participation by City, County and HISD.

Map 3: OST/Almeda/Third Ward Area Selected Building Permit Activity (1992-96)
Map 4: OST/Almeda/Third Ward Area Residential Demolitions (1992-96)
Map 5: Old Spanish Trail/Almeda Corridors TIRZ Retail Market Area Boundary Map

Table 3: OST/Almeda/Third Ward Area Retail Sales Activity 1990 and 1996 (Estimated)
Table 4: OST/Almeda/Third Ward Area Retail Sales by Category 1990 and 1996 (Estimated)
Table 5: OST/Almeda Road Corridor - Retail Supply Analysis
Table 6: OST/Almeda Road Corridor - Retail Market Analysis

Map 6: OST/Almeda Corridors TIRZ Planned Utility Improvements (Water & Wastewater).
Map 7: OST/Almeda Corridors TIRZ Planned Street Improvements
Map 8: OST/Almeda Corridors TIRZ Planned Enhancements (Streetscape, Street Lighting, Landscaping).
REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS) PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Part I: Executive Summary

Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors Tax Increment Reinvestment Zone (TIRZ) is a proposed public finance tool to encourage investment and stimulate commercial and residential development along the Old Spanish Trail (OST) and Almeda Road corridors. The project and reinvestment zone financing plan will create an investment venue for new construction and the redevelopment of selected sites. The proposed TIRZ will help finance approximately $13 million of the following kinds of improvements and services needed to support the revitalization of both corridors (Refer to attached Map 1-TIRZ Current Land Use, Tables 1-2, Tax Increment Scenarios 1-2).

- Water and wastewater utility improvements and reimbursements
- Major and minor street improvements/enhancements (street upgrades, sidewalks, lighting)
- Landscaping, design, signage, security enhancements, and
- Land acquisition, demolition, clearance and remediation.

During its 30-year life, the TIRZ expenditures will be funded by tax increment funds, assuming a City tax rate of ($0.665 per $100 valuation), Harris County ($0.42768 per $100 valuation) and HISD ($0.96 per $100 valuation), generated from new projected development or redevelopment activity within the zone. Harris County and HISD have indicated a commitment to participate in the TIRZ. However, to the extent the county and school district do not participate, funds other than tax increments (e.g., Capital Improvements Program, or other City budget sources) will be necessary to provide for the projected expenditures. If the City later determines to issue bonds for the TIRZ, additional City Council approval will be necessary.

New projected development or redevelopment activities (Refer to Map 2, Development Opportunities/Future Land Use) will include the following:

- 50 SF units, ($150,000 per unit)
- 100 SF Townhome units ($80,000 per unit)
- 100 Condominium units ($100,000 per unit)
- 500,000 sq. feet of Retail Space
- 25,000 sq. feet of Office Space (renovation of existing St. Anthony's hospital building), and,
- 200,000 square feet of Industrial/Warehouse Space.

The Development Opportunities/Future Land Use Map is not intended to be an exact representation of uses to be located on each and every block. Instead, the map should be regarded as a general guideline of the potential uses appropriate to an area.
Part 2: Project Plan

The OST/Almeda Corridors TIRZ will provide the financing and management tool necessary for alleviating blight, deteriorated site conditions and obsolete platting existing within the area, and, to encourage the sound growth of residential, commercial, and industrial development within the project area and the city of Houston. The project plan calls for the development of 250 residential units, 525,000 sq. ft. of commercial-retail space, and 200,000 sq. ft. of industrial space to be carried out over a 30-year period (Refer to Tables 1-2, Tax Increment Scenarios 1-2).

Proposed Zone Boundaries and Current Site Conditions: The zone consists of approximately 455 acres extending east-west from the eastern R.O.W. of Hwy. 288 along the OST corridor and terminating at Calhoun Road. The zone also extends in a general north-south direction, starting at the intersection of the Almeda Road and Yellowstone Blvd. and proceeding along Almeda Road to the southern R.O.W. line of the SW Frwy. (U.S. Hwy. 59).

The project area contains approximately 29 acres of vacant land platted as lots and 133 acres of commercial vacant land. The zone also contains various unsound residential and commercial structures, and vacant industrial buildings.

Current Economic Activity: Between 1992 and 1996, eighty-eight (88) single-family units ($6.7 million) and 210 multi-family units ($8.4 million) have been constructed in the Third Ward/OST/Almeda Road zip code areas (77004 & 77021). During the same five-year period, 739 single-family units, and 391 multi-family units have been demolished in both zip codes (Refer to Maps 3 & 4 for generalized locations of activity).

| OST/ALMEDA/THIRD WARD AREA RESIDENTIAL BUILDING PERMIT ACTIVITY: 1992-1996 |
|------------------|-----|-----|-----|-----|-----|
| SF Units        | 11  | 13  | 14  | 33  | 17  | 88    |
| MF Units        | 0   | 0   | 0   | 0   | 210 | 210   |
| SF-Value ($Mil.)| $0.924 | $0.575 | $0.760 | $2.591 | $1.821 | $6.671 |
| MF Value ($Mil.)| $0  | $0  | $0  | $0  | $8.400 | $8.400 |
| SF-Units Demol. | 117 | 225 | 125 | 149 | 123 | 739   |
| MF-Units Demol. | 30  | 20  | 15  | 223 | 103 | 391   |

Much of the commercial and industrial building stock located along the OST and Almeda corridors are vacant or in deteriorated condition. Of the remaining active commercial storefronts located on OST, many are in need of rehabilitation. New retail construction is found near the intersection of Scott St. and OST. Approximately one-year ago, the Renaissance Cooperative -- a joint venture between the MacGregor CDC and the Recovery CDC, in partnership with Texas Commerce Bank and H.E.B. Food Stores -- redeveloped an existing retail site at the southwest corner of Scott Street and OST. Limited retail improvements are taking place along Almeda Road, particularly near the N. MacGregor, S. MacGregor, Holcombe and OST intersections.

5/13/97
An analysis of 1990-1996 retail sales for zip codes 77004 & 77021 (OST/Almeda/Third Ward area) shows that total retail sales for both zip codes, when adjusted for inflation, have declined by 17% within the past 6-years ($260 million vs. $216 million). Furthermore, when total retail trade is compared to aggregate household income for both zip codes, $345 million in potential retail sales is leaving the trade area (Refer to Map 5, and Tables 3-4).

Consistent with this underrepresentation of neighborhood retail uses, a preliminary retail market analysis for the OST and Almeda Road trade areas indicates that the estimated 23,800 households located in the OST and Almeda Road trade areas could support an additional 500,000 sq. feet of new retail space, assuming a 50% capture rate of supportable square footage for both areas (Refer to Tables 5-6).

Reinvestment Zone Duration: The TIRZ analysis reflects a 30-year duration.

Project Plan Objective and Non-Project Costs: The intent of the Reinvestment Zone Seven, also known as the Old Spanish Trail/Almeda Corridors TIRZ, is to encourage investment and stimulate commercial and residential development along the OST and Almeda Road corridors. The TIRZ will help finance public and private improvements and services needed to support the revitalization of both corridors.

The Project Plan is designed to integrate with a number of recent public improvement efforts and private initiatives, within the TIRZ boundaries, which are already underway.

Estimated non-project costs for implementation of the project plan include:
- City of Houston - New Lift Station ($6.154 million),
- City of Houston - Sanitary Sewer Rehabilitation ($4.037 million),
- City of Houston - Lift Station Rehabilitation ($0.250 million), and
- $53 million of private investment reflected in the proposed 250 residential units, 525,000 sq. ft. of retail and commercial space, and 200,000 sq. ft. of industrial/warehouse space.

Project Plan Impacts: No displacement or relocation of residents is anticipated.

Land Use: The development scenarios identified on the Development Opportunities/Future Land Use Map are intended to depict potential locations for future land uses, and not as a specific indication of use or restriction. Any land use controls contemplated by the TIRZ will be prepared and adopted by the Board of Directors after approval of this Plan.

Municipal Ordinances: No changes to city codes or ordinances are contemplated.

Tax Rates: The project does not (and cannot) call for increases in tax rates by any governmental unit above those levied on all properties within the jurisdiction of each governmental unit.

5/13/97
Part 3: Reinvestment Zone Financing Plan

Project Plan Description: The base valuation of the zone is estimated at $91,881,900. The project plan includes $13 million in public improvements to encourage the commercial and residential revitalization of the zone. Over the 30-year development period, the OST/Almeda Corridors TIRZ is projected to attract $53,062,000 in new taxable ad valorem valuation, generating a cumulative tax increment of $25,873,758 (Refer to Tables 1-2, Scenarios 1-2).

Timing of Related Costs & Methods of Financing Estimated Project Costs: During its 30-year life, the TIRZ expenditures will be funded by tax increment funds generated from new projected development or redevelopment activity within the zone (Refer to participation table below). If the City later determines in the future to issue bonds payable from the tax increment fund, additional approval by City Council will be required. The timing when disbursements from the tax increment will occur will be based on the availability of funds in the tax increment account and specific project costs. Private funding, subject to reimbursement from the tax increment fund as revenues are generated, are an additional source of money for plan implementation.

Participation by Other Taxing Units: The project plan and reinvestment zone financing plan contemplates that both Harris County and the Houston Independent School District (HISD) will participate with the City in the OST/Almeda Corridors TIRZ, as follows:

<table>
<thead>
<tr>
<th></th>
<th>Tax Rate/ % of Total Tax</th>
<th>% of Tax Increment</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>$0.665 100%</td>
<td>33%</td>
</tr>
<tr>
<td>Harris County</td>
<td>$0.42768 66%</td>
<td>21%</td>
</tr>
<tr>
<td>HISD</td>
<td>$0.96 69%</td>
<td>46%</td>
</tr>
</tbody>
</table>

Harris County and HISD have indicated a commitment to participate in the TIRZ. In the event that they do not participate, or participate at a lesser rate than shown above, funds other than tax increment (e.g., Capital Improvements Program or other City budget sources) would have to be found to fund the projected expenditures.

Proposed Public Works/Public Improvements:

The proposed $13 million of improvements for the OST/Almeda Corridors TIRZ (Refer to Table 7 for a detailed cost analysis, and Maps 6-8 for the generalized location of proposed improvements) will include the following:
### PROPOSED PUBLIC WORKS IMPROVEMENTS, TIRZ NO. 7

<table>
<thead>
<tr>
<th>ITEM</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Lines</td>
<td>$307,200</td>
</tr>
<tr>
<td>Wastewater Lines</td>
<td>$498,000</td>
</tr>
<tr>
<td>Major Street Repairs</td>
<td>$7,056,000</td>
</tr>
<tr>
<td>Minor Street Repairs</td>
<td>$2,277,000</td>
</tr>
<tr>
<td>Installation of Sidewalks</td>
<td>$358,500</td>
</tr>
<tr>
<td>Installation of Street Lights</td>
<td>$196,500</td>
</tr>
<tr>
<td>Streetscape Improvements</td>
<td>$905,250</td>
</tr>
<tr>
<td>Miscellaneous Costs (including Land</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Acquisition, Demolition, Clearance, and</td>
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<tr>
<td>Remediation</td>
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<tr>
<td><strong>GRAND TOTAL</strong></td>
<td><strong>$13,098,450</strong></td>
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</table>

**Economic Feasibility:** The TIRZ Financing Analysis supports the economic feasibility of this project. The development scenarios are based on an assessment of construction trends and market potential for the Old Spanish Trail and Almeda Road corridors. The plan’s retail space development scenario is supported by the assumptions and findings of the preliminary market analysis performed for the OST/Almeda Road market areas (Refer to Tables 5-6, for specific information). The projected $25.9 million increment, which assumes County and HISD participation, is deemed to be a conservative figure, partly because an increase in the value of *existing structures* and *land* was not factored in, but could nonetheless be reasonably expected during the project’s 30-year time frame.
APPENDICES
rAfllE 1: OLD SPANISH TRAIL/ALMEDA CORRIDORS TIRZ No. 7 FINANCING ANALYSIS
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### Table: Old Spanish Trail/Alameda Corridors TIZ No. 7 Financing Analysis

#### Residential

<table>
<thead>
<tr>
<th>General Corridor</th>
<th>100 feet</th>
<th>120 feet</th>
<th>180 feet</th>
<th>300 feet</th>
<th>400 feet</th>
<th>500 feet</th>
<th>600 feet</th>
<th>800 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current GDW/EDW</td>
<td>0.00%</td>
<td>0.00%</td>
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<td>0.00%</td>
<td>0.00%</td>
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<td>Current GDW/EDW</td>
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</tr>
</tbody>
</table>

#### Nonresidential

<table>
<thead>
<tr>
<th>General Corridor</th>
<th>100 feet</th>
<th>120 feet</th>
<th>180 feet</th>
<th>300 feet</th>
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<tbody>
<tr>
<td>Current GDW/EDW</td>
<td>0.00%</td>
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<td>Current GDW/EDW</td>
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</tbody>
</table>

### Note
- This generalized analysis does NOT reflect the legality of tax reductions & tax rate adjustments. Single-family/housing exemption is reflected at all bifurcations 50%, 50%, and 50% for 45.00.
- Residential & non-residential boundary figures are shown as "Total" areas

### Assumptions
- All land and square footage values are based on reasonable construction cost figures adopted by the City of Houston Building Inspections Division.
- Homeschool Expenditures (50% for City and 30% for HISD).
- Tax rate for HISD is set at 1.9948.271.
- Does not include Flood Control, Hospital Dist., and School Bond levies.
- Tax increment revenue assumes a 9% Tax Collection rate for all jurisdictions.
MAP 3
OST/ALMEDA/THIRD WARD AREA SELECTED
BUILDING PERMIT ACTIVITY: 1992-96

- Single Family Units
- New Multi-Family
- Office/Commercial
- Public

NOTE: Locations are approximate
MAP 4
OST/ALMEDA/THIRD
WARD AREA
RESIDENTIAL
DEMOLITIONS: 1992-96

\[\text{MAP 4}
\text{OST/ALMEDA/THIRD}
\text{WARD AREA}
\text{RESIDENTIAL}
\text{DEMOLITIONS: 1992-96}
\]

- Multi-Family Demolition
- Single Family Demolition (incl. unit count by area)

\[\text{NOTE: Locations are approximate}\]

0 0.5 1 Miles
MAP 5
OLD SPANISH TRAIL/ALMEDA CORRIDORS TIRZ MARKET AREA
BOUNDARY MAP

NOTE: Locations are approximate
### TABLE 3
OST/ALMEDA/THIRD WARD AREA RETAIL TRADE SALES ACTIVITY
Zip Codes 77004 & 77021
(1996 REAL DOLLARS)

<table>
<thead>
<tr>
<th></th>
<th>Zip Codes 77004</th>
<th>Zip Codes 77021</th>
<th>3rd Ward Area</th>
<th>City of Houston</th>
<th>3rd Ward % Of City Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>77004</td>
<td>$118,792,943</td>
<td>$128,236,240</td>
<td>7.9%</td>
<td>352</td>
<td>322</td>
</tr>
<tr>
<td>77021</td>
<td>$141,644,544</td>
<td>$87,302,485</td>
<td>-38.4%</td>
<td>284</td>
<td>269</td>
</tr>
<tr>
<td>3rd Ward Area</td>
<td>$260,437,487</td>
<td>$215,538,725</td>
<td>-17.2%</td>
<td>636</td>
<td>591</td>
</tr>
<tr>
<td>City of Houston</td>
<td>$21,883,010,170</td>
<td>$25,368,268,644</td>
<td>15.9%</td>
<td>24,251</td>
<td>24,386</td>
</tr>
<tr>
<td>3rd Ward % Of City Total</td>
<td>1.2%</td>
<td>0.8%</td>
<td>-28.6%</td>
<td>2.6%</td>
<td>2.4%</td>
</tr>
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</table>

1996 Preliminary Retail Gap Analysis
(Sales vs. Aggregate Income) ($344,636,524)

Note: Sales Figures represent Retail Trade SIC category only.
Source: State of Texas Comptroller's Office

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<thead>
<tr>
<th>1989 Aggregate Household Income (Purchasing Power)</th>
<th>1989 Aggregate Household Income (Purchasing Power)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Households</td>
<td>No. of Households</td>
</tr>
<tr>
<td>Third Ward Area (1996 Real Dollars)</td>
<td>Third Ward Area (1996 Real Dollars)</td>
</tr>
<tr>
<td>77004</td>
<td>$330,867,376</td>
</tr>
<tr>
<td>77021</td>
<td>$229,307,873</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$560,175,250</td>
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</tbody>
</table>

Source: U.S. Census Bureau
### TABLE 4: RETAIL SALES BY CATEGORY - OSTIALMEDA/THIRD WARD AREA  
ZIP CODES 77004 AND 77021  
($ MILLIONS: 1996 REAL DOLLARS)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>77004 %</td>
<td>77021 %</td>
<td>TOTAL %</td>
<td>77004 %</td>
<td>77021 %</td>
<td>TOTAL %</td>
<td>77004 %</td>
<td>77021 %</td>
<td>TOTAL %</td>
</tr>
<tr>
<td>Bldg. Materials</td>
<td>$10.605</td>
<td>7.6%</td>
<td>$10.605 4.1%</td>
<td>$9.348</td>
<td>10.6%</td>
<td>$9.348 4.3%</td>
<td>($1.457)</td>
<td>($1.457)</td>
<td>($1.457)</td>
</tr>
<tr>
<td>General Merchandising</td>
<td>$0.644</td>
<td>0.5%</td>
<td>$0.644 0.2%</td>
<td>$1.996</td>
<td>2.3%</td>
<td>$1.996 0.9%</td>
<td>$1.352</td>
<td>$1.352</td>
<td></td>
</tr>
<tr>
<td>Food Stores</td>
<td>$42.327</td>
<td>35.6%</td>
<td>$39.615 31.5%</td>
<td>$33.442 25.9%</td>
<td>$20.487 23.3%</td>
<td>$53.929 24.8%</td>
<td>($8.885)</td>
<td>($19.128)</td>
<td>($28.013)</td>
</tr>
<tr>
<td>Automotive</td>
<td>$12.435</td>
<td>10.5%</td>
<td>$43.719 32.1%</td>
<td>$6.258 4.8%</td>
<td>$11.691 13.3%</td>
<td>$17.949 8.3%</td>
<td>($5.677)</td>
<td>($32.028)</td>
<td>($38.204)</td>
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<tr>
<td>Clothing</td>
<td>$1.836</td>
<td>1.5%</td>
<td>$1.973 1.4%</td>
<td>$2.365 1.8%</td>
<td>$5.059 5.7%</td>
<td>$7.424 3.4%</td>
<td>$0.529</td>
<td>$3.086</td>
<td>$3.615</td>
</tr>
<tr>
<td>Home Furnishings</td>
<td>$2.570</td>
<td>2.2%</td>
<td>$1.213 0.9%</td>
<td>$3.789 1.5%</td>
<td>$7.952 9.0%</td>
<td>$12.982 6.0%</td>
<td>$2.454</td>
<td>$6.739</td>
<td>$9.193</td>
</tr>
<tr>
<td>Restaurants</td>
<td>$24.844</td>
<td>20.9%</td>
<td>$13.721 9.7%</td>
<td>$24.336 18.8%</td>
<td>$10.440 11.9%</td>
<td>$34.776 16.0%</td>
<td>($0.508)</td>
<td>($3.281)</td>
<td>($3.789)</td>
</tr>
<tr>
<td>Drug Stores</td>
<td>$6.334</td>
<td>4.5%</td>
<td>$6.334 2.4%</td>
<td>$9.562 10.9%</td>
<td>$9.562 4.4%</td>
<td>$3.228</td>
<td>$3.228</td>
<td></td>
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</tr>
<tr>
<td>Liquor Stores</td>
<td>$7.424</td>
<td>6.2%</td>
<td>$2.203 1.6%</td>
<td>$9.627 3.7%</td>
<td>$8.756 5.2%</td>
<td>$1.186 1.3%</td>
<td>$7.942 3.7%</td>
<td>($0.668)</td>
<td>($1.017)</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$24.913</td>
<td>21.0%</td>
<td>$19.423 13.7%</td>
<td>$44.336 17.0%</td>
<td>$43.769 33.9%</td>
<td>$10.307 11.7%</td>
<td>$54.076 24.9%</td>
<td>$16.856</td>
<td>($9.116)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$118.793</td>
<td>97.9%</td>
<td>$141.645 100.0%</td>
<td>$200.438 100.0%</td>
<td>$129.150 94.4%</td>
<td>$59.017 100.0%</td>
<td>$217.167 100.0%</td>
<td>$10.357</td>
<td>($53.628)</td>
</tr>
<tr>
<td>Address</td>
<td>Name</td>
<td>Type</td>
<td>Sq Ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-------------------------------</td>
<td>-----------------</td>
<td>--------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6102 Scott</td>
<td>H.E.B. Pantry Store</td>
<td>Supermarket</td>
<td>26,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6118 Scott</td>
<td>Renaissance Center</td>
<td>Retail Multi-Tenant (RMD)</td>
<td>26,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4303 OST</td>
<td>Nassif Chevron Gas Station/Conven Mkt</td>
<td>Gas Station</td>
<td>3,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>55,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EXISTING RETAIL SQUARE FOOTAGE**

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Type</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>6045 Scott</td>
<td>Eckerd's Drugs</td>
<td>Drug Store</td>
<td>8,830</td>
</tr>
<tr>
<td>4618 OST</td>
<td>Whataburger</td>
<td>Fast Food</td>
<td>2,546</td>
</tr>
<tr>
<td>3820 OST</td>
<td>McDonald's</td>
<td>Fast Food</td>
<td>3,531</td>
</tr>
<tr>
<td>3619 OST</td>
<td>Kentucky Fried Chicken</td>
<td>Fast Food</td>
<td>2,274</td>
</tr>
<tr>
<td>4575 Griggs</td>
<td>Church's Fried Chicken</td>
<td>Fast Food</td>
<td>1,176</td>
</tr>
<tr>
<td>3102 OST</td>
<td>Bob's Steak House</td>
<td>Restaurant</td>
<td>5,400</td>
</tr>
<tr>
<td>3822 OST</td>
<td>Exxon</td>
<td>Gas Station</td>
<td>2,400</td>
</tr>
<tr>
<td>4310 OST</td>
<td>Diamond Shamrock</td>
<td>Gas Station</td>
<td>900</td>
</tr>
<tr>
<td>4529 OST</td>
<td>Shell Oil</td>
<td>Gas Station</td>
<td>1,412</td>
</tr>
<tr>
<td>3161 OST</td>
<td>Stop N Go</td>
<td>Convenience Store</td>
<td>2,500</td>
</tr>
<tr>
<td>4702 Griggs</td>
<td>Good Land II Corp</td>
<td>Strip Shopping Centers</td>
<td>9,420</td>
</tr>
<tr>
<td>4433 Griggs</td>
<td>Weingarten Realty Strip Shopping Center</td>
<td>13,944</td>
<td></td>
</tr>
<tr>
<td>4427 Griggs</td>
<td>Weingarten Realty Strip Shopping Center</td>
<td>35,545</td>
<td></td>
</tr>
<tr>
<td>4405 Griggs</td>
<td>Weingarten Realty</td>
<td>Retail Single Occupancy</td>
<td>3,053</td>
</tr>
<tr>
<td>Cullen &amp; Griggs</td>
<td>Weingarten Realty</td>
<td>Retail Single Occupancy</td>
<td>30,688</td>
</tr>
<tr>
<td>8 Scott &amp; OST</td>
<td>OST #2 Jt Venture</td>
<td>Retail Single Occupancy</td>
<td>6,875</td>
</tr>
<tr>
<td>6402 Tierwestor</td>
<td>Tierwestor Center</td>
<td>Retail Multi-Occupancy</td>
<td>2,880</td>
</tr>
<tr>
<td>4502 Griggs</td>
<td>Chief Auto Parts</td>
<td>Auto Parts Stores</td>
<td>3,676</td>
</tr>
<tr>
<td>3566 OST</td>
<td>Hi Lo Auto Supply</td>
<td>Auto Parts Stores</td>
<td>9,282</td>
</tr>
<tr>
<td>4545 Griggs</td>
<td>Autozone</td>
<td>Auto Parts Stores</td>
<td>6,306</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>152,638</td>
</tr>
</tbody>
</table>

**NEW & EXISTING SQUARE FOOTAGE**

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Type</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>2400 S MacGregor Way</td>
<td>Luby's Cafeteria</td>
<td>Cafeteria</td>
<td>19,800</td>
</tr>
<tr>
<td>7500 Almeda</td>
<td>Ruby's Food Store</td>
<td>Convenience Store</td>
<td>4,000</td>
</tr>
<tr>
<td>6019 Almeda</td>
<td>Zeba Enterprises</td>
<td>Convenience Store</td>
<td>3,600</td>
</tr>
<tr>
<td>2222 S MacGregor Way</td>
<td>Happy Dale Enterprises</td>
<td>Retail Center</td>
<td>2,699</td>
</tr>
<tr>
<td>6910 Almeda</td>
<td>Amelang Partners</td>
<td>Retail Center</td>
<td>19,600</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
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<td>49,699</td>
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**EXISTING RETAIL SQUARE FOOTAGE**

<table>
<thead>
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<th>Address</th>
<th>Name</th>
<th>Type</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 OST</td>
<td>Kroger's</td>
<td>Supermarket</td>
<td>51,000</td>
</tr>
<tr>
<td>5202 Almeda</td>
<td>Walgreen's</td>
<td>Drug Store</td>
<td>13,000</td>
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<tr>
<td>4320 Almeda</td>
<td>Son Nguyen</td>
<td>Fast Food</td>
<td>1,300</td>
</tr>
<tr>
<td>3112 Holcombe Blvd</td>
<td>Daniel Wolfe</td>
<td>Fast Food</td>
<td>2,500</td>
</tr>
<tr>
<td>2335 Almeda</td>
<td>Roselyn Phillips</td>
<td>Restaurant</td>
<td>2,335</td>
</tr>
<tr>
<td>5404 Almeda</td>
<td>Rose Sampson</td>
<td>Restaurant &amp; Multi-tenant</td>
<td>8,135</td>
</tr>
<tr>
<td>2100 Binz</td>
<td>Chevron</td>
<td>Gas Station</td>
<td>2,360</td>
</tr>
<tr>
<td>2111 Southmore</td>
<td>Exxon</td>
<td>Gas Station</td>
<td>1,825</td>
</tr>
<tr>
<td>5424 Almeda</td>
<td>Tran Hoan &amp; Helen Vu</td>
<td>Convenience Store</td>
<td>2,080</td>
</tr>
<tr>
<td>4310 Almeda</td>
<td>Riverside Animal Hospital</td>
<td>Retail Single Occupancy</td>
<td>6,875</td>
</tr>
<tr>
<td>4100 Almeda</td>
<td>Weingarten Realty</td>
<td>Retail Multi-Occupancy</td>
<td>31,300</td>
</tr>
<tr>
<td>3200 Holcombe Blvd</td>
<td>Sun Development</td>
<td>Retail Multi-Occupancy</td>
<td>12,750</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>135,460</td>
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**NEW & EXISTING SQUARE FOOTAGE**

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Type</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>4405 Griggs</td>
<td>Weingarten Realty</td>
<td>Retail Single Occupancy</td>
<td>3,053</td>
</tr>
<tr>
<td>Cullen &amp; Griggs</td>
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<td>Retail Single Occupancy</td>
<td>30,688</td>
</tr>
<tr>
<td>6 Scott &amp; OST</td>
<td>OST #2 Jt Venture</td>
<td>Retail Single Occupancy</td>
<td>6,875</td>
</tr>
<tr>
<td>6402 Tierwestor</td>
<td>Tierwestor Center</td>
<td>Retail Multi-Occupancy</td>
<td>2,880</td>
</tr>
<tr>
<td>4502 Griggs</td>
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<tr>
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<td>Autozone</td>
<td>Auto Parts Stores</td>
<td>6,306</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>152,638</td>
</tr>
</tbody>
</table>

*Table does not include all existing retail square footage located in the OST Corridor.*

*Table does not include all existing retail square footage located in the Almeda Corridor.*
### TABLE 6

**OLD SPANISH TRAIL CORRIDOR RETAIL ANALYSIS**

<table>
<thead>
<tr>
<th>Category</th>
<th>1997</th>
<th>2013</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>OST Mkt Area</td>
<td>Shopping Ctr.</td>
<td>Neighborhood Ctr.</td>
<td>Supportable</td>
</tr>
<tr>
<td>Income before Taxes (95 Real Dollars)</td>
<td>$23,020</td>
<td>80,414,674</td>
<td></td>
</tr>
<tr>
<td>Avg. Annual Expenditures (95 Real Dollars)</td>
<td>$27,759</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Selected Categories**

<table>
<thead>
<tr>
<th>Category</th>
<th>Expenditures</th>
<th>Total Expenditures (1996 Real Dollars)</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery</td>
<td>$2,670</td>
<td>$29,373,301</td>
<td>$379,842</td>
</tr>
<tr>
<td>Restaurants &amp; Alcoholic Beverages</td>
<td>$1,712</td>
<td>$18,832,122</td>
<td>$205,18</td>
</tr>
<tr>
<td>PH Personal Srvcs, of HHS eq.</td>
<td>$322</td>
<td>$3,656,194</td>
<td>$108,80</td>
</tr>
<tr>
<td>RH: Furnishings/Equipment &amp; Other</td>
<td>$1,243</td>
<td>$13,379,781</td>
<td>$125,19</td>
</tr>
<tr>
<td>Housekeeping supplies</td>
<td>$1,472</td>
<td>$16,195,432</td>
<td>$152,78</td>
</tr>
<tr>
<td>Misc. (Tobacco, Reading Materials)</td>
<td>$461</td>
<td>$5,076,62</td>
<td>$166,88</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$11,390</td>
<td>42.1%</td>
<td>$128,814,963</td>
</tr>
</tbody>
</table>

**NOTE**: Total includes sq. footage deductions for undefined categories
(e.g., Strip Centers, Single and Multi-Occupancy Retail).

---

**ALMEDA CORRIDOR RETAIL ANALYSIS**

<table>
<thead>
<tr>
<th>Category</th>
<th>1997</th>
<th>2013</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>OST Mkt Area</td>
<td>Shopping Ctr.</td>
<td>Neighborhood Ctr.</td>
<td>Supportable</td>
</tr>
<tr>
<td>Income before Taxes (95 Real Dollars)</td>
<td>$2,670</td>
<td>80,414,674</td>
<td></td>
</tr>
<tr>
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<td>$27,759</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Selected Categories**

<table>
<thead>
<tr>
<th>Category</th>
<th>Expenditures</th>
<th>Total Expenditures (1996 Real Dollars)</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery</td>
<td>$2,670</td>
<td>$29,373,301</td>
<td>$379,842</td>
</tr>
<tr>
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<td>$13,379,781</td>
<td>$125,19</td>
</tr>
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<td>$16,195,432</td>
<td>$152,78</td>
</tr>
<tr>
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<td>$461</td>
<td>$5,076,62</td>
<td>$166,88</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$11,390</td>
<td>42.1%</td>
<td>$128,814,963</td>
</tr>
</tbody>
</table>

**NOTE**: Total includes sq. footage deductions for undefined categories
(e.g., Strip Centers, Single and Multi-Occupancy Retail).
### TABLE 7: Estimates for OST/Almeda Corridors TIRZ Infrastructure Improvements

<table>
<thead>
<tr>
<th>ITEM</th>
<th>AMOUNT</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
<td>Major St. Repairs</td>
<td>22400 LF</td>
<td>$7,056,000</td>
</tr>
<tr>
<td>Minor St. Repairs</td>
<td>20700 LF</td>
<td>$2,277,000</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>23900 LF</td>
<td>$358,500</td>
</tr>
<tr>
<td>Street Lights w/ c</td>
<td>11</td>
<td>$38,500</td>
</tr>
<tr>
<td>Street Lights w/o c</td>
<td>79</td>
<td>$158,000</td>
</tr>
<tr>
<td>Street Scape</td>
<td>N/A</td>
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<tr>
<td>Water</td>
<td>12800 LF</td>
<td>$307,200</td>
</tr>
<tr>
<td>Wastewater</td>
<td>8300 LF</td>
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</tr>
<tr>
<td>Miscellaneous</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Demolition</td>
<td>N/A</td>
<td>-</td>
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<tr>
<td>Clearance</td>
<td>N/A</td>
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</tr>
<tr>
<td>Remediation</td>
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</tr>
<tr>
<td>Underground Utilities</td>
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<td>-</td>
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<tr>
<td>Impact Fees</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>School Improvements</td>
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<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td><strong>$13,098,450</strong></td>
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**MAJOR STREET CONSTRUCTION/RECONSTRUCTION** (Resurfacing, drainage, sidewalks, minor utility realignment, street light conduits)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Linear Ft</th>
<th>Cost per LF</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allegheny</td>
<td>2400</td>
<td>$315</td>
<td>$756,000</td>
<td>Daphne to Tampa</td>
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<td>$315</td>
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<td>Dixie to S. MacGregor</td>
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<td>1000</td>
<td>$315</td>
<td>$315,000</td>
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</tr>
<tr>
<td>Dixie</td>
<td>2400</td>
<td>$315</td>
<td>$756,000</td>
<td>Almeda to 288</td>
</tr>
<tr>
<td>Eastwood</td>
<td>800</td>
<td>$315</td>
<td>$252,000</td>
<td>Dixie to Griggs</td>
</tr>
<tr>
<td>England</td>
<td>1200</td>
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<tr>
<td>Foster</td>
<td>800</td>
<td>$315</td>
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<td>Dixie to Griggs</td>
</tr>
<tr>
<td>Glen Cove</td>
<td>1000</td>
<td>$315</td>
<td>$315,000</td>
<td>England to Cullen</td>
</tr>
<tr>
<td>Goeth</td>
<td>800</td>
<td>$315</td>
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<tr>
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<td>$315</td>
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</tr>
<tr>
<td>St. Augustine</td>
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<td>$315</td>
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5/12/97
### MINOR STREET REPAIRS (Resurfacing)

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</thead>
<tbody>
<tr>
<td>Almeda</td>
<td>12000</td>
<td>110 $</td>
<td>1,320,000</td>
<td>MacGregor to US 59</td>
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<tr>
<td>Chenevert</td>
<td>700</td>
<td>110 $</td>
<td>77,000</td>
<td>Wheeler to Cleburne</td>
</tr>
<tr>
<td>Dixie</td>
<td>1800</td>
<td>110 $</td>
<td>198,000</td>
<td>SH 288 to Del Rio</td>
</tr>
<tr>
<td>Ewing</td>
<td>1500</td>
<td>110 $</td>
<td>165,000</td>
<td>Jackson to Almeda</td>
</tr>
<tr>
<td>Hermann</td>
<td>1800</td>
<td>110 $</td>
<td>198,000</td>
<td>Jackson to SH288</td>
</tr>
<tr>
<td>Jackson</td>
<td>300</td>
<td>110 $</td>
<td>33,000</td>
<td>Hermann to Ewing</td>
</tr>
<tr>
<td>Oakdale</td>
<td>300</td>
<td>110 $</td>
<td>33,000</td>
<td>Almeda to SH288</td>
</tr>
<tr>
<td>Rosedale</td>
<td>300</td>
<td>110 $</td>
<td>33,000</td>
<td>Almeda to SH288</td>
</tr>
<tr>
<td>Tierwester</td>
<td>1500</td>
<td>110 $</td>
<td>165,000</td>
<td>OST to Griggs</td>
</tr>
<tr>
<td>Wheeler</td>
<td>500</td>
<td>110 $</td>
<td>55,000</td>
<td>Almeda to SH288</td>
</tr>
<tr>
<td></td>
<td>20700</td>
<td>110 $</td>
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### SIDEWALKS

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Conley</td>
<td>2000</td>
<td>15 $</td>
<td>30,000</td>
<td>Both sides from Porter to OST</td>
</tr>
<tr>
<td>Cullen</td>
<td>800</td>
<td>15 $</td>
<td>12,000</td>
<td>One side from Dixie to Griggs</td>
</tr>
<tr>
<td>Dixie</td>
<td>800</td>
<td>15 $</td>
<td>12,000</td>
<td>Both sides from St. Augustine to Cullen</td>
</tr>
<tr>
<td>DuPont</td>
<td>2700</td>
<td>15 $</td>
<td>40,500</td>
<td>Both sides from OST to Cullen</td>
</tr>
<tr>
<td>Eastwood</td>
<td>1600</td>
<td>15 $</td>
<td>24,000</td>
<td>Both sides from Dixie to Griggs</td>
</tr>
<tr>
<td>England</td>
<td>2400</td>
<td>15 $</td>
<td>36,000</td>
<td>Both sides from Porter to OST</td>
</tr>
<tr>
<td>Ewing</td>
<td>1500</td>
<td>15 $</td>
<td>22,500</td>
<td>Both sides from Jackson to Almeda</td>
</tr>
<tr>
<td>Foster</td>
<td>1600</td>
<td>15 $</td>
<td>24,000</td>
<td>Both sides from Dixie to Griggs</td>
</tr>
<tr>
<td>Golforth</td>
<td>1600</td>
<td>15 $</td>
<td>24,000</td>
<td>Both sides from Dixie to Griggs</td>
</tr>
<tr>
<td>Griggs</td>
<td>3000</td>
<td>15 $</td>
<td>45,000</td>
<td>Both sides Tierwester to Scott</td>
</tr>
<tr>
<td>Kilgore</td>
<td>700</td>
<td>15 $</td>
<td>10,500</td>
<td>Both sides from Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Natchez</td>
<td>700</td>
<td>15 $</td>
<td>10,500</td>
<td>Both sides from Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Sidney</td>
<td>2000</td>
<td>15 $</td>
<td>30,000</td>
<td>Both sides from Dixie to Griggs, one side from Porter to Dixie</td>
</tr>
<tr>
<td>St. Augustine</td>
<td>1800</td>
<td>15 $</td>
<td>22,000</td>
<td>Both sides from Porter to OST</td>
</tr>
<tr>
<td></td>
<td>23900</td>
<td>15 $</td>
<td>356,500</td>
<td>TOTAL</td>
</tr>
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### STREET LIGHTS (with conduits)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Quantity</th>
<th>Cost per Item</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charleston</td>
<td>3</td>
<td>3,500 $</td>
<td>10,500</td>
<td>England to Cullen</td>
</tr>
<tr>
<td>England</td>
<td>2</td>
<td>3,500 $</td>
<td>7,000</td>
<td>Charleston to OST</td>
</tr>
<tr>
<td>Kelton</td>
<td>2</td>
<td>3,500 $</td>
<td>7,000</td>
<td>Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Kilgore</td>
<td>2</td>
<td>3,500 $</td>
<td>7,000</td>
<td>Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Natchez</td>
<td>2</td>
<td>3,500 $</td>
<td>7,000</td>
<td>Bowling Green to Allegheny</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>3,500 $</td>
<td>38,500</td>
<td>TOTAL</td>
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### STREET LIGHTS (without conduits)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Quantity</th>
<th>Cost per Item</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allegheny</td>
<td>6</td>
<td>2,000 $</td>
<td>16,000</td>
<td>Daphne to Tampa</td>
</tr>
<tr>
<td>Almeda</td>
<td>9</td>
<td>2,000 $</td>
<td>18,000</td>
<td>Dixie to S. MacGregor</td>
</tr>
<tr>
<td>Street</td>
<td>Quantity</td>
<td>Cost per Item</td>
<td>Total Cost</td>
<td>Description</td>
</tr>
<tr>
<td>-------------</td>
<td>----------</td>
<td>---------------</td>
<td>------------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>Conley</td>
<td>4</td>
<td>$2,000</td>
<td>$8,000</td>
<td>Porter to OST</td>
</tr>
<tr>
<td>Dixie</td>
<td>8</td>
<td>$2,000</td>
<td>$16,000</td>
<td>Almeda to 288</td>
</tr>
<tr>
<td>Eastwood</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>Dixie to Griggs</td>
</tr>
<tr>
<td>England</td>
<td>4</td>
<td>$2,000</td>
<td>$8,000</td>
<td>Porter to OST</td>
</tr>
<tr>
<td>Foster</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>Dixie to Griggs</td>
</tr>
<tr>
<td>Glen Cove</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>England to Cullen</td>
</tr>
<tr>
<td>Gofoth</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>Dixie to Griggs</td>
</tr>
<tr>
<td>Grand Boulevard</td>
<td>13</td>
<td>$2,000</td>
<td>$26,000</td>
<td>OST to 288</td>
</tr>
<tr>
<td>Illinois</td>
<td>2</td>
<td>$2,000</td>
<td>$4,000</td>
<td>OST to Dixie</td>
</tr>
<tr>
<td>New Street 1</td>
<td>4</td>
<td>$2,000</td>
<td>$8,000</td>
<td>Tierwester to Tierwester</td>
</tr>
<tr>
<td>New Street 2</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>England to Cullen</td>
</tr>
<tr>
<td>Peerless</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>OST to Dixie</td>
</tr>
<tr>
<td>St. Augustine</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>Porter to OST</td>
</tr>
<tr>
<td>Sidney</td>
<td>3</td>
<td>$2,000</td>
<td>$6,000</td>
<td>Porter to Dixie, DuPont to Griggs</td>
</tr>
<tr>
<td></td>
<td>79</td>
<td>$2,000</td>
<td>$158,000</td>
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**STREET SCAPE**

<table>
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<th>Item</th>
<th>Quantity</th>
<th>Cost per Item</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benches</td>
<td>67</td>
<td>$1,000</td>
<td>$67,000</td>
<td>2 per 500 ft along OST and Griggs</td>
</tr>
<tr>
<td>Benches</td>
<td>48</td>
<td>$1,000</td>
<td>$48,000</td>
<td>2 per 500 ft along Almeda</td>
</tr>
<tr>
<td>Gateway</td>
<td>5</td>
<td>$25,000</td>
<td>$125,000</td>
<td>Located at OST/288, OST/Calhoun, Griggs/Herman Dr, Almeda/US 59</td>
</tr>
<tr>
<td>Irrigation</td>
<td>1</td>
<td>$256,000</td>
<td>$256,000</td>
<td>50,000 Linear feet along OST, Griggs and their esplanades</td>
</tr>
<tr>
<td>Irrigation</td>
<td>1</td>
<td>$64,000</td>
<td>$64,000</td>
<td>12,000 LF along Almeda</td>
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<td>Plantings</td>
<td>34</td>
<td>$1,000</td>
<td>$34,000</td>
<td>At both sides of each curb cut in an esplanade and at major intersections</td>
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<tr>
<td>Trash Containers</td>
<td>67</td>
<td>$750</td>
<td>$50,250</td>
<td>2 per 500 ft along OST and Griggs</td>
</tr>
<tr>
<td>Trash Containers</td>
<td>48</td>
<td>$750</td>
<td>$36,000</td>
<td>2 per 600 ft along Almeda</td>
</tr>
<tr>
<td>Trees</td>
<td>750</td>
<td>$300</td>
<td>$225,000</td>
<td>50,000 Linear feet @ 70 ft spacing between trees along OST, Griggs and their</td>
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<tr>
<td>Trees</td>
<td>70</td>
<td>$300</td>
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<td>12,000 LF @ 150 ft spacing between trees along Almeda</td>
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<td></td>
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<td>$905,250</td>
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**WATER LINES (6-8")**

<table>
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<th>Street Name</th>
<th>Linear Ft</th>
<th>Cost per LF</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allegheny</td>
<td>1100</td>
<td>$24</td>
<td>$26,400</td>
<td>OST to Dixie</td>
</tr>
<tr>
<td>Arbor</td>
<td>300</td>
<td>$24</td>
<td>$7,200</td>
<td>Almeda to Chenevert</td>
</tr>
<tr>
<td>Binz</td>
<td>400</td>
<td>$24</td>
<td>$9,600</td>
<td>Almeda to Chartres</td>
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<td>Calumet</td>
<td>300</td>
<td>$24</td>
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<td>Almeda to Chartres</td>
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<tr>
<td>Chartres</td>
<td>2200</td>
<td>$24</td>
<td>$52,800</td>
<td>Cleburne to Blodgett</td>
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<tr>
<td>Chenevert</td>
<td>200</td>
<td>$24</td>
<td>$4,800</td>
<td>US59 to Cleburne</td>
</tr>
<tr>
<td>Cuberson</td>
<td>500</td>
<td>$24</td>
<td>$12,000</td>
<td>OST to Tampa</td>
</tr>
<tr>
<td>Ewing</td>
<td>300</td>
<td>$24</td>
<td>$7,200</td>
<td>Almeda to SH 288</td>
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<tr>
<td>Glen Cove</td>
<td>1000</td>
<td>$24</td>
<td>$24,000</td>
<td>England to Cullen</td>
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<tr>
<td>Herrmann</td>
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<td>$24</td>
<td>$7,200</td>
<td>Almeda to SH 288</td>
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<td>Kelton</td>
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<td>$24</td>
<td>$16,800</td>
<td>Bowling Green to Allegheny</td>
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<tr>
<td>Kilgore</td>
<td>700</td>
<td>$24</td>
<td>$16,800</td>
<td>Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Natchez</td>
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<td>$24</td>
<td>$16,800</td>
<td>Bowling Green to Allegheny</td>
</tr>
<tr>
<td>Street Name</td>
<td>Linear Ft</td>
<td>Cost per LF</td>
<td>Total Cost</td>
<td>Description</td>
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<td>-------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>New Street 1</td>
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<td>26,400</td>
<td>Tierwester to Tierwester</td>
</tr>
<tr>
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<td>900 $</td>
<td>24 $</td>
<td>21,600</td>
<td>England to Cullen</td>
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<tr>
<td>OST</td>
<td>300 $</td>
<td>24 $</td>
<td>7,200</td>
<td>Del Rio to Burkett</td>
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<tr>
<td>S. MacGregor Way</td>
<td>1100 $</td>
<td>24 $</td>
<td>26,400</td>
<td>Almeda to SH 288</td>
</tr>
<tr>
<td>Tierwester</td>
<td>700 $</td>
<td>24 $</td>
<td>16,800</td>
<td>Dixie to Ozark</td>
</tr>
<tr>
<td>S. MacGregor Way</td>
<td>1200 $</td>
<td>24 $</td>
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**WASTEWATER LINES (including manholes)**

<table>
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<th>Cost per LF</th>
<th>Total Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glen Cove</td>
<td>1000 $</td>
<td>60 $</td>
<td>60,000</td>
<td>England to Cullen</td>
</tr>
<tr>
<td>New Street 1</td>
<td>1100 $</td>
<td>60 $</td>
<td>66,000</td>
<td>Tierwester to Tierwester</td>
</tr>
<tr>
<td>Off-site Wastewater Ext. (x .5)</td>
<td>5300 $</td>
<td>30 $</td>
<td>159,000</td>
<td>England to MLK</td>
</tr>
<tr>
<td>New Street 2</td>
<td>900 $</td>
<td>60 $</td>
<td>54,000</td>
<td>England to Cullen</td>
</tr>
<tr>
<td></td>
<td>8300 $</td>
<td>60 $</td>
<td>438,000</td>
<td></td>
</tr>
</tbody>
</table>

Note: Cost Estimate Source-Houston Public Works Dept.

These estimates are intended for general use only, and roughly indicate the infrastructure needs of the area.
Map 8: Enhancements

- Streetscape corridors
- Landscaped gateways
- Street lights
- Sidewalks
EXHIBIT “A-3” – SEVENTH AMENDMENT TO THE CRP PLAN
(See Attached)
AN ORDINANCE APPROVING THE SEVENTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, on May 7, 1997, by Ordinance No. 97-478, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Seven, City of Houston, Texas ("Zone"), for the purposes of development in the area of the City generally referred to as the Old Spanish Trail/Almeda Corridors area; and

WHEREAS, the Board of Directors of the Zone ("Board") adopted, and the City Council approved on May 14, 1997, by Ordinance No. 97-539, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plan"); and

WHEREAS, the Code authorizes the Board to adopt an amendment to the Plan, subject to, and effective upon, approval thereof by the City Council; and

WHEREAS, the Board previously adopted and recommended subsequent amendments to the Plan, which the City Council approved by Ordinance No. 1998-1146 on December 9, 1998 ("First Amendment"), Ordinance No. 1999-829 on August 11, 1999 ("Second Amendment"), Ordinance No. 2006-1110 on November 8, 2006 ("Third Amendment"), Ordinance No. 2008-419 on May 14, 2008 ("Fourth Amendment"), Ordinance No. 2013-797 on September 11, 2013 ("Fifth Amendment"), and Ordinance No. 2016-757 on December 7, 2016 ("Sixth Amendment"); and

WHEREAS, the Board, at its meeting on November 15, 2019, considered and adopted a proposed seventh amendment to the Plan ("Seventh Amendment"), and recommended the Seventh Amendment for approval by the City Council; and

WHEREAS, a public hearing on the Seventh Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and
WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation in the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Seventh Amendment on November 20, 2019; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Seventh Amendment, the enlargement of the boundaries of the Zone, and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Seventh Amendment, the enlargement of the boundaries of the Zone, and the concept of tax increment financing; and

WHEREAS, the City Council has approved the annexation of additional territory into the Zone pursuant to Ordinance No. 2019- \textsuperscript{1}5; and

WHEREAS, the Seventh Amendment includes the implementation and continuation of projects for the enlarged Zone; and

WHEREAS, the City desires to approve the Seventh Amendment as described herein; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Recitals. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

Section 2. Approval of the Seventh Amendment. That the existing Plan is hereby amended by adding "Part "H," attached to this Ordinance as Exhibit "A". The Seventh Amendment is hereby found to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Seventh Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Seventh Amendment to each taxing unit levying ad valorem taxes in the Zone.

\textsuperscript{1} Ordinance number of the ordinance enlarging the Zone's boundaries to be inserted by the City Secretary.
Section 4. Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND ADOPTED this 4th day of December, 2019.

APPROVED this _______ day of __________________, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 1 0 2019.

City Secretary

Prepared by Legal Department
MFB/ems November 26, 2019 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0421300011013
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Caption Adopted Rev. 5/18
REINVESTMENT ZONE NUMBER SEVEN
CITY OF HOUSTON, TEXAS

OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE

Seventh Amended Project Plan
And Reinvestment Zone Financing Plan

November 15, 2019
REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS

OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE

Part H – Seventh Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction

Section One:
The Part A Plan .............................................................. 2
The Part B Plan .............................................................. 2
The Part C Plan .............................................................. 2
The Part D Plan .............................................................. 2
The Part E Plan .............................................................. 2
The Part F Plan .............................................................. 3
The Part G Plan .............................................................. 3

Section Two:
The Part H Plan

A. Summary of Redevelopment Efforts ................................ 4
B. Redevelopment Plan Concepts and Goals .......................... 4
C. Authorized Projects and Project Costs ............................. 5
D. Economic Development Programs .................................... 6
E. Maintenance and Sustainability ....................................... 6
F. Reinvestment Zone Financing Plan .................................... 7

Maps:
M-1 Proposed Annexation Map
M-2 Existing and Proposed Land Use Map

Exhibits:
Exhibit 1 – Project Cost Schedule
Exhibit 2 – Revenue Summary – All Jurisdictions
Exhibit 2a – Revenue Schedule – Original Area – City of Houston
Exhibit 2b – Revenue Schedule – 1998 Annexed Area – City of Houston
Exhibit 2c – Revenue Schedule – 2008 Annexed Area – City of Houston
Exhibit 2d – Revenue Schedule – 2013 Annexed Area – City of Houston
Exhibit 2e – Revenue Schedule – 2016 Annexed Area – City of Houston
Exhibit 2f – Revenue Schedule – 2019 Annexed Area – City of Houston
Exhibit 3 – Revenue Schedule – Original Area Houston ISD
Exhibit 3a – Revenue Schedule – 1998 Annexed Area Houston ISD
REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE
SEVENTH AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

The purpose of the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Reinvestment Zone Number Seven, City of Houston, Texas (Old Spanish Trail/Almeda Corridors Zone) (herein referred to as the "TIRZ" or the "Zone") is to set forth goals, expectations and redevelopment plans and programs necessary to create and support an environment attractive to private investment along the Almeda Road, Old Spanish Trail, Griggs Road and Emancipation Avenue corridors and in the historic Third Ward area of the City. The intent of the Plan is to ensure that the improvements will result in the long-term stability and viability of this area.

The City created the TIRZ on May 7, 1997, by Ordinance No. 1997-478, as an area located primarily along and adjacent to Almeda Road and Old Spanish Trail in southeast Houston. The City adopted a project plan and reinvestment zone financing plan for the TIRZ on May 14, 1997 (the "Part A Plan") by Ordinance No. 1997-0539.

On December 9, 1998, by Ordinance No. 1998-1145, the City approved an enlargement of the TIRZ boundaries, and by Ordinance No. 1998-1146, the City approved the Amended Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part B Plan"). The enlarged TIRZ area squared off the Almeda Road corridor northern sector and included several areas for which property owners requested annexation, including several tracts located west of Almeda Road in the Ewing Street and Binz Street area, and an area of the Almeda corridor south of Old Spanish Trail, generally bounded by Old Spanish Trail, Almeda Road, Corder Street, and State Highway 288.

On August 11, 1999, by Ordinance No. 1999-829, the City approved the Second Amended Project Plan and Reinvestment Zone Financing Plan, necessitated by changes in Texas law specific to school district participation in TIRZs (the "Part C Plan").

On November 8, 2006, by Ordinance No. 2006-1110, the City approved the Third Amended Project Plan and Reinvestment Zone Financing Plan, which consisted predominately of a reallocation of funds within the approved Part C Plan and the addition of new project cost categories, including park improvements (the "Part D Plan").

On May 14, 2008, by Ordinance No. 2008-0418, the City approved the annexation of the Brays Bayou channel between Almeda Road and Martin Luther King Boulevard, along with street rights-of-way, parks and other public lands, and by Ordinance No. 2008-0419, the City approved a Fourth Amended Project Plan and Reinvestment Zone Financing Plan (the “Part E Plan”).
On September 11, 2013, by Ordinance No. 2013-796, the City approved the annexation of an area north of Emancipation Park bounded by Tuam Street, Hutchins Street, Dennis Street and Emancipation Avenue, and by Ordinance No. 2013-797, the City approved a Fifth Amended Project Plan and Reinvestment Zone Financing Plan (the "Part F Plan").

On December 7, 2016, by Ordinance No. 2016-956, the City approved the annexation of area within the historic Third Ward, and by Ordinance No. 2016-957, the City approved a Sixth Amended Project Plan and Reinvestment Zone Financing Plan (the “Part G Plan”), which extended the duration of the Zone to December 31, 2038.

Section One:

The Part A Plan: The primary focus of the Part A Plan was to facilitate the construction of new single family and multi-family housing and associated retail and commercial development. The intent was to compensate for the continued loss of existing housing stock in the greater Third Ward/Almeda/OST areas. Focus was also placed on either the repositioning of existing or construction of new multi-family and commercial development within the Almeda Road and Old Spanish Trail corridors. The proposed public works improvements defined in the Part A Plan consisted primarily of roadway and street reconstruction, including public utilities, street lighting, and sidewalk construction. Additional efforts emphasized the creation of pedestrian environments, environmental remediation and real property acquisition.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and expanded the TIRZ boundaries. The Part B Plan further defined TIRZ functions specific to assisting in commercial, multi-family and single-family residential development and provided for strategically located planned improvements within the footprints of Griggs Road and Martin Luther King Boulevard, including proposed improvements as recommended in the Houston Small Business Development Corporation 1995 Master Plan. The Part B Plan sought to implement the redefined goals while remaining consistent with the Part A Plan through continued focus on roadway and street reconstruction, public utility replacement and system upgrades, street lighting, and improvements in the pedestrian realm through the construction of sidewalks, street lighting, landscaping, street furniture, and other pedestrian amenities and the acquisition of real property.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and B Plans. However, the primary purpose of the Part C Plan was to incorporate changes in the HISD participation in the TIRZ.

The Part D Plan: The Part D Plan reallocated funds between existing public works and public improvement project costs categories and included a new project cost category for parks and park improvements. The Part A, B, and C Plans had no provision for parks and park improvements.

The Part E Plan: The Part E Plan provided for a second expansion of the TIRZ to include Emancipation Park, MacGregor Park, Brays Bayou and several street rights-of-way in northern
Third Ward and along the Metropolitan Transit Authority (METRO)’s Southeast and proposed University light rail alignments. The Part E Plan included provisions for the reconstruction of public utility systems/public infrastructure, including roadways and streets, pedestrian amenities, renovation of the historic Emancipation Park, construction of parking, cultural and other public facilities improvements, specifically a new library in the Palm Center area, and historic preservation and affordable housing in the northern Third Ward area.

The Part F Plan: The Part F Plan provided for expansion of the TIRZ boundaries to provide off-site parking for Emancipation Park. The geographic area covered by the Part F Plan included the areas covered by the Part A, B, C, D and E Plans.

The Part G Plan: The Part G Plan provided for the annexation of land into the Zone and extended the duration of the Zone to December 31, 2038, to facilitate (i) the improvement of public infrastructure, public utilities and public parking to support and induce the acquisition/remediation, construction and development of urban, pedestrian-oriented retail/commercial, multi-family and mixed-use development along major economic development corridors (Almeda Road, Griggs Road, Old Spanish Trail, Emancipation Avenue, etc.) as well as other economic development nodes within the Zone; (ii) redevelopment/development of certain historic, cultural, public facilities and public spaces that reflect the unique culture of the historic African-American neighborhood surrounding Emancipation Park to enhance and grow tourism within the Zone; (iii) redevelopment/development of open green space, parks, public plazas and other similar improvements within the Zone; and (iv) enhancement of a transportation network in the Zone to bolster economic development that is safe, efficient and equitable for bicyclists, pedestrians, transit users, and motorists.

The TIRZ and the City now desire to further amend the Part A, B, C, D, E, F and G Plans as described below in the Part H Plan.

Section Two:

The Part H Plan: The Part H Plan consists of (i) a summary of the redevelopment efforts of the Zone; (ii) a restatement of the Zone’s redevelopment goals; (iii) the reallocation of the Zone’s project cost categories and allocations to align with the current goals and objectives of the Zone; and (iv) the anticipated use of expenditures for the renewal, replacement, maintenance, and operation of capital projects of the Zone.

The Part H Plan provides for the annexation into the Zone of approximately 94.8 acres to facilitate, cause or undertake the following: (i) creation or improvement of public infrastructure, public utilities, public parking and façade improvements to support and induce the acquisition/remediation, construction and development of urban, pedestrian-oriented retail/commercial, multi-family and mixed-use development along major economic development corridors (Almeda Road, Griggs Road, Old Spanish Trail, Emancipation Avenue, etc.) as well as other economic development nodes within the Zone; (ii) redevelopment/development of certain historic, cultural, public facilities and public spaces including façade improvements that reflect the unique culture within the Zone to promote business retention, growth and improve overall economic development within the Zone; (iii) redevelopment/development of open green space, parks,
public plazas and other similar improvements within the Zone; and (iv) enhancement of a transportation network in the Zone to bolster economic development that is safe, efficient and equitable for bicyclists, pedestrians, transit users, and motorists. These goals are consistent with prior plans; therefore, the Part H Plan incorporates, restates and affirms the goals and objectives included in the Part A, B, C, D, E, F and G Plans. Together, the Part A, B, C, D, E, F and G Plans, combined with the Part H Plan, will provide the financing and management tools necessary for alleviating blight, deteriorated street and site conditions, and obsolete public services and facilities and will encourage the sound growth and development of residential, commercial and complementary retail development within the Zone by supporting an environment attractive to private investment, specifically along the key economic development corridors of Almeda Road, Old Spanish Trail, Griggs Road, and Emancipation Avenue in the historic Third Ward area.

A. Summary of Redevelopment Efforts

Significant redevelopment and reinvestment has occurred in the Zone since its inception. The Zone will continue to partner with the Greater Southeast Management District, Texas Department of Transportation (TXDOT), METRO, other public entities and community/neighborhood organizations to achieve these goals.

B. Redevelopment Plan Goals

The redevelopment goals of the Part H Plan restate the prior redevelopment goals of the Part A, B, C, D, E, F and G Plans and include updates based on the results of the Zone’s redevelopment efforts. To the extent that prior statements of redevelopment concepts in the Part A, B, C, D, E, F and G Plans conflict with the concepts and goals articulated in the Part H Plan, the concepts and goals outlined below control.

Goal 1: The creation of pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.

Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components will include: sidewalks, lighting, signage, street trees, landscaping, public art, benches and other pedestrian amenities. The reconstruction of major thoroughfares and key streets will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the Zone and to adjacent areas. All improvements will be coordinated with the street reconstruction programs of the City of Houston, METRO, TxDOT and other public entities. Attention will be placed on leveraging TIRZ monies to obtain federal, state and local funding to expand the scope and quantity of projects implemented in the Zone, specifically to work closely with Greater Southeast Management District, an FTA grantee, to identify mobility infrastructure improvements which are eligible for federal and state funding.

Goal 2: Redevelopment and upgrades to public green space, parks, trails, greenways and other recreational facilities including Emancipation Park and MacGregor Park.
Public infrastructure, pedestrian bridges, regional trail systems and other enhancements to area parks, Brays Bayou and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area.

**Goal 3:** *Reinforcement of pedestrian-attractive retail, office, mixed-use and other commercial developments along economic development corridors, specifically Almeda Road, Old Spanish Trail, Griggs Road, Emancipation Avenue and Scott Street as well as economic development nodes along Gray Street, McGowan Street, Elgin Street, Ennis Street, Blodgett Street, Holman Street and other streets within the Zone.*

The retention and expansion of retail, office, mixed-use and commercial developments along Almeda, Old Spanish Trail, Griggs Road, Emancipation Avenue and Scott Street is of key importance to the successful redevelopment of the area. To redevelop historic Emancipation Avenue into a key arterial/town center, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wider sidewalks, public art and adequate pedestrian amenities, is a main goal of the Zone.

**Goal 4:** *Complementing the revitalization activities proposed to occur along METRO's Southeast light rail and future University light rail alignments.*

The Zone will continue to complement METRO funding of public transit systems along the Southeast and University light rail alignments by funding the design and construction of streetscape upgrades, right-of-way acquisition, and parking to serve retail needs. Additional focus will be placed on inducing emerging business enterprises and developers to increase revitalization efforts and spur the highest and best land uses of this mixed-use community for all users and stakeholders.

**Goal 5:** *Cultural, Public Facilities, Historic Preservation and Affordable Housing.*

The Zone will continue to invest in public and cultural facilities, historic preservation programs and affordable housing for current Third Ward residents as well as the universities, downtown and the medical center workforce, by leveraging TIRZ funds with private, public, and non-profit developers to integrate cultural and historic preservation initiatives with affordable housing in the historic Third Ward area.

**Goal 6:** *Economic Development.*

In cases where improving public infrastructure alone is insufficient or inadequate to stimulating private investment and economic development, the TIRZ will seek to fund an economic development program that would directly incentivize private enterprise that affects the TIRZ and serve as a catalyst for other business developments.

**C. Authorized Projects and Project Costs**

*Updated Project Cost*
The amended and restated project costs are detailed in Exhibit 1. Exhibit 1 is a schedule of the Zone's project costs, details of adjustments in the project costs from the Part A to the Part G Plan, and amounts remaining under each project costs category as of June 30, 2019. Exhibit 1 is a schedule of the Zone's project costs for the Part H Plan along with the Part A, B, C, D, E, F and G Plans. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval of applicable annual budgets by the City Council.

Existing and Proposed Uses of Land within the Zone (Texas Tax Code § 311.011(b)(1)): Map 1 reflects the boundary map of the proposed expansion area and the existing Zone boundaries. Map 2 reflects the existing and proposed land uses in the expanded Zone.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be done in conformance with existing rules and regulations of the City of Houston. There are no proposed changes of any city ordinance, master plan, or building codes.

Estimated Non-Project Cost Items (Texas Tax Code § 311.011(b)(3)): It is estimated that Greater Southeast Management District will generate approximately $2.3 million in annual revenues, a portion of which will be expended within the TIRZ to fund public safety programs, graffiti abatement, beautification, landscape maintenance, illegal dumping cleanup, marketing, and business development programs.

Statement of Method of Relocating Persons to be displaced as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that residents will be displaced by any of the projects to be undertaken by the TIRZ.

D. Economic Development Programs

As an alternative to direct investment in capital improvements or public infrastructure to stimulate private investment, the Zone may fund an economic development program and enter into economic development agreements, subject to City Council approval, to incentivize private enterprise in the Zone and serve as a catalyst for other business developments. The Zone may adopt a more formal program to address future conditions, subject to City Council approval.

E. Maintenance and Sustainability

As a direct consequence of an expanding list of projects, particularly park and public space projects, the Zone must provide for the maintenance and operation of the Zone's existing and planned projects in the near term and in years to come beyond the duration of the Zone. In order to adequately provide for maintenance and sustainability, maintenance and operation is added as a project cost in Exhibit 1 attached hereto in an amount of up to 5% of total project costs for the Zone regardless of project cost category.

F. Reinvestment Zone Financing Plan
Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 is a detailed listing of the estimated project costs of the Zone, including administrative and educational project costs. Exhibit 1 lists costs for the Part A, B, C, D, E, F, G and H Plans, as those projects remain part of the overall Plan.

Proposed Kind, Number and Location of all Proposed Public Works or Public Improvements to be financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described in the Part H Plan and listed in the Exhibit 1 – Project Cost Schedule which includes roadways, parks, and streetscape enhancements.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including the Market Demand Study, Proposed 61-Lot Subdivision Located in the Third Ward, prepared by CDS Market Research, October 1997; the Almeda Road Land Use and Parking Analysis and Facilities Design Assessment Study, prepared by the City of Houston Planning and Development Department, January 17, 2003; and the Infrastructure Assessment Study, prepared by PTI, Incorporated, April 4, 2007. Exhibits 2 through 3a are updated revenue estimates for both the original Zone and the areas subsequently annexed into the Zone. These estimates detail the total appraised value, the captured appraised value, and the net revenue from each taxing entity participating in the TIRZ over the remaining life of the TIRZ. The estimated total project cost of the Part H Plan, as noted in Exhibit 1, is $369,192,343. Projects will be funded in accordance with priority and availability of revenue. The Zone and the City find and determine that the Part A, B, C, D, E, F, G and H Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Bonds have been issued by the TIRZ. Additional bond issues are anticipated. The value and timing of these future bond issues will correlate to the debt capacity as derived from the revenue and project schedules attached hereto, and by actual market conditions for the issue and sale of such bonds. The TIRZ will explore other financing methods, as well, including short-term notes, developer agreement financing and collaboration with other entities for grant funding and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 1998 was the base year for the Zone and the Zone will terminate Tax Year 2038. Approximately $307.8 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of $0.56792/$100 of assessed valuation in the original Zone and in the 1998, 2008, 2013, and 2016 annexed areas. The projected valuation for the 2019 proposed annexation is included as well. An HISD contribution of $1.1367/$100 of assessed valuation in the Original Zone and 1998 Annexed Area is also included in the increment calculation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): In
2019, the current appraised value of taxable real property in the Zone is $1,957,302,438. The proposed annexed area will add $109,237,088 in taxable value.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone during each remaining year of the Zone’s duration is shown in Exhibits 2 through 3a.

Reinvestment Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by City Council on May 7, 1997, the term of the Zone was established at 30 years. The Part G Plan extended the duration of the Zone to December 31, 2038.
M-1 Proposed Annexation Map
M-2 Existing and Proposed Land Use Map

Regency Lofts Site
EXHIBITS
Exhibit 1 – Project Cost Schedule

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Exhibit 2 – Revenue Schedule – All Jurisdictions

| Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B, Part C, Part D, Part E, Part F, and Part G Plans and the changes made to those budgets through this Part H Amendment. |
|---|---|---|---|---|---|---|---|---|---|---|
| Infrastructure Improvements: Roadways, Sidewalk, & Public Utility Improvements | 11,598,450 | 15,309,796 | 13,309,336 | 14,313,070 | 81,248,913 | 73,195,449 | 139,740,400 | 144,695,360 | 25,667,675 | 119,027,685 |
| Total Infrastructure Improvements | 11,598,450 | 15,309,796 | 13,309,336 | 14,313,070 | 81,248,913 | 73,195,449 | 139,740,400 | 144,695,360 | 25,667,675 | 119,027,685 |
| Total Other Project Costs | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Parks, Recreational Facilities, and Other Public Spaces Improvements | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Public Facilities and Public Parking Improvements | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Brays Bayou Improvements | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Land Acquisition | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Business Development & Catalyst Projects | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Economic Development Infrastructure Projects | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| School and Educational Facilities | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Affordable Housing | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Financing Costs | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |
| Zone Administration | - | - | - | 3,596,763 | 10,000,000 | 8,924,294 | 8,924,294 | 8,924,294 | 8,924,294 | 19,500,000 | 19,500,000 |

Current Project Cost & Expenditures Incurred to Date

Project Plan Total 13,098,450 | 18,309,796 | 55,044,081 | 60,801,526 | 167,391,693 | 182,391,694 | 364,237,383 | 369,192,343 | 110,651,476 | 258,540,867 |

Exhibit 1 – Project Cost Schedule

Exhibit 2 – Revenue Schedule – All Jurisdictions
<table>
<thead>
<tr>
<th>Tax Year (1)</th>
<th>Increment Revenue</th>
<th>Transfers/Administrative Fees</th>
<th>Net Revenue (Total Increment Revenue less Total Transfers)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City</td>
<td>Houston ISD (2)</td>
<td>City Admin (5%)</td>
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<td>$8,996,314</td>
<td>$1,548,702</td>
<td>$10,545,017</td>
</tr>
<tr>
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<tr>
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<td>$11,483,325</td>
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<tr>
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<td>$1,548,702</td>
<td>$12,498,198</td>
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<tr>
<td>2024</td>
<td>$11,487,578</td>
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<tr>
<td>2025</td>
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<td>2026</td>
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<tr>
<td>2027</td>
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<td>$1,548,702</td>
<td>$14,783,338</td>
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<tr>
<td>2028</td>
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<td>$1,548,702</td>
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<tr>
<td>2029</td>
<td>$14,519,076</td>
<td>-$</td>
<td>$14,519,076</td>
</tr>
<tr>
<td>2030</td>
<td>$15,200,081</td>
<td>-$</td>
<td>$15,200,081</td>
</tr>
<tr>
<td>2031</td>
<td>$15,908,326</td>
<td>-$</td>
<td>$15,908,326</td>
</tr>
<tr>
<td>2032</td>
<td>$16,644,901</td>
<td>-$</td>
<td>$16,644,901</td>
</tr>
<tr>
<td>2033</td>
<td>$17,410,939</td>
<td>-$</td>
<td>$17,410,939</td>
</tr>
<tr>
<td>2034</td>
<td>$18,207,619</td>
<td>-$</td>
<td>$18,207,619</td>
</tr>
<tr>
<td>2035</td>
<td>$19,036,166</td>
<td>-$</td>
<td>$19,036,166</td>
</tr>
<tr>
<td>2036</td>
<td>$19,897,854</td>
<td>-$</td>
<td>$19,897,854</td>
</tr>
<tr>
<td>2037</td>
<td>$20,794,011</td>
<td>-$</td>
<td>$20,794,011</td>
</tr>
<tr>
<td>2038</td>
<td>$21,726,013</td>
<td>-$</td>
<td>$21,726,013</td>
</tr>
<tr>
<td></td>
<td>$292,376,684</td>
<td>$15,487,024</td>
<td>$307,863,708</td>
</tr>
</tbody>
</table>

Notes:
(1) The Zone is scheduled to terminate in Tax Year 2038
(2) Houston Independent School District participation ends with tax year 2028.
(3) Collection rate of 98% is assumed; Growth of 4% is assumed.
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value Original Area</th>
<th>Exhibit 3a – Revenue Schedule</th>
<th>Original Value Captured</th>
<th>Appraised Value</th>
<th>Original Area</th>
<th>City of Houston Increment Revenue</th>
<th>Collection Rate</th>
<th>Tax Rate</th>
<th>Net Revenue (Less Transfers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>89,520,330</td>
<td>1,109,956,317</td>
<td>1,020,435,987</td>
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<td>0.56792</td>
<td>5,679,355</td>
<td>$</td>
<td>$283,968</td>
<td>$5,395,387</td>
</tr>
<tr>
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<td>89,520,330</td>
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<td>1,064,834,240</td>
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<td>0.56792</td>
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<td>$</td>
<td>$296,323</td>
<td>$5,630,136</td>
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<tr>
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<td>1,200,528,752</td>
<td>1,111,008,422</td>
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<td>0.56792</td>
<td>6,183,446</td>
<td>$</td>
<td>$309,172</td>
<td>$5,874,274</td>
</tr>
<tr>
<td>2022</td>
<td>89,520,330</td>
<td>1,248,549,903</td>
<td>1,159,029,573</td>
<td>98.00%</td>
<td>0.56792</td>
<td>6,450,714</td>
<td>$</td>
<td>$322,536</td>
<td>$6,128,178</td>
</tr>
<tr>
<td>2023</td>
<td>89,520,330</td>
<td>1,298,491,899</td>
<td>1,208,971,569</td>
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<td>0.56792</td>
<td>6,726,672</td>
<td>$</td>
<td>$336,434</td>
<td>$6,392,238</td>
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<tr>
<td>2024</td>
<td>89,520,330</td>
<td>1,350,431,575</td>
<td>1,260,911,245</td>
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<td>0.56792</td>
<td>7,017,748</td>
<td>$</td>
<td>$350,887</td>
<td>$6,666,860</td>
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<td>2025</td>
<td>89,520,330</td>
<td>1,404,448,838</td>
<td>1,314,928,508</td>
<td>98.00%</td>
<td>0.56792</td>
<td>7,318,387</td>
<td>$</td>
<td>$365,919</td>
<td>$6,952,468</td>
</tr>
<tr>
<td>2026</td>
<td>89,520,330</td>
<td>1,460,626,791</td>
<td>1,371,106,461</td>
<td>98.00%</td>
<td>0.56792</td>
<td>7,631,052</td>
<td>$</td>
<td>$381,553</td>
<td>$7,249,499</td>
</tr>
<tr>
<td>2027</td>
<td>89,520,330</td>
<td>1,519,051,863</td>
<td>1,429,531,533</td>
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<td>0.56792</td>
<td>7,956,224</td>
<td>$</td>
<td>$397,811</td>
<td>$7,558,412</td>
</tr>
<tr>
<td>2028</td>
<td>89,520,330</td>
<td>1,579,813,937</td>
<td>1,490,293,607</td>
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<td>0.56792</td>
<td>8,294,402</td>
<td>$</td>
<td>$414,720</td>
<td>$7,879,682</td>
</tr>
<tr>
<td>2029</td>
<td>89,520,330</td>
<td>1,643,006,495</td>
<td>1,553,486,165</td>
<td>98.00%</td>
<td>0.56792</td>
<td>8,646,107</td>
<td>$</td>
<td>$432,305</td>
<td>$8,213,802</td>
</tr>
<tr>
<td>2030</td>
<td>89,520,330</td>
<td>1,708,726,755</td>
<td>1,619,206,425</td>
<td>98.00%</td>
<td>0.56792</td>
<td>9,011,881</td>
<td>$</td>
<td>$450,594</td>
<td>$8,561,287</td>
</tr>
<tr>
<td>2031</td>
<td>89,520,330</td>
<td>1,777,075,825</td>
<td>1,687,555,495</td>
<td>98.00%</td>
<td>0.56792</td>
<td>9,392,286</td>
<td>$</td>
<td>$469,614</td>
<td>$8,922,672</td>
</tr>
<tr>
<td>2032</td>
<td>89,520,330</td>
<td>1,848,158,858</td>
<td>1,758,638,528</td>
<td>98.00%</td>
<td>0.56792</td>
<td>9,787,907</td>
<td>$</td>
<td>$489,395</td>
<td>$9,298,511</td>
</tr>
<tr>
<td>2033</td>
<td>89,520,330</td>
<td>1,922,085,212</td>
<td>1,832,564,882</td>
<td>98.00%</td>
<td>0.56792</td>
<td>10,199,352</td>
<td>$</td>
<td>$509,968</td>
<td>$9,689,385</td>
</tr>
<tr>
<td>2034</td>
<td>89,520,330</td>
<td>1,998,968,620</td>
<td>1,909,448,290</td>
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<td>0.56792</td>
<td>10,627,256</td>
<td>$</td>
<td>$531,363</td>
<td>$10,095,893</td>
</tr>
<tr>
<td>2035</td>
<td>89,520,330</td>
<td>2,078,927,365</td>
<td>1,989,407,035</td>
<td>98.00%</td>
<td>0.56792</td>
<td>11,072,276</td>
<td>$</td>
<td>$553,614</td>
<td>$10,518,662</td>
</tr>
<tr>
<td>2036</td>
<td>89,520,330</td>
<td>2,162,084,460</td>
<td>2,072,564,130</td>
<td>98.00%</td>
<td>0.56792</td>
<td>11,535,096</td>
<td>$</td>
<td>$576,755</td>
<td>$10,958,341</td>
</tr>
<tr>
<td>2037</td>
<td>89,520,330</td>
<td>2,248,567,838</td>
<td>2,159,047,508</td>
<td>98.00%</td>
<td>0.56792</td>
<td>12,016,429</td>
<td>$</td>
<td>$600,821</td>
<td>$11,415,608</td>
</tr>
<tr>
<td>2038</td>
<td>89,520,330</td>
<td>2,338,510,552</td>
<td>2,248,990,222</td>
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<td>0.56792</td>
<td>12,517,016</td>
<td>$</td>
<td>$625,851</td>
<td>$11,891,165</td>
</tr>
</tbody>
</table>

| Net Revenue (Less Transfers) | $173,992,064 | $8,699,603 | $165,292,461 |

Notes:
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value 1998 Annexation</th>
<th>Taxable Value</th>
<th>Annexation Value</th>
<th>Appraised Value</th>
<th>Collection Rate</th>
<th>Tax Revenue</th>
<th>City Admin (5%)</th>
<th>Net Revenue (Less Transfers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>87,881,410</td>
<td>$636,672,505</td>
<td>$548,791,095</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,054,360</td>
<td>$152,718</td>
<td>$2,901,642</td>
</tr>
<tr>
<td>2020</td>
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<td>$662,139,405</td>
<td>$574,257,995</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,196,099</td>
<td>$159,805</td>
<td>$3,036,295</td>
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<tr>
<td>2021</td>
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<td>$688,624,981</td>
<td>$600,743,571</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,343,508</td>
<td>$167,175</td>
<td>$3,176,333</td>
</tr>
<tr>
<td>2022</td>
<td>87,881,410</td>
<td>$716,169,981</td>
<td>$628,288,571</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,496,813</td>
<td>$174,841</td>
<td>$3,321,972</td>
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<tr>
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<td>$744,816,780</td>
<td>$656,935,370</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,656,250</td>
<td>$182,813</td>
<td>$3,473,438</td>
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<tr>
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<td>$686,728,041</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$3,822,065</td>
<td>$191,103</td>
<td>$3,630,961</td>
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<tr>
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<td>87,881,410</td>
<td>$805,593,829</td>
<td>$717,712,419</td>
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<td>0.56792</td>
<td>$3,994,512</td>
<td>$199,726</td>
<td>$3,794,786</td>
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<tr>
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<td>0.56792</td>
<td>$4,173,857</td>
<td>$208,933</td>
<td>$3,965,164</td>
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<tr>
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<td>$871,330,286</td>
<td>$783,448,876</td>
<td>98.00%</td>
<td>0.56792</td>
<td>$4,360,376</td>
<td>$218,019</td>
<td>$4,142,357</td>
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<tr>
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<td>98.00%</td>
<td>0.56792</td>
<td>$4,554,355</td>
<td>$227,718</td>
<td>$4,326,637</td>
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<tr>
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<td>87,881,410</td>
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<td>98.00%</td>
<td>0.56792</td>
<td>$4,756,094</td>
<td>$237,805</td>
<td>$4,518,289</td>
</tr>
<tr>
<td>2030</td>
<td>87,881,410</td>
<td>$980,128,070</td>
<td>$892,246,660</td>
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<td>0.56792</td>
<td>$4,965,902</td>
<td>$248,295</td>
<td>$4,717,607</td>
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<tr>
<td>2031</td>
<td>87,881,410</td>
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<td>0.56792</td>
<td>$5,184,103</td>
<td>$259,205</td>
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<tr>
<td>2032</td>
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<td>$5,140,480</td>
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<tr>
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<td>0.56792</td>
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<td>$282,352</td>
<td>$5,364,686</td>
</tr>
<tr>
<td>2034</td>
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<td>0.56792</td>
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<td>$5,597,859</td>
</tr>
<tr>
<td>2035</td>
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<td>$1,104,594,252</td>
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<td>2036</td>
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<td>0.56792</td>
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<td>$320,661</td>
<td>$6,092,561</td>
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<td>0.56792</td>
<td>$6,689,315</td>
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</tr>
<tr>
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<td>0.56792</td>
<td>$6,976,453</td>
<td>$348,823</td>
<td>$6,627,630</td>
</tr>
</tbody>
</table>

$95,735,584  $4,786,779  $90,948,805

Notes:

(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value</th>
<th>Annexation</th>
<th>Appraised Value</th>
<th>Rate</th>
<th>Revenue</th>
<th>min (5%)</th>
<th>Net Revenue (Less Transfers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>627,440</td>
<td>$483,828</td>
<td>$(143,612)</td>
<td>98.00%</td>
<td>$0.56792</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2020</td>
<td>627,440</td>
<td>$503,181</td>
<td>$(124,259)</td>
<td>98.00%</td>
<td>$0.56792</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2021</td>
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<td>$523,308</td>
<td>$(104,132)</td>
<td>98.00%</td>
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<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2022</td>
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<td>$544,241</td>
<td>$(83,199)</td>
<td>98.00%</td>
<td>$0.56792</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2023</td>
<td>627,440</td>
<td>$566,010</td>
<td>$(61,430)</td>
<td>98.00%</td>
<td>$0.56792</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2024</td>
<td>627,440</td>
<td>$588,651</td>
<td>$(38,789)</td>
<td>98.00%</td>
<td>$0.56792</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
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<td>$-</td>
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<tr>
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Notes:

(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
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<th>Exhibit 2d – Revenue Schedule – 2013 Annexation – City of Houston</th>
<th>Net Revenue (Less Transfers)</th>
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</thead>
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<td>Appraised Value</td>
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Notes:
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value 2016 Annexation</th>
<th>Exhibit 2e – Revenue Schedule – 2016 Annexation – City of Houston</th>
<th>Net Revenue (Less Transfers)</th>
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</thead>
<tbody>
<tr>
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<tr>
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Notes:
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Valu 2019 Annexation</th>
<th>Exhibit 2f – Revenue Schedule – 2019 Annexation – City of Houston</th>
<th>Net Revenue (Less Transfers)</th>
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<td>Appraised Value</td>
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Notes:
(1) Reinvestment Zone is scheduled to terminate in Tax Year 2038
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
(3) Assumed annual growth rate of 4%
(4) Collection rate estimated at 98%
<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value</th>
<th>Taxable Value</th>
<th>Captured Appraised Value</th>
<th>Project Plan Appraised Value</th>
<th>Collection Rate</th>
<th>Tax Rate</th>
<th>Increment Revenue</th>
<th>Educational Facilities</th>
<th>Admin Fee</th>
<th>Net Revenue (Less Transfers)</th>
</tr>
</thead>
<tbody>
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<td>2019</td>
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<td>$823,109</td>
<td>266,004</td>
<td>12,500</td>
<td>544,605</td>
</tr>
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<td>1.1367</td>
<td>$823,109</td>
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<td>12,500</td>
<td>544,605</td>
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<td>$823,109</td>
<td>266,004</td>
<td>12,500</td>
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<td>544,605</td>
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<td>544,605</td>
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<td>12,500</td>
<td>544,605</td>
</tr>
</tbody>
</table>

**Notes:**

1. Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2028 payment.
2. Base Year is Tax Year 1998 for the Original Area.
3. Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
4. Collection rate is estimated at 98%.
5. Assumed annual growth of 4%
### Exhibit 3a – Revenue Schedule – Annexed Houston ISD

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Base Value Annexed Area</th>
<th>Taxable Value</th>
<th>Captured Appraised Value</th>
<th>Project Plan Appraised Value</th>
<th>Collection Rate</th>
<th>Tax Rate</th>
<th>Increment Revenue</th>
<th>Educational Facilities</th>
<th>Admin Fee</th>
<th>Net Revenue (Less Transfers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
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<td>12,500</td>
<td>$ 478,603</td>
</tr>
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<td>$ 725,593</td>
<td>$ 234,490</td>
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<td>$ 478,603</td>
</tr>
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<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,500</td>
<td>$ 478,603</td>
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<td>$ 234,490</td>
<td>12,500</td>
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</tr>
<tr>
<td>2023</td>
<td>87,995,210</td>
<td>$ 748,011,687</td>
<td>$ 660,016,477</td>
<td>$ 65,136,000</td>
<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,500</td>
<td>$ 478,603</td>
</tr>
<tr>
<td>2024</td>
<td>87,995,210</td>
<td>$ 777,932,154</td>
<td>$ 689,936,944</td>
<td>$ 65,136,000</td>
<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,500</td>
<td>$ 478,603</td>
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<tr>
<td>2025</td>
<td>87,995,210</td>
<td>$ 809,049,441</td>
<td>$ 721,054,231</td>
<td>$ 65,136,000</td>
<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,500</td>
<td>$ 478,603</td>
</tr>
<tr>
<td>2026</td>
<td>87,995,210</td>
<td>$ 841,411,418</td>
<td>$ 753,416,208</td>
<td>$ 65,136,000</td>
<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,500</td>
<td>$ 478,603</td>
</tr>
<tr>
<td>2027</td>
<td>87,995,210</td>
<td>$ 875,067,875</td>
<td>$ 787,072,665</td>
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<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,501</td>
<td>$ 478,602</td>
</tr>
<tr>
<td>2028</td>
<td>87,995,210</td>
<td>$ 910,070,590</td>
<td>$ 822,075,380</td>
<td>$ 65,136,000</td>
<td>98.00%</td>
<td>1.1367</td>
<td>$ 725,593</td>
<td>$ 234,490</td>
<td>12,502</td>
<td>$ 478,601</td>
</tr>
</tbody>
</table>

**Net Revenue (Less Transfers):**

$$\text{Net Revenue} = 7,255,929 - 2,344,896 - 125,003 = 4,786,030$$

**Notes:**

1. Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2028 payment.
2. Base Year is Tax Year 1998 for the Original Area.
3. Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.
4. Collection rate is estimated at 98%.
5. Assumed annual growth of 4%.
EXHIBIT “B” – CRP AREA MAP
(See Attached)
What Are Tax Increment Reinvestment Zones (TIRZs)?

Tax Increment Reinvestment Zones (TIRZs) are special zones created by City Council to attract new investment in an area. These zones help finance costs of redevelopment and promote growth in areas that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (tax increments) are set-aside in a fund to finance public improvements within the boundaries of the zone.
Amenities
Community Asset Factors 11.9(c)(4)(B)
3232 Dixie

½ Mile Park on Accessible Route

½ Mile Public Transportation on Accessible Route
Old Spanish Trail @ Allegheny St – Buses 028 (1 point)
Holcombe Blvd @ Ardmore St – Buses 087 (1 point)

1 Mile Public Transportation on Accessible Route

1 Mile Full Service Grocery Store/Pharmacy
ALDI Grocery
3618 Old Spanish Trail, Houston, TX 77021

1 Mile Pharmacy
CVS
3811 Old Spanish Trail, Houston, TX 77021

1 Mile Community/Civic/Service Organization
City of Refuge Church
3150 Yellowstone Blvd, Houston, TX 77054

1 Mile Indoor Recreation
Vegvisir CrossFit - Gym
5701 Almeda Rd, Suite A, Houston, TX 77004

1 Mile Outdoor Recreation
Bayou Parkland
6532-6538 Almeda Rd, Houston, TX 77021
Hermann Park
6001 Fannin St, Houston, TX 77030

1 Mile Community/Civic/Service Organization
City of Refuge Church
3150 Yellowstone Blvd, Houston, TX 77054

3 Miles of a Health Related Facility
Houston Methodist Hospital
6565 Fannin St, Houston, TX 77030

2 Miles of a Licensed Daycare
SW YMCA Texas Medical Center C
5614 H MARK CROSSWELL JR ST
HOUSTON, TX 77021

Property Crime Rate of 26/1000 Persons

1 Mile of Public Library

5 Miles of University/Community College
University of Houston
4800 Calhoun Rd, Houston, TX 77004

Educational Attainment*
Applicable - 52.82%

Service Area of Meals On Wheels/Non-Profit Service
YWCA of Houston
6309 Martin Luther King Jr. Blvd, Houston, TX 77021

Attendance Zone-General Enrollment Rated A or B
1/2 Mile Public Transportation Evidence
Measure the distance between two points on the ground:

Map Length: 0.22 Miles

Ground Length: 0.22

Heading: 138.47 degrees
**Destinations / Destinos**

- Ben Taub Hospital  
- Fifth Ward / Denver Harbor Transit Center  
- MacGregor Park  
- Magnolia Multi-Service Center  
- Magnolia Park TC  
- Southeast Transit Center  
- Texas Medical Center  
- TMC Transit Center  
- UT Medical School  
- VA Hospital  
- Walmart  

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**Frequent Connections / Conexiones Frecuentes**

- 2 Bellaire  
- 4 Beechnut  
- 27 Shepherd  
- 50 Broadway  
- 54 Scott  
- 56 Airline / Montrose  
- 80 MLK / Lockwood  
- 137 Northshore  
- 402 Bellaire Quickline  
- METRORail Red Line  
- METRORail Purple Line  
- METRORail Green Line

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**Destination Signs / Letreros Direccionales**

| Eastbound (Hacia el este) | 28 OST - Wayside  
Fifth Ward / Denver Harbor Transit Center |
|---------------------------|--------------------------------------------------|
| Westbound (Hacia el oeste) | 28 OST - Wayside  
Ben Taub Hospital |

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**Peak / Off-Peak Frequency / Pico / Frecuencia Fuera de Pico**

**Peak** = 6:01 a.m. – 9:00 a.m.; 3:01 p.m. – 6:00 p.m.  
**Off-Peak** = Start of service – 6:00 a.m.; 9:01 a.m. – 3:00 p.m.; 6:01 p.m. – End of service  

*Weekend service runs at Off-Peak frequency.*

**Horarios pico** = 6:01 a.m. – 9:00 a.m.; 3:01 p.m. – 6:00 p.m.  
**Horas fuera de pico** = Inicio de servicio – 6:00 a.m.; 9:01 a.m. – 3:00 p.m.; 6:01 p.m. – Final del servicio  

*Servicio el fin de semana opera con frecuencia fuera de horas pico.*
**The Fare/Pasaje / Local**

<table>
<thead>
<tr>
<th>Fare Type</th>
<th>Full Fare*</th>
<th>Discounted**</th>
<th>Transfer***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash/Efectivo</td>
<td>$1.25*</td>
<td>none/ninguno</td>
<td>none/ninguno</td>
</tr>
<tr>
<td>METRO Q® Fare Card***</td>
<td>$1.25*</td>
<td>$0.60**</td>
<td>3 hours/horas</td>
</tr>
<tr>
<td>METRO Day Pass****</td>
<td>$3.00 a day</td>
<td>$1.50 a day</td>
<td>3 hours/horas</td>
</tr>
</tbody>
</table>

*Full fare, one-way. *Pasaje completo, sólo de ida.
Children ages five and under ride free.
Los niños menores de cinco años viajan gratis.

**Seniors, disabled persons, Medicare cardholders, as well as college and university students require a discounted METRO Q® Fare Card or METRO Day Pass to receive the reduced fare. Middle and high school students may pay the discounted fare in cash (bus only) by showing their current student ID card.
Personas Mayores, personas con discapacidad, los titulares de tarjetas de Medicare, así como estudiantes de colegios y universidades requieren una tarjeta de tarifa METRO Q® o METRO Day Pass para recibir la tarifa reducida. Los estudiantes de secundaria y preparatoria pueden pagar la tarifa con descuento en efectivo (sólo bus) al mostrar su tarjeta de identificación de estudiante actual.

***Transfers are free and automatic for three hours with the METRO Q® Fare Card or METRO Day Pass. Transfers are automatically added to the card with the first tap. When transferring to a service of greater cost, the difference will be deducted from the card aboard the next bus. Park and Ride paid fares do not count toward the METRO Day Pass benefit.
Transferencias son gratuitas y válidas por tres horas con las tarjetas METRO Q® Fare Card o METRO Day Pass. Las transferencias se agregan automáticamente a la tarjeta con la primera pasada. Cuando realice una combinación a un servicio de mayor costo, la diferencia será debidita de la tarjeta a bordo del siguiente autobús. Las tarifas pagas de Park and Ride no se acumulan al beneficio del METRO Day Pass.

****METRO Q® Fare Card – Best value for riders using local bus, rail or commuter service just once or twice daily. Cardholders earn 5 FREE rides for every 50 paid rides. METRO Q® Fare Card – ofrece la opción más económica para los pasajeros que usan el autobús local, el tren o el servicio de viajes sólo una o dos veces por día. Los titulares de la tarjeta obtienen 5 viajes GRATIS por cada 50 viajes pagos.
28 OST - Wayside Weekday Eastbound /
Día de semana hacia el este

Ben Taub
Hospital

TMC
Transit Center

VA Hospital

Southeast
Transit Center

O.S.T. &
MLK Blvd.

Wayside &
Telephone

Magnolia Park
Transit Center

Lathrop &
Clinton

Fifth Ward /
Denver Harbor
Transit Center

Fifth Ward /
Denver Harbor
Transit Center

Lathrop &
Clinton

Magnolia Park
Transit Center

Wayside &
Telephone

O.S.T. &
MLK Blvd.

Southeast
Transit Center

VA Hospital

TMC
Transit Center

Ben Taub
Hospital

28 OST - Wayside Weekday Westbound /
Día de semana hacia el oeste

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TMC
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Fifth Ward /
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Transit Center

Ben Taub
Hospital

28 OST - Wayside Saturday Westbound /
Sábado hacia el oeste

Ben Taub
Hospital

28 OST - Wayside Saturday Eastbound /
Sábado hacia el este

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### Reading a Bus Schedule

1. **On the top of each timetable, look for names like “Weekday Inbound” or “Saturday Westbound” to determine which timetable to use.**

2. **Then look at the numbered dots, called time points, with names of places where buses stop.** The listing does not include all bus stops, but buses will stop at all stops along your route.

3. **Find the time points closest to where you are and where you want to go.**

4. **Check the column of times under your destination to find the time you want to arrive.**

5. **Find the time point nearest the place you want to board the bus.** There will be a stop along the route within two blocks of that location — just look for your route number on the bus stop signs at each corner.

6. **Then move your finger left along that line to your origin to determine your departure time.** If you’re not catching the bus at the time point listed, refer to the time point before your stop.

### Cómo leer el horario

1. **En la parte superior de cada horario, busque los nombres tales como “Llegadas los días de la semana” o “Salida hacia el oeste los sábados” para determinar cuál horario usar.**

2. **Después busque los números numeraados, con los nombres de los lugares donde paran los autobuses.** La lista no incluye todas las paradas de los autobuses, pero los autobuses pararán en todas las paradas a lo largo de la ruta.

3. **Encuentre el punto más cercano a donde usted está y a donde quiere ir.**

4. **Revise la columna de las horas según su destino para encontrar la hora a la que desea llegar.**

5. **Encuentre el punto número más cercano al lugar donde desea abordar el autobús.** Habrá una parada a lo largo de la ruta dentro de dos cuadras de esa ubicación — simplemente busque el número de su ruta y los letreros de parada del autobús en cada esquina.

6. **Después siga la línea hacia la izquierda de su origen para determinar su hora de salida. Si no puede tomar...**
**Destinations / Destinos**
- Fannin South Transit Center
- HCC - South Campus
- MD Anderson Cancer Center
- Palm Center
- Star of Hope Cornerstone Community
- Sunnyside Health Center
- Sunnyside Multi-Service Center
- Sunnyside Park
- Texas Medical Center
- TMC Transit Center

**Frequent Connections / Conexiones Frecuentes**
- 2 Bellaire
- 4 Beechnut
- 11 Almeda / Lyons
- 14 Hiram Clarke
- 27 Shepherd
- 54 Scott
- 56 Airline / Montrose
- 60 Cambridge
- 68 Braeswood
- 73 Bellfort
- 80 MLK / Lockwood
- 84 Buffalo Speedway
- 402 Bellaire Quickline
- METRORail Red Line
- METRORail Purple Line

**Destination Signs / Letreros Direccionales**

<table>
<thead>
<tr>
<th>Northbound</th>
<th>Southbound</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hacia el norte</td>
<td>Hacia el sur</td>
</tr>
<tr>
<td>87 Sunnyside</td>
<td>87 Sunnyside</td>
</tr>
<tr>
<td>TMC TC</td>
<td>Fannin South TC</td>
</tr>
</tbody>
</table>

**Peak / Off-Peak Frequency / Pico / Frecuencia Fuera de Pico**

**Peak** = 6:01 a.m. – 9:00 a.m.; 3:01 p.m. – 6:00 p.m.

**Off-Peak** = Start of service – 6:00 a.m.; 9:01 a.m. – 3:00 p.m.; 6:01 p.m. – End of service

Weekend service runs at Off-Peak frequency.

**Horarios pico** = 6:01 a.m. – 9:00 a.m.; 3:01 p.m. – 6:00 p.m.

**Horas fuera de pico** = Inicio de servicio – 6:00 a.m.; 9:01 a.m. – 3:00 p.m.; 6:01 p.m. – Final del servicio

Servicio el fin de semana opera con frecuencia fuera de horas pico.
The Fare/Pasaje / Local

<table>
<thead>
<tr>
<th>Fare Type</th>
<th>Full Fare*</th>
<th>Discounted**</th>
<th>Transfer***</th>
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<tbody>
<tr>
<td>Cash/Efectivo</td>
<td>$1.25*</td>
<td>none/ ninguno</td>
<td>none/ ninguno</td>
</tr>
<tr>
<td>METRO Q® Fare Card***</td>
<td>$1.25*</td>
<td>$0.60**</td>
<td>3 hours/horas</td>
</tr>
<tr>
<td>METRO Day Pass****</td>
<td>Unlimited Service/Servicio ilimitado</td>
<td>$3.00 a day</td>
<td>$1.50 a day</td>
</tr>
</tbody>
</table>

*Full fare, one-way. *Pasaje completo, sólo de ida.
Children ages five and under ride free.
Los niños menores de cinco años viajan gratis.

**Seniors, disabled persons, Medicare cardholders, as well as college and university students require a discounted METRO Q® Fare Card or METRO Day Pass to receive the reduced fare. Middle and high school students may pay the discounted fare in cash (bus only) by showing their current student ID card.
Personas Mayores, personas con discapacidad, los titulares de tarjetas de Medicare, así como estudiantes de colegios y universidades requieren una tarjeta de tarifa METRO Q® o METRO Day Pass para recibir la tarifa reducida. Los estudiantes de secundaria y preparatoria pueden pagar la tarifa en efectivo (sólo bus) al mostrar su tarjeta de identificación de estudiante actual.

***Transfers are free and automatic for three hours with the METRO Q® Fare Card or METRO Day Pass. Transfers are automatically added to the card with the first tap. When transferring to a service of greater cost, the difference will be deducted from the card aboard the next bus. Park and Ride paid fares do not count toward the METRO Day Pass benefit.
Transferencias son gratuitas y válidas por tres horas con las tarjetas METRO Q® o METRO Day Pass. Las transferencias se agregan automáticamente a la tarjeta con la primera pasada. Cuando realice una combinación a un servicio de mayor costo, la diferencia será debidita de la tarjeta a bordo del siguiente autobús. Las tarifas pagadas de Park and Ride no se acumulan al beneficio del METRO Day Pass. **

****METRO Q® Fare Card – Best value for riders using local bus, rail or commuter service just once or twice daily. Cardholders earn 5 FREE rides for every 50 paid rides. **
METRO Q® Fare Card – ofrece la opción más económica para los pasajeros que usan el autobús local, el tren o el servicio de viajes sólo una o dos veces por día. Los titulares de la tarjeta obtienen 5 viajes GRATIS por cada 50 viajes pagos.
Cómo leer el horario

1. En la parte superior de cada horario, busque los nombres tales como “Llegadas los días de la semana” o “Salida hacia el oeste los sábados” para determinar cuál horario usar.
2. Después busque los puntos numerados, con los nombres de los lugares donde paran los autobuses. La lista no incluye todas las paradas de los autobuses, pero los autobuses pararán en todas las paradas a lo largo de la ruta.
3. Encuentre el punto más cercano a donde usted está y a donde quiere ir.
4. Revise la columna de las horas según su destino para encontrar la hora a la que desea llegar.
5. Encuentre el punto numerado más cercano al lugar donde desea abordar el autobús. Habrá una parada a lo largo de la ruta dentro de dos cuadras de esa ubicación — simplemente busque el número de su ruta y los letreros de parada del autobús en cada esquina.
6. Después siga la línea hacia la izquierda de su origen para determinar su hora de salida. Si no puede tomar el autobús desde el punto numerado, refiérase al punto numerado antes de su parada.
### 87 Sunnyside Weekday Northbound / Día de semana hacia el norte

<table>
<thead>
<tr>
<th>Location</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fannin South Transit Center</td>
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<td>5:23am</td>
<td>5:32am</td>
<td>5:42am</td>
<td>5:52am</td>
<td>5:58am</td>
<td>6:04am</td>
<td>6:12am</td>
<td>6:23am</td>
</tr>
<tr>
<td>Reed &amp; Scott</td>
<td>6:10</td>
<td>6:23</td>
<td>6:33</td>
<td>6:45</td>
<td>6:56</td>
<td>7:02</td>
<td>7:08</td>
<td>7:16</td>
<td>7:27</td>
</tr>
<tr>
<td>Crestmont &amp; Bellfort</td>
<td>6:40</td>
<td>6:53</td>
<td>7:03</td>
<td>7:15</td>
<td>7:26</td>
<td>7:32</td>
<td>7:38</td>
<td>7:46</td>
<td>7:57</td>
</tr>
<tr>
<td>Griggs &amp; Broadmoor</td>
<td>7:10</td>
<td>7:23</td>
<td>7:33</td>
<td>7:45</td>
<td>7:56</td>
<td>8:02</td>
<td>8:08</td>
<td>8:17</td>
<td>8:28</td>
</tr>
<tr>
<td>MLK Blvd &amp; Yellowstone</td>
<td>7:40</td>
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<td>9:08</td>
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### 87 Sunnyside Weekday Southbound / Día de semana hacia el sur

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</tr>
<tr>
<td>MLK Blvd &amp; Yellowstone</td>
<td>7:10</td>
<td>7:23</td>
<td>7:33</td>
<td>7:43</td>
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<tr>
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### 87 Sunnyside Saturday Northbound / Sábado hacia el norte

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<td>7:40</td>
<td>7:50</td>
<td>8:00</td>
</tr>
<tr>
<td>Reed &amp; Scott</td>
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<td>7:20</td>
<td>7:30</td>
<td>7:40</td>
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<tr>
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<td>8:30</td>
<td>8:40</td>
<td>8:50</td>
<td>9:00</td>
</tr>
<tr>
<td>Griggs &amp; Broadmoor</td>
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<td>8:20</td>
<td>8:30</td>
<td>8:40</td>
<td>8:50</td>
<td>9:00</td>
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### 87 Sunnyside Saturday Southbound / Sábado hacia el sur

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</tr>
<tr>
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<td>7:40</td>
<td>7:50</td>
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</table>

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- This location is not served on weekends.
### 87 Sunnyside Sunday Northbound / Domingo hacia el norte

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<thead>
<tr>
<th>1</th>
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<td>8:56</td>
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</tbody>
</table>

– This location is not served on weekends.

### 87 Sunnyside Sunday Southbound / Domingo hacia el sur

<table>
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<tr>
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<tbody>
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<td>6:29am</td>
<td>–</td>
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</tr>
<tr>
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<td>9:16</td>
<td>9:28</td>
<td>–</td>
<td>9:40</td>
</tr>
</tbody>
</table>

– This location is not served on weekends.
Grocery Store Evidence
Exclusive brands, tested again and again to meet or beat the big brands' quality. Backed always by our Twice as Nice Guarantee, don't be surprised if our best become your new favorites.
Pharmacy Evidence
CVS Pharmacy at 3811 Old Spanish Trail Houston, TX 77021

Store & Photo Hours
- Monday through Friday: OPEN 7:00 AM to 12:00 AM
- Saturday: 7:00 AM to 12:00 AM
- Sunday: 7:00 AM to 12:00 AM

Pharmacy Hours
- Monday through Friday: OPEN 7:00 AM to 12:00 AM
- Saturday: 8:00 AM to 8:00 PM
- Sunday: 8:00 AM to 8:00 PM
Health Related Facility Evidence
Houston Methodist hospitals are located throughout the Greater Houston area. Each campus is staffed by highly trained specialists who are ready to provide the most advanced treatments and offer the best follow-up care possible.

**Houston Methodist Hospital Central – Texas Medical Center**
713.790.3311
6565 Fannin St.
Houston, TX 77030
Get Directions

**Houston Methodist Baytown Hospital**
East Houston
281.420.8600
4401 Garth Road
Baytown, TX 77521
Get Directions

**Houston Methodist Clear Lake Hospital**
Southeast
281.523.2000
18300 Houston Methodist Dr.
Nassau Bay, TX 77058
Get Directions
HOUSTON METHODIST
LEADING MEDICINE

For Patients Services & Specialties
Cancer Gastroenterology & GI Surgery Heart & Vascular Neurology & Neurosurgery Orthopedics & Sports Medicine Transplant
All Services & Specialties Specialty Physician Group Primary Care Group Centers of Excellence

World Class Primary And Acute Care
Learn more about specific conditions we specialize in treating.
Browse the A-Z list

HOSPITALS

Houston Methodist hospitals are located throughout the Greater Houston area. Each campus is staffed by highly trained specialists who are ready to provide the most advanced treatments and offer the best follow-up care possible.

Houston Methodist Hospital Central - Texas Medical Center
713.790.3311
6555 Fannin St.
Houston, TX 77030
Get Directions
SERVICES & SPECIALTIES

Through our expansive network of hospitals, Houston Methodist offers primary and acute care for a variety of diseases and conditions.

Our six Centers of Excellence deliver leading-edge care in the areas of cancer, digestive disorders, heart and vascular disease, neurology and neurosurgery, orthopedics and sports medicine, and transplant.

Browse or search the A-Z list below of specific medical conditions we specialize in treating.

A
Achalasia
Acoustic Neuroma
Acute Care Surgery
Adult Congenital Heart Disease
Advanced Organ Failure
Affective Disorder
ALS (Lou Gehrig's Disease)
Alzheimer's Disease
Amyloidosis
Anesthesiology
Anxiety
Aortic Aneurysms
Aortic Disease

HOW CAN WE HELP?

PHYSICIAN APPOINTMENTS:
713.790.3333
OUT-OF-TOWN PATIENTS:
877.790.3627
INTERNATIONAL PATIENTS:
+1.713.441.2340

HOW CAN WE HELP?

PHYSICIAN APPOINTMENTS:
713.790.3333
OUT-OF-TOWN PATIENTS:
877.790.3627
INTERNATIONAL PATIENTS:
+1.713.441.2340

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HOW CAN WE HELP?
Dementia
Depression and Mood Disorders
Dermatology
Diabetes
Diabetic Retinopathy
Dialysis
Digestive Disorders
Digestive Surgery
Diverticulitis
Dry Eye
Dystonia

Back to Top

E
Ear Infections
Ear, Nose & Throat
Earache
Eating Disorders
Electrophysiology
Emergency Medicine
Endocrine Surgery
Endocrinology
Endometrial Cancer
Epilepsy & Seizures
Erectile Dysfunction
Esophageal Cancer
Essential Tremor
Eye Cancer
Eye Care
Eye Floaters, Flashes or Retinal Detachment
Eyelid Irritation & Infections
F
Facial Injuries
Facial Paralysis Surgery
Fibromyalgia
Back to Top

G
Gait Disorders
Gallstones
Gastroenterology and Gastrointestinal Surgery
Gastroesophageal Reflux Disease (GERD)
Gastrointestinal Cancers and Premalignant Disorders
Glaucoma
Glioblastomas
Gliomas
Gynecology
Back to Top

H
Hand Therapy
Head & Neck Cancer
Head & Neck Infections
Headaches & Migraines
Heart & Vascular
Heart Attack
Heart Failure
Heart Transplant
Heartburn
Hepatitis
Hereditary Eye Diseases
Herniated Disk
Hiatal Hernia
Labor & Delivery
Lactose Intolerance
Laparoscopic Surgery
Leukemia
Liver Cancer
Liver Disease
Liver Transplant
Lou Gehrig's Disease (ALS)
Lung Cancer
Lung Disease
Lung Transplant
Lupus
Lymphedema
Lymphoma

Magnetic Resonance Imaging (MRI)
Mammograms
Melanoma
Meniere's Disease
Meningiomas
Men's Health
Metabolic Disease
Minimally Invasive Surgery
Movement & Functional Disorders
MoyaMoya Disease
Multi-Organ Transplant
Multiple Sclerosis (MS)
Multiple System Atrophy
Muscular Dystrophy (MD)
Myasthenia Gravis
T
Temperomandibular Joint (TMJ)
Testicular Cancer
Thoracic Surgery
Thyroid Cancer
Tourettes Syndrome
Tuberculosis

U
Ulcer Diseases
Ulcerative Colitis
Ultrasound
Urogynecology
Urology
Uterine Cancer

V
Valve Disease
Varicose Veins
Vascularized Composite Allotransplantation
Voice Disorders
Vulvar and Vaginal Cancer

W
Weight Loss Services
Weight Loss Surgery
Weight Management
Wellness Services
Licensed Daycare Evidence
## Operation Details

You may click on the question mark image (?) to view the [Frequently Asked Questions (FAQ)](https://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?ptype=DC&fid=105313) 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>SW YMCA Texas Medical Center C</td>
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<tr>
<td>Location Address:</td>
<td>5614 H MARK CROSSWELL JR ST HOUSTON, TX 77021</td>
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<td>Mailing Address:</td>
<td>5614 H MARK CROSSWELL JR ST HOUSTON, TX 77021</td>
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<tr>
<td>Phone Number:</td>
<td>713-747-2173</td>
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<tr>
<td>County:</td>
<td>HARRIS</td>
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<tr>
<td>Administrator/Director Name:</td>
<td>Elizabeth Beltran</td>
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<td>Issuance Date:</td>
<td>1/17/1989</td>
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<td>Permit Renewal Due By Date:</td>
<td>1/17/2021</td>
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<td>Conditions on Permit:</td>
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<td>Accepts Child-Care Subsidies:</td>
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<td>Hours of Operation:</td>
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<td>Days of Operation:</td>
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<td>Total Capacity:</td>
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<tr>
<td>Licensed to Serve Ages:</td>
<td>Infant, Toddler, Pre-Kindergarten, School</td>
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<tr>
<td>Total Capacity:</td>
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<td>Number Of Admin Penalties:</td>
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<td>Corrective Action:</td>
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<td>Adverse Action:</td>
<td>No</td>
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<tr>
<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:

- 23 - Inspections
- 1 - Assessments
- 4 - Self Reported Incidents
- 12 - 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, 3918 standards were evaluated for compliance at this operation.

- Of the standards evaluated 19 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:

- 5 were weighted as High
- 10 were weighted as Medium - High
- 3 were weighted as Medium
- 1 was weighted as Medium - Low
- 0 were weighted as Low

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

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

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

We are committed to be a source of strength and encouragement to all we serve. Learn more about Youth Sports, Child Care and other programs at the Y.

LEARN MORE AND REGISTER
Infants, Toddlers and Preschool
Early care at the YMCA provides enriching experiences that help to facilitate a child's cognitive, social, physical and emotional growth.

Learn More

Before and After School
Before and after school care engages kids and teens in learning. Imaginative and physical activities that encourage them to explore who they are and what they can achieve.

Learn More

Kids Classes
Our classes for kids little to big include dance, theater, visual art and much more. The Y has something for kids and teens of all ages.

Learn More

Home School Programs
Our home school program is fun for the entire family! Parents can work out in our facility while their children participate in enrichment classes and physical education programs.

Learn More
**TEXAS MEDICAL CENTER**
A 4 Star Program with Texas Rising Star
A College Bound from Birth program site

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>PHONE NUMBER</th>
<th>AGES</th>
<th>HOURS</th>
<th>DIRECTOR</th>
<th>FOOD</th>
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</thead>
<tbody>
<tr>
<td>5614 H. Mark Crosswell, Jr. St</td>
<td>713-747-2173</td>
<td>6 weeks to 5 years</td>
<td>6 am-6:30 pm</td>
<td>Elizabeth Beltran</td>
<td>Snacks and Lunch provided</td>
</tr>
</tbody>
</table>

*Enrichment at This Location:* College Bound from Birth Program • Tiny Tots Sports Program (additional fee)

**REGISTER 2019-2020**
YMCA Children's Academy @ Texas Medical Center 2019-2020

Back to program offerings

1 offerings found.

- **TMC Early Childhood Care PRESCHOOL (3yrs+) (2019-2020)**
  - **TMC Child Care - Preschool (age 3+ years)**
  - **TMC Child Care - Toddler (age 18mo-35 mo)**
  - **9/1/2019 - 8/31/2020**
  - **Mon, Tue, Wed, Thu, Fri**
  - **from $850.00 /month**

- **TMC Early Childhood Care TODDLER (18-35mo) (2019-2020)**
  - **TMC Child Care - Toddler (age 18mo-35 mo)**
  - **9/1/2019 - 8/31/2020**
  - **Mon, Tue, Wed, Thu, Fri**
  - **from $900.00 /month**
University or Community College Evidence
<table>
<thead>
<tr>
<th>University Name</th>
<th>President</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>The University of Texas at Dallas</td>
<td>Richard C. Benson</td>
<td>(872) 883-2111</td>
</tr>
<tr>
<td>The University of Texas at El Paso</td>
<td>Diana Natalicio</td>
<td>(915) 747-5020</td>
</tr>
<tr>
<td>The University of Texas at San Antonio</td>
<td>Taylor Eighmy</td>
<td>(210) 458-4011</td>
</tr>
<tr>
<td>The University of Texas at Tyler</td>
<td>Michael V. Tidwell</td>
<td>(603) 566-7000</td>
</tr>
<tr>
<td>The University of Texas Permian Basin</td>
<td>Sandra K. Woodley</td>
<td>(432) 552-2020</td>
</tr>
<tr>
<td>The University of Texas Rio Grande Valley</td>
<td>Gey Bailey</td>
<td>(956) 381-2011</td>
</tr>
<tr>
<td>The University of Texas System</td>
<td>James Milliken</td>
<td>(512) 499-4201</td>
</tr>
<tr>
<td>University of Houston</td>
<td>Renu Khator</td>
<td>(713) 743-8626</td>
</tr>
<tr>
<td>University of Houston System</td>
<td>Renu Khator</td>
<td>(713) 743-1000</td>
</tr>
<tr>
<td>University of Houston Clear Lake</td>
<td>Ira K. Blake</td>
<td>(281) 283-7600</td>
</tr>
<tr>
<td>University of Houston Downtown</td>
<td>Juan Sánchez Muñoz</td>
<td>(713) 221-8000</td>
</tr>
<tr>
<td>University of Houston Victoria</td>
<td>Robert Glenn</td>
<td>(361) 570-4848</td>
</tr>
<tr>
<td>University of North Texas</td>
<td>Neal J. Smatresk</td>
<td>(940) 565-2000</td>
</tr>
<tr>
<td>University of North Texas at Dallas</td>
<td>Robert Mong</td>
<td>(972) 790-3602</td>
</tr>
<tr>
<td>University of North Texas System</td>
<td>Less Ree</td>
<td>(340) 565-2000</td>
</tr>
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</table>

University
Based in Downtown Houston, this public school is popular for its business & sports programs.

4800 Calhoun Rd, Houston, TX 77004
4201 Calhoun Rd, Houston, TX 77004
(713) 743-2255
Major and Minor Fields of Study by College & Department

The University of Houston is comprised of the following colleges:

- Gerald D. Hines College of Architecture and Design
- Kathrine G. McGovern College of the Arts
- C.T. Bauer College of Business
- College of Education
- Cullen College of Engineering
- The Honors College
- Conrad N. Hilton College of Hotel and Restaurant Management
- College of Liberal Arts & Social Sciences
- The UH Law Center
- College of Natural Sciences and Mathematics
- College of Optometry
- College of Pharmacy
- College of Nursing
- The Graduate College of Social Work
- College of Technology

A list of undergraduate major fields of study offered by the
University of Houston follows. Detailed information about these programs can be found in the [Colleges](http://catalog.uh.edu/content.php?catoid=31&navoid=11528) section of this catalog.

The Law Center, College of Optometry, College of Pharmacy, and the Graduate College of Social Work offer only graduate degrees. For more information about these and other graduate-level programs, refer to the [Graduate catalog](http://catalog.uh.edu/content.php?catoid=31&navoid=11528).

### University of Houston

**Gerald D. Hines College of Architecture and Design**

**Major**

- Architecture, B.Arch.
- Environmental Design, B.S.
- Industrial Design, B.S.
- Interior Architecture, B.S.

**Minor**

- Architecture Minor
- World Cities Minor

**Internship and Practical Training**

- Gerald D. Hines College of Architecture and Design - Experience Track

**C.T. Bauer College of Business**

**Department of Accountancy and Taxation**

**Major**

- Accounting, B.B.A.

**Minor**

- Accounting Minor
Certificate

- Accountancy Certificate
- Internal Audit (IA) Certificate
- Oil & Gas (O&G) Certificate

Department of Decision and Information Sciences

Major

- Management Information Systems, B.B.A.
- Supply Chain Management, B.B.A.

Minor

- Management Information Systems Minor
- Supply Chain Management Minor

Department of Finance

Major

- Finance, B.B.A.
- Finance, B.B.A. - Commercial Banking Track and Certificate
- Finance, B.B.A. - Global Energy Management - Professional Program Track and Certificate
- Finance, B.B.A. - Global Energy Management Track and Certificate
- Finance, B.B.A. - Personal Financial Planning Track and Certificate
- Finance, B.B.A. - Real Estate Track and Certificate
- Finance, B.B.A. - Risk Management & Insurance Track and Certificate

Minor

- Finance Minor
- Personal Financial Planning Minor
- Risk Management and Insurance Minor
Department of Management and Leadership

Major

• Management, B.B.A.
• Management, B.B.A. - Human Resource Management Track
• Management, B.B.A. - Leadership Track

Minor

• Human Resource Management Minor
• Leadership Minor
• Management Minor

Department of Marketing and Entrepreneurship

Major

• Entrepreneurship, B.B.A.
• Marketing, B.B.A.

Minor

• Marketing Minor
• Sales Minor

Certificate

• Marketing with a Certificate in Professional Selling

Bauer Programs

Minor

• Business Administration Minor (for non-business majors)

Certificate

• Nonprofit Leadership Alliance Certificate

Internship and Practical Training
• Bauer College of Business - Experience Track

Sample Degree Plan

• Sample B.B.A. Degree Plan

Kathrine G. McGovern College of the Arts

Minor

• KGMCA Minor Requirements

Teacher Certification

• CotA Teacher Certification Program

Other Programs

• KGMCA General Degree Information

School of Art

Major

• Art History, B.A.
• Art, B.A.
• Art, B.F.A.

Minor

• Art History for Other Majors Minor
• Art History for Studio Art or Art Majors Minor
• Arts (Studio) Minor
• Interdisciplinary Arts Minor

Moores School of Music

Major

• Applied Music, B.M.
• Music (Areas of Elective Studies), B.M.
• Music Composition, B.M.
• Music Theory, B.M.
- **Music, B.A.**
- **Minor**
- **Music Minor**

**Internship and Practical Training**

- **Moores School of Music - Experience Track**

**School of Theatre & Dance**

**Major**

- **Dance, B.A.**
- **Dance, BFA**
- **Theatre, B.F.A.**

**Minor**

- **Dance Minor**

**Certificate**

- **Dance Certification**

**College of Education**

**Preparation Program**

- **Pre-Major in Education**

**Teacher Certification**

- **Teacher Education Program**

**Department of Curriculum and Instruction**

**Major**

- **Teaching and Learning, B.S.**

**Minor**

- **Education Minor, Certification Track**
- **Education Minor, Non-Certification Track**
Department of Educational Leadership and Policy Studies

Minor

• Asian American Studies Minor
• Special Populations Minor

Department of Psychological, Health, and Learning Sciences

Major

• Health, B.S.
• Human Development and Family Studies, B.A.
• Human Development and Family Studies, B.S.
• Human Development and Family Studies, B.S. - with EC-6 Generalist Certification
• Human Development and Family Studies, B.S. - with Nonprofit Leadership Alliance Certification

Double Major

• Human Development and Family Studies, B.S. - with Double Major

Dual Degree Program

• Bachelor of Science in Health and Master of Public Health (Dual Degree)

Minor

• Health Minor
• Human Development and Family Studies, Minor

Cullen College of Engineering

Internship and Practical Training

• Cullen College of Engineering - Industrial Experience
Department of Biomedical Engineering

Major

• Biomedical Engineering, B.S.B.E.

Department of Chemical and Biomolecular Engineering

Major

• Chemical Engineering, B.S.Ch.E.

Department of Civil and Environmental Engineering

Major

• Civil Engineering, B.S.C.E.

Minor

• Geomatics Minor

Department of Electrical and Computer Engineering

Major

• Computer Engineering, B.S.Cp.E.
• Electrical Engineering, B.S.E.E.

Minor

• Nano Engineering Minor

Department of Industrial Engineering

Major

• Industrial Engineering (as a Second Bachelor)
• Industrial Engineering, B.S.I.E.

Dual Degree Program

• Bachelor of Science in Industrial Engineering/Master of Business Administration (Dual Degree)

Department of Mechanical Engineering
Major

• Mechanical Engineering, B.S.M.E.

Minor

• Mechanical Engineering Minor

Department of Petroleum Engineering

Major

• Petroleum Engineering, B.S.P.E.T.E.

Minor

• Petroleum Engineering Minor

The Honors College

Honors Program

• Bauer Business Honors Program
• Bonner Leaders Program
• Honors Biomedical Sciences
• Honors Engineering Program
• Honors Program in the Health Professions
• Speech and Debate Program

Dual Degree Program

• 3 + 3 Undergraduate/Law Dual Degree Program

Accelerated Program

• Accelerated B.A./B.S. in Liberal Studies/Master of Public Policy

Minor

• Creative Work Minor
• Interdisciplinary Minor in Energy and Sustainability
• Leadership Studies Minor
• Medicine and Society Minor
• Phronesis Politics and Ethics Minor Certificate
• Global Studies and Research Certificate

Conrad N. Hilton College of Hotel and Restaurant Management

Major
• Hotel and Restaurant Management, B.S.

Dual Degree Program
• Hotel and Restaurant Management and Hospitality Management, B.S./M.S.

Minor
• Beverage Management and Marketing Minor

The UH Law Center

College of Liberal Arts & Social Sciences

Teacher Certification
• CLASS Teacher Certification Program

African American Studies

Minor
• African American Studies Minor

Air Force ROTC

Minor
• Air Force Leadership Minor

American Cultures Program

Minor
Major and Minor Fields of Study by College & Department - University ... http://catalog.uh.edu/content.php?catoid=31&navoid=11528

- American Cultures Minor

Jack J. Valenti School of Communication

Major

- Advertising, B.A.
- Health Communication, B.A.
- Integrated Communication, B.A.
- Interpersonal Communication, B.A.
- Journalism, B.A.
- Media Policy/Media Studies, B.A.
- Media Production, B.A.
- Organizational/Corporate Communication, B.A.
- Public Relations, B.A.

Minor

- Advertising Minor
- Corporate Communication Minor
- Film Studies Minor
- Health Communication Minor
- Integrated Communication Minor
- Interpersonal Communication Minor
- Journalism Minor
- Media Production Minor
- Media Studies Minor
- Public Relations Minor

Internship and Practical Training

- Jack J. Valenti School of Communication - Experience Track

Department of Communication Sciences and Disorders

Preparation Program

- Pre-ASLI
Major

• American Sign Language Interpreting, B.A.
• Communication Sciences and Disorders, B.A.
• Communication Sciences and Disorders, B.S.

Minor

• Communication Sciences and Disorders, Minor

Certificate

• Speech Language Pathology Assistant Certificate

Department of Comparative Cultural Studies

Major

• Anthropology, B.A.
• Anthropology, B.S.
• Liberal Studies, B.A.
• Liberal Studies, B.S.
• Religious Studies, B.A.

Dual Degree Program

• Nursing Dual Degree with UTSON

Minor

• Anthropology Minor
• International and Global Studies Minor
• Religious Studies Minor

Department of Economics

Major

• Economics, B.A.
• Economics, B.S.

Minor

• Economics Minor
Internship and Practical Training

- Department of Economics - Experience Track

Department of English

Major

- English, B.A.

Minor

- English Applied Linguistics Minor
- English Creative Writing Minor
- English Minor

Geography

Department of Health and Human Performance

Major

- Exercise Science, B.S.
- Fitness and Sports, B.S.
- Human Nutrition and Foods (ACEND Accredited Track), B.S.
- Human Nutrition and Foods (Nutrition and Fitness Track), B.S.
- Human Nutrition and Foods (Nutritional Sciences Track), B.S.
- Sports Administration

Minor

- Human Nutrition and Food Studies Minor
- Kinesiology Minor

Department of Hispanic Studies

Major

- Spanish, B.A.
Minor

- Spanish for the Global Professions
- Spanish Minor

Department of History

Major

- History, B.A.

Minor

- Food and Society Minor
- History Minor
- U.S. Ethnic Studies Minor

Hobby School of Public Affairs

Accelerated Program

- Philosophy, B.A./Master of Public Policy
- Psychology, B.A. or B.S./Master of Public Policy

Internship and Practical Training

- Civic Houston Internship Program
- Hobby Fellows
- Leland Fellows

Latin American Studies

Minor

- Latin American Studies Minor

Department of Modern and Classical Languages

Major

- Chinese Studies, B.A.
- Classical Studies, B.A.
- French, B.A.
Major and Minor Fields of Study by College & Department - University ...

• Italian Studies, B.A.
• World Cultures and Literatures, B.A.

Minor
• Arab Studies Minor
• Chinese Studies Minor
• Classical Studies Minor
• French for the Business-Related Professions Minor
• French Minor
• German Area Studies Minor
• German Minor
• Greek Minor
• India Studies Minor
• Italian Minor
• Jewish Studies Minor
• Latin Minor
• World Cultures and Literatures Minor

Center for Mexican American Studies

Minor
• Mexican American Studies Minor

Department of Military Science

Minor
• Military Leadership Minor

Special Program
• Army ROTC Four-Year Program
• Army ROTC Three-Year Program
• Army ROTC Two-Year Program

Naval Science

Minor
• Naval Science Minor

Special Program

• Navy ROTC Scholarships

Department of Philosophy

Major

• Philosophy, B.A.

Minor

• Philosophy Minor

Department of Political Science

Major

• Political Science, B.A.
• Political Science, B.S.

Accelerated Program

• Accelerated BA/MA Program in Political Science

Minor

• Applied Politics
• Law, Values, and Policy Minor
• National Security Studies Minor
• Political Science Minor
• Quantitative Social Science Minor

Department of Psychology

Major

• Psychology, B.A.
• Psychology, B.S.

Minor

• Psychology Minor
Department of Sociology

Major

• Sociology, B.A.
• Sociology, B.S.

Minor

• Sociology Minor

Internship and Practical Training

• Department of Sociology - Experience Track

Women's, Gender & Sexuality Studies Program

Major

• Women's, Gender & Sexuality Studies. B.A.

Minor

• Gay, Lesbian, Bisexual and Transgender (GLBT) Studies, Minor
• Women's Studies Minor

College of Natural Sciences and Mathematics

Major

• Mathematical Biology, B.S.

Certificate

• Teacher Certification

Internship and Practical Training

• College of Natural Sciences and Mathematics - Experience Track

Department of Biology and Biochemistry

Major
• Biochemical and Biophysical Sciences, B.A.
• Biochemical and Biophysical Sciences, B.S.
• Biology, B.A.
• Biology, B.S.

Minor

• Biochemical and Biophysical Sciences Minor
• Biology Minor

Department of Chemistry

Major

• Chemistry, B.A.
• Chemistry, B.S.

Minor

• Chemistry Minor

Department of Computer Science

Major

• Computer Science, B.S.

Accelerated Program

• Accelerated B.S/M.S. in Computer Science

Minor

• Computer Science Minor

Department of Earth and Atmospheric Sciences

Major

• Earth Science, B.A.
• Environmental Sciences, B.S.
• Geology, B.S.
• Geophysics, B.S.
Minor

- Atmospheric Science Minor
- Geology Minor
- Geophysics Minor

Certificate

- Geographical Information Science Certificate

Department of Mathematics

Major

- Mathematics, B.A.
- Mathematics, B.A. - teachHouston
- Mathematics, B.S.
- Mathematics, B.S. - Option in Mathematical Finance
- Mathematics, B.S. - teachHouston

Minor

- Mathematics Minor

Department of Physics

Major

- Physics, B.A.
- Physics, B.S.

Minor

- Physics Minor

College of Nursing

Major

- Nursing, B.S.N. (RN - BSN)
- Nursing, B.S.N. (Second Degree)

College of Optometry
College of Pharmacy

Preparation Program

• Preparation for Pharmacy

The Graduate College of Social Work

College of Technology

Internship and Practical Training

• College of Technology - Experience Track

Department of Construction Management

Major

• Construction Management, B.S.
• Supply Chain and Logistics Technology, BS

Minor

• Construction Management, Minor
• Purchasing Minor
• Supply Chain and Logistics Technology Minor

Department of Engineering Technology

Major

• Biotechnology, B.S.
• Computer Engineering Technology, B.S.
• Electrical Power Engineering Technology, B.S.
• Mechanical Engineering Technology, B.S.

Accelerated Program

• Accelerated B.S./M.S. Degree Program in Biotechnology

Minor

• Advanced Surveying and Engineering Technology
Major

- Bioinformatics in Biotechnology and Biomedical Sciences Minor
- Bioprocessing in Biomedical and Biopharmaceutical Sciences Minor
- Computer Engineering Technology Minor
- Drilling Technology Minor
- Electrical Power Engineering Technology Minor
- Manufacturing Systems Minor

Department of Human Development and Consumer Sciences

Major

- Human Resources Development, B.S.
- Retailing and Consumer Science, B.S.

Accelerated Program

- Accelerated Programs in Global Retailing, Retailing and Consumer Science and Human Resources Development

Minor

- Human Development and Consumer Sciences Minor
- Retailing and Consumer Science Minor
- Training and Development Minor

Department of Information and Logistics Technology

Major

- Computer Information Systems, B.S.
- Digital Media, B.S.
- Organizational Leadership and Supervision, B.S.

Accelerated Program
• Accelerated B.S./M.S. Degree Program in Computer Information Systems/Information Systems Security

**Minor**

• Computer Graphics Technology Minor
• Graphic Communications Technology Minor
• Motion Media Minor
• Organizational Leadership and Supervision Minor
• Package Design Minor

**Exploratory Studies at UH**

University of Houston > Programs

**Special Program**

• Global Citizens Credential
Educational Attainment Evidence
**Educational Attainment Data (§11.9(c)(5) of the 2020 Qualified Allocation Plan)**

The educational attainment for the population 25 years and over data is from table S1501 2013 - 2017 5-year American Community Survey (ACS). This data corresponds with the Opportunity Index scoring item at §11.9(c)(4) of the 2020 Qualified Allocation Plan (QAP). The QAP can be found at http://www.tdhca.state.tx.us/multifamily/nofas-rules.htm. Please contact jason.burr@tdhca.state.tx.us with any questions.

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Census Tract Abr.</th>
<th>Estimate Total</th>
<th>Associates Degree or Higher</th>
<th>Rate of Assoc degree or higher by Census tract</th>
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</thead>
<tbody>
<tr>
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<td>Census Tract 3132, Harris County, Texas</td>
<td>2961</td>
<td>1564</td>
<td>52.82%</td>
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</table>
Indoor Recreation Evidence
Vegvisir Hours

Monday - Friday: 5AM - 10AM & 4PM - 8PM
Saturday - Sunday: 9AM - 12PM

About Us

Vegvisir CrossFit is the gym that is dedicated to you. We offer the people of Houston a place to come together as a community to grow and share in our love of fitness. Our journey begins just off the corner of Almeda and Binz in the heart of the Museum District. We are located near many of Houston’s most iconic destinations. As coaches, we will give you the tools and guidance to reach all of your physical wellness goals. As leaders, we will facilitate a community that will build friendships that will turn the dread we all share of cardio to the joy of growing alongside your best friends. 

Welcome to Vegvisir CrossFit!
Here are a few of our ways to become a member:

If you are unsure of CrossFit or our pricing, please come in and enjoy a free class and enjoy our facilities to see what we have to offer.

New to CrossFit but know that you want to be a part of this journey? Sign up for our “Introductory Package” where you will get 3 free personal training sessions with a CrossFit Level 1 or higher coach to learn the movements we use in class while getting in the best workout of your life.

Already an experienced CrossFitter? Take a look at our membership options below!

If you are dropping in from out of town, our drop-in packages start at $20 and come in 1 day, 2 day, 3 day, and week-long packages.

**Unlimited Memberships**

$199 Month to Month (No Contract)

$189 6 Month Agreement (Paid Monthly)

$184 12 Month Agreement (Paid Monthly)

$179 6 Month Paid in Full ($1074)

$174 12 Month Paid in Full ($2088)

* Military and First Responder discount available

*Teacher and Student discount available

**Introductory Package**

$100

- 3 personal training sessions
- Access to our full facilities
- Learn all movements required for our CF classes
- Access to our Wodify record keeping system
- $100 is taken off your first month of membership

**Punch Card**

$169 -10 Class Punch Card
Class Schedule

Monday-Friday:

- **CrossFit Classes**
  - Morning: 6am-6am*, 6am-7am, 7am-8am, 8am-9am, 9am-10am
  - Evening: 4pm-5pm, 5pm-6pm, 6pm-7pm, 7pm-8pm

- **Open Gym Hours:**
  - Morning: 6am-10am
  - Evening: 4pm-8pm

- **Yoga:**
  - Tuesday’s and Thursday’s: 6pm-7pm

*One person must be signed up before 7pm the day before for the 6am class to happen for that day. There are only two of us staffed and this is currently a class in low demand. As demand increases we will remove this caveat. Members may sign up through Wodify. People looking to try us out or drop-in, email us or follow the steps under “JOIN” to make your Wodify account.

Saturday:

- **CrossFit Classes:**
  - Community WOD: 9am-10am

- **Open Gym:**
  - 9am-12pm

Sunday:

- **Open Gym:**
  - 9am-12pm
## Thursday, 02/13/2020

<table>
<thead>
<tr>
<th>Class Name</th>
<th>Reservation</th>
<th>Program</th>
<th>Start Time</th>
<th>Duration</th>
<th>Coach</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0 of 15</td>
<td>Open Gym</td>
<td>2:00 PM</td>
<td>300'</td>
<td>Kidd Campbell</td>
</tr>
<tr>
<td>Intro Package: 4:00 PM</td>
<td>0 of 5</td>
<td>Intro Package</td>
<td>4:00 PM</td>
<td>60'</td>
<td></td>
</tr>
<tr>
<td>CrossFit: 4:00 PM</td>
<td>0 of 15 + 0</td>
<td>CrossFit</td>
<td>4:00 PM</td>
<td>60'</td>
<td>Kidd Campbell</td>
</tr>
<tr>
<td>Intro Package: 5:00 PM</td>
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<td>Intro Package</td>
<td>5:00 PM</td>
<td>60'</td>
<td></td>
</tr>
<tr>
<td>CrossFit: 5:00 PM</td>
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<td>CrossFit</td>
<td>5:00 PM</td>
<td>60'</td>
<td>Kidd Campbell</td>
</tr>
<tr>
<td>Intro Package: 6:00 PM</td>
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<td>Intro Package</td>
<td>6:00 PM</td>
<td>60'</td>
<td></td>
</tr>
<tr>
<td>CrossFit: 6:00 PM</td>
<td>0 of 15 + 0</td>
<td>CrossFit</td>
<td>6:00 PM</td>
<td>60'</td>
<td>Kidd Campbell</td>
</tr>
<tr>
<td>Yoga: 6:00 PM</td>
<td>Open</td>
<td>Yoga</td>
<td>6:00 PM</td>
<td>60'</td>
<td></td>
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<tr>
<td>CrossFit: 7:00 PM</td>
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<td>7:00 PM</td>
<td>60'</td>
<td>Kidd Campbell</td>
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<tr>
<td>Intro Package: 7:00 PM</td>
<td>0 of 5</td>
<td>Intro Package</td>
<td>7:00 PM</td>
<td>60'</td>
<td></td>
</tr>
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## Friday, 02/14/2020

<table>
<thead>
<tr>
<th>Class Name</th>
<th>Reservation</th>
<th>Program</th>
<th>Start Time</th>
<th>Duration</th>
<th>Coach</th>
</tr>
</thead>
<tbody>
<tr>
<td>CrossFit: 5:00 AM</td>
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<td>CrossFit</td>
<td>5:00 AM</td>
<td>60'</td>
<td>Katelyn Helms</td>
</tr>
</tbody>
</table>
Outdoor Recreation Evidence
Bayou Parkland is an 80-acre oasis for native plants and wildlife, nestled along Brays Bayou. Scenic trails, wetlands, prairie meadows and an urban forest offer a diverse nature experience. A multi-use pavilion provides a comfortable place for picnics. The area was once cut off from the Heart of the Park, but is now accessible through a pedestrian underpass below North and South MacGregor.
ENVISIONING THE NEXT 20 YEARS
HPC is embarking on an update to Hermann Park’s master plan to ensure our treasured green space meets its needs for the future. Find out more

VISIT
Hermann Park: 6 am - 11 pm
Pinewood Cafe: 11 am - 6 pm
Pedal Boats: Closed
Railroad: 10 am - 6 pm
Japanese Garden: 9 am - 5 pm
McGovern Centennial Gardens: 9 am - 5 pm
SEE ALL HOURS >

EXPLORE
Hermann Park’s Interactive Map
BEGIN EXPLORATION >

CALENDAR
RIDE THE HOLIDAY TRAIN
Tuesday, December 18, 2018
5 pm - 6 pm
SEE ALL EVENTS >

SUPPORT
JOIN TODAY
DONATE

TAKE A TOUR
Fitness
Trees

DID YOU KNOW?
Hermann Park is 445 acres and includes a Golf Course, the Houston Zoo, and a 2-mile train track for the Hermann Park Railroad.
LEARN MORE >

#hermannpark
Use this hashtag to add your own pics
### HOURS

<table>
<thead>
<tr>
<th>Park/Activity</th>
<th>Monday - Thursday</th>
<th>Friday - Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hermann Park</td>
<td>6 am - 11 pm</td>
<td>Closed</td>
</tr>
<tr>
<td>Pinewood Cafe</td>
<td>11 am - 6 pm</td>
<td>11 am - 7 pm</td>
</tr>
<tr>
<td>Pedal Boats</td>
<td>Closed</td>
<td>10 am - 6 pm</td>
</tr>
<tr>
<td>Railroad</td>
<td>10 am - 6 pm</td>
<td>10 am - 7 pm</td>
</tr>
<tr>
<td>Japanese Garden</td>
<td>9 am - 5 pm</td>
<td>9 am - 5 pm</td>
</tr>
<tr>
<td>McGovern Centennial Gardens</td>
<td>9 am - 5 pm</td>
<td>9 am - 5 pm</td>
</tr>
</tbody>
</table>

The Hermann Park Railroad, pedal boats, Pinewood Cafe, and McGovern Centennial Gardens are closed on Thanksgiving and Christmas day. Hours for the train, boats, and cafe are subject to change based on weather conditions and change seasonally.

The McGovern Centennial Gardens stay open later during the summer months between Memorial Day and Labor Day and close earlier during the shorter winter months.

McGovern Centennial Gardens hours:

- **Summer**: 9 a.m.-8 p.m. (May 26 to Sept. 3, 2018)
- **Fall**: 9 a.m.-7 p.m. (Sept. 4 to Nov. 3, 2018)
- **Winter**: 9 a.m.-5 p.m. (Nov. 4, 2018 to March 8, 2019)
- **Spring**: 9 a.m.-7 p.m. (March 9 to May 25, 2019)
Steve Wright is a native Houstonian who graduated from Sam Houston State University with a Bachelor in Business Administration, a Master of Arts in Kinesiology and is currently working on obtaining his Master of Health Degree (due to be completed in 2018).

Mission:

“To enhance the quality of urban life by providing safe, well-maintained parks and offering affordable programming for our community.”

Vision:

“The pursuit of a park system that is equitable and balanced, and provides engaging recreational programming for people of all abilities, ages and socio-economic levels.”
PARK PARTNERS

» Buffalo Bayou Partnership
» Emancipation Park Conservancy
» Friends of Cherryhurst Park
» Friends of Lee LeClear Tennis Center
» Friends of MacGregor Park
» Friends of Mary Ann Francklow Park
» Friends of Mandell Park
» Friends of Oak Forest Park
» Friends of Woodland Park
» Heritage Society at Sam Houston Park

» Hermann Park Conservancy

» Houston Arboretum & Nature Center
» Houston Parks Board
» Levy Park Conservancy
» Memorial Park Conservancy
» Trees for Houston
» Willow Waterhole Greenspace Conservancy

AFTER-SCHOOL MEAL PROGRAM (A.S.M.P.)
COMMUNITY CENTERS
SPORTS & RECREATION CENTER
FITNESS CENTERS / GYMS
GOLF
POOLS
SENIOR SPORTS AND RECREATION
SUMMER ENRICHMENT PROGRAM (S.E.P.)
TENNIS CENTERS
YOUTH SPORTS AND RECREATION

PERMITS AND RESERVATIONS
Expansive park featuring a golf course, Japanese garden, a natural science museum & a kiddie train.

6001 Fannin St, Houston, TX 77030

Phone: (832) 395-7100

Visit houstontx.gov

Claim this business

Suggest an edit

Add missing information

Popular times: Tuesdays
Community/Civic/Service Organization Evidence
A City for the City

Join us for worship this Sunday at 9:30 or 11 am. We meet in Houston's greater 3rd Ward area on Yellowstone Blvd near 288.
Our Mission

Our mission is to equip a diverse community of Christ-followers to make Him known.

Matthew 28:19-20

"Go therefore and make disciples of all the nations, baptizing them in the name of the Father and the Son and the Holy Spirit, teaching them to observe all that I commanded you; and lo, I am with you always, even to the end of the age."

Ephesians 4:11-12

"And He gave some as apostles, and some as prophets, and some as evangelists, and some as pastors and teachers, for the equipping of the saints for the work of service, to the building up of the body of Christ;"

MINISTRIES

Get Connected

At City of Refuge, we are big on community and connection! There are many opportunities for you to get plugged into a ministry to learn, grow, and serve.
**Bible Study**
Come join us every Sunday for fellowship and spiritual growth!

**Youth**
"Be an example to all believers in what you say, in the way you live, in your love, your faith, and your purity."

**Children**
We love our Kids!

**Community Groups**
Get plugged into a consistent, caring community!

**Community Ministries**
Be the hands and feet of Christ in the Local Community

**Global Missions**
"Therefore go and make disciples of all nations..."
Upcoming Events

There's always something going on at City of Refuge! Come join us at one of our upcoming events!

Las Posadas
- Advent Sundays | 5 pm - 6 pm
- Sunday, 2nd December
- Worship Center

Jester Three Christmas Service
- Tuesday, 4th December
- 5:00pm - 9:00pm
- Jester III Prison

Locate Us
- 3150 Yellowstone Blvd
- Houston, TX 77054
- Sundays at 9:30 and 11:00
Meals on Wheels Evidence
FIND A MEALS ON WHEELS PROVIDER NEAR YOU

Meals on Wheels operates in virtually every community in America through our network of more than 5,000 independently-run local programs. While the diversity of each program’s services and operations may vary based on the needs and resources of their communities, they are all committed to supporting their senior neighbors to live healthier and more nourished lives in their own homes.

Use the search below to find the program closest to you or a loved one and give them a call. They can help guide you and get you started.

FIND YOUR LOCAL PROGRAM

OR SEARCH BY CITY & STATE

YWCA of Houston
6309 Martin Luther King Jr. Blvd.
Houston, TX 77021
713-868-9922
Website
Home Delivered Meals
Group Settings Meals

Diocese of Galveston-Houston
2403 Holcombe Boulevard
The fact is 20% of all seniors in Texas are at risk of hunger, the sixth highest rate of senior hunger in the nation.

YWCA of Houston serves on average 300,000 meals to venerable home bounds seniors in Houston and surrounding areas, making us the second largest provider of Home Delivered Meals in the city of Houston and the largest provider of Congregate Meals.

Our Meals on Wheels program provides meals to seniors that are over the age of 60.

Through collaboration with the Houston Harris County Area Agency on Aging and Harris County Community Service Department, we provide more than 2000 seniors with a hot nutritionally balanced meal, Monday through Friday (except approved holidays). The YWCA of Houston nutritional programs allow the seniors the opportunity to remain independent in their homes and interact with their peers.

QUALIFICATIONS:
To qualify for the YWCA of Houston Meals on Wheels Program, a person must be at least 60 years old and/or the spouse of a 60 or over participant, reside in the approved YWCA service area, has an impairment that would prevent you from attending a senior congregate center. All participants are required to complete an initial assessment to ensure eligibility and if approved an annual assessment thereafter. Assessments are completed by a YWCA of Houston Intake Specialist.

To enroll in the Meals on Wheels Program, please contact Monica Gonzalez, Lead Assessment Specialist, at 713-640-6822 or mgonzalez@ywcahouston.org.

JOIN US ON A MISSION
We’re always looking for people to join us on a mission to help our seniors thrive!
PRIORITY RESOLUTION
A RESOLUTION IDENTIFYING CERTAIN PROPOSED DEVELOPMENTS OF AFFORDABLE RENTAL HOUSING AS CONTRIBUTING TO THE CONCERTED REVITALIZATION EFFORTS OF THE CITY OF HOUSTON, TEXAS MORE THAN ANY OTHER IN THE CONCERTED REVITALIZATION PLAN AREA IN WHICH THE APPLICABLE DEVELOPMENT IS LOCATED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

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

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

WHEREAS, the City Council finds that HTCs are awarded by TDHCA through a competitive point scoring system and that additional points are awarded to developments that are located in an area ("CRP Area") for which a concerted revitalization plan ("CRP") has been adopted and that are explicitly identified by a municipality in a resolution as contributing more than any other to the municipality's concerted revitalization efforts within the CRP Area in which the development is located; and

WHEREAS, the City Council finds that the 2020 Qualified Allocation Plan ("2020 QAP") prepared by the TDHCA for the awarding and allocation of HTCs provides that a Tax Increment Reinvestment Zone ("TIRZ") may qualify as a CRP Area, provided that the plan applicable thereto meets the requirements set forth in § 11.9(d)(7)(A)(ii) of the 2020 QAP; and

WHEREAS, the City Council finds that each Applicant's Project listed on Schedule I is located in a separate CRP Area whose name is set forth on Schedule I beside the name of such Applicant's Project in the column entitled "Concerted Revitalization Area"; and
WHEREAS, the City Council finds that only one Applicant's Project listed on Schedule I is located in each CRP Area listed on Schedule I in the column entitled "Concerted Revitalization Area"; and

WHEREAS, the City Council finds that once a resolution has been submitted to the TDHCA it may not be changed or withdrawn; and

WHEREAS, the City Council, as the governing body of the City, desires to assist each Applicant and the success of each Applicant's Project by explicitly identifying each Applicant's Project as contributing more than any other to the CRP of the CRP Area in which such Applicant's Project is located; NOW, THEREFORE,

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

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

Section 2. That the City Council hereby explicitly confirms that it supports each Applicant's Project listed on Schedule I as contributing more than any other to the Consolidated Revitalization Plan for the CRP Area in which such Applicant's Project is located and that this formal action has been taken to put on record the opinion expressed herein.

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

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

Mayor of the City of Houston

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

Assistant City Secretary

(Prepared by Legal Dept. Senior Assistant City Attorney)

(Requested by Tom McCasland, Director, Housing and Community Development Department)
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CAPTION ADOPTED

Rev. 5/18
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April 15, 2020

Donna Rickenbacker
DWR Regency 20, LP
6300 West Loop South, Ste. 670
Bellaire, Texas 77401

RE: APPLICATION DISCLOSURE FOR 20097 REGENCY LOFTS, HOUSTON

Dear Ms. Rickenbacker:

The Texas Department of Housing and Community Affairs received your disclosure which indicates that the Development Site is located in a census tract where the Part 1 Violent Crime Rate according to Neighborhoodscout.com is 18.78, and within the attendance zone of Yates High School, which has a 2019 TEA Accountability Rating of D and was not rated in 2018 due to Hurricane Harvey. The school had a "Met Standard" rating in 2017. Per 10 TAC §11.101(a)(3)(B), Neighborhood Risk Factors include:

(ii) the 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 neighborhoodscout.com.

(iv) 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 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.

Pursuant to the rule, the Applicant has provided mitigation, including local data from the Houston Police Department and documentation from a person authorized to speak on behalf of the school district. The Applicant provided an email from Melissa Cummins, Police Administrator at the Houston Police Department and local data regarding crime that indicates a crime rate that is within the threshold.
The Applicant provided a letter from Dr. Grenita F. Lathan, Interim Superintendent of Houston ISD, in support of the School Improvement Plan implemented for Jack Yates High School. Per the letter from Dr. Lathan, 56% of students have performed at the “Approaches” or above level or above on all tests administered, and Yates “was a recently granted the IB World School status for the 2020-2021. The authorization and candidacy process is very rigorous and now Yates is just one of over 5,000 schools worldwide delivering IB programs.” Per their website, “international baccalaureate” (IB) schools have access to “high quality programmes of education, which support development of knowledgeable and inquiring students, professional development that supports effective educators and collaborative professional learning communities, and a worldwide network of highly respected IB World Schools, working together to share best practice.” Students will “be encouraged to think independently and drive their own learning, take part in programmes of education that can lead them to some of the highest ranking universities around the world, become more culturally aware, through the development of a second language, and be able to engage with people in an increasingly globalized, rapidly changing world.”

Based on the information provided, the disclosed factors do not trigger ineligibility on the basis of 10 TAC §11.101(a)(3). Please be advised that this determination does not extend to any other questions of eligibility, threshold or scoring that may apply to the application. Note that this site has not been reviewed for environmental concerns that may be reflected in the Phase I ESA, and the site has not been reviewed for the site and neighborhood standards of the HOME program.

Sincerely,

Marni Holloway
Multifamily Finance Director
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 # 20097  Development Name Regency Lofts

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

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

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

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

☒ Development Site is located within the attendance zone of an elementary school, a middle school, or a high school\(^1\) 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.

Page 1 of 4
☐ 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.

We disclosed at Pre-Application that the Development Site is located within the attendance zone of a high school that has a 2019 TEA Accountability Rating of D and has a 2018 "No Rated: Harvey Provision".

Pursuant to the QAP, this scenario does not require mitigation and none of the above boxes apply. However, as requested by the Department pursuant to this package, we are providing information on how HISD is working to improve the academic performance of the High School.
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.
**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.**

![Comments Box]

**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](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).
Regency Lofts (the “Apartment Development”) is a proposed General Population development that will be located at 3232 Dixie Drive, Houston, Texas 77021 (the “Development Site”). Pursuant to §10.101(a)(3) of the Multifamily Rules and as requested by the Department, Regency Lofts 20, LP (the “Applicant”) disclosed the following at Pre-Application:

(i) the Development Site is located in Census Tract 48201313200 that has a Part 1 violent crime that is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com; and

(ii) The Development Site is located within the attendance zone of a high school that has a 2019 TEA Accountability Rating of D and has a 2018 “Not Rated: Harvey Provision” or does not have a TEA Accountability Rating for 2018.

Information Regarding Neighborhood Risk Factors:

(i) Neighborhood Boundary:

The adjacent census tract with a boundary less than 500 feet from the proposed Development Site is Census Tract No. 48201313100 (“Adjacent CT”). The Adjacent CT is separated from the Development Site by Hwy 288, a major freeway system in Houston, TX. Therefore, for purposes of satisfying the requirements of §11.101(a)(3)(C)(i), we are using Census Tract No. 48201313200 (the “Site CT”) that includes the Development Site as the neighborhood boundary (the “Neighborhood”). The boundaries creating the Neighborhood are Hwy. 288 to the west, Old Spanish Trail to the south, South MacGregor Way to the north and Calhoun Rd. to the east. See attached Exhibit “A”- Census Tract Map establishing the neighborhood boundary.

(ii) Predominant Land Use:

The predominant land use concentrated mostly in the northern half of the Neighborhood is residential. Based on 2017 ACS data 56% of the housing in the Neighborhood are single family residential and 46.2% of the housing is owner occupied as opposed to rental. See attached Exhibit “B- American Fact Finder Data: Households 2017 ACS.

(iii) Assessment of Present Features in the Neighborhood:

The Applicant does not believe there are any Undesirable Site Features present in the Neighborhood that would trigger disclosure and mitigation or that would impact the ongoing gentrification in the Neighborhood including the location of Regency Lofts on the Development Site. As stated in Subparagraph (ii) above, the northern half of the Neighborhood is mostly residential. The Development Site is located in the southern half of the Neighborhood that includes residential, commercial, and other uses including Thompson Elementary School. The Development Site is zoned to Thompson Elementary School. The Development Site is located in the OST/Almeda Reinvestment Zone #7 (“TIRZ #7”). See attached Exhibit “C- TIRZ #7 Map. TIRZ #7 was created in 1997 to encourage investment and stimulate commercial and residential development along the Old Spanish Trail (OST) and Almeda Road corridors, corridors that are located in the southern portion of the Neighborhood (“Initial CRP Area”). As a result of TIRZ #7 financing, the Neighborhood is gentrifying and redevelopment activity is ongoing throughout the Initial CRP Area of the Neighborhood. See attached Exhibit “D”-Existing Uses & Redevelopment Evidence.
(iv) Assessment of Affordable Units in PMA:

The Primary Market Area ("PMA") covers 12.7 miles and 19 census tracts some of which are separated from the Neighborhood by natural barriers including major road systems and bayous. Neighborhood Scout violent crime data is based on the number of crimes in the Neighborhood. We therefore do not believe that the number of Affordable units in the PMA should be used as a tool for assessing crime in the Neighborhood. However, for purposes of providing the required information, see attached Exhibit "E"-PMA Map. According to the TDHCA property inventory there are 1,350 affordable units in the PMA. According to the Multifamily Site Demographics report the total population of the PMA is 54,226. This shows a normal concentration of affordable units per capita in a major metropolitan area. There are no affordable units in the Neighborhood. See attached Exhibit "F"-Property Inventory for Neighborhood.

(v) Household Income in Neighborhood:

In the Neighborhood there are an estimated 1,881 households and of those households 530, or 28% make at or above the area median income of $76,300 for the Houston MSA. See attached Exhibit "G"-American Fact Finder Data: Household Income in the Past 12 Months 2017 ACS. This rate is not adjusted for household size.

(vi) Assessment of Market Rate Units in Neighborhood:

In the Neighborhood there are 2,135 dwelling units. See attached Exhibit "H"-American Fact Finder Data: Units in Structure 2017 ACS. Of those, 928 dwelling units are in structures with two or more dwelling units and 210 are in structures with over 50 dwelling units. Of the multifamily units available the rent for a 1-bedroom is approximately $1,000 and up to $1,300 for a 3-bedroom unit.

**Violent Crime**

In addition to the land uses and revitalization efforts recognized in subparagraphs (ii) & (iii) above, the Applicant believes the violent crime rate, according to Neighborhood Scout data, has been overstated, and that current crime reduction and population trends will mitigate this Undesirable Neighborhood Characteristic before the Apartment Development is placed in service. Further, the Development Site is located in an area with intense community engagement and significant ongoing revitalization efforts by the City of Houston, and local residents, businesses and community leaders.

Neighborhood Scout data is used for violent crime rates in evaluating Undesirable Neighborhood Characteristics by TDHCA. According to Neighborhood Scout, the Site CT has 18.78/1,000 violent crime rate which marginally exceeds the 18/1,000 threshold. See attached Exhibit "I"-Neighborhood Scout Report Dated December 2nd 2019 ("2019 NS Report"). The total number of violent crimes in the Neighborhood reflected in the 2019 NS Report for the trailing 12 months was 60. The Applicant believes the data from Neighborhood Scout overstates the violent crime rate because it understates the population in calculating the violent crime rate per 1,000. The population used by Neighborhood Scout is far lower than 2017 ACS 5-Year Estimates, which is the population metric prescribed to be used in the Qualified Allocation Plan ("QAP"). The 2019 NS Report reflects 60 violent crimes based on a population estimate of 3,194 in the Neighborhood. Using the population data from the ACS 2017 5-Year Estimates of 4,358, the violent crime rate for the Neighborhood equates to 13.76/1,000, which is below the
threshold to be considered a Neighborhood Risk Factor. See attached Exhibit “J”- §11.1(e) of the QAP. Also see attached Exhibit “K”-2017 ACS 5-Year Estimate of Census Tract Populations.

The Applicant also believes that based on the ongoing revitalization efforts in the Neighborhood the crime data reflects a favorable downward trend in crime rates and will continue to decline further below the 18/1,000 threshold before the Apartment Development is placed in service. The Neighborhood Scout Report dated November 9th 2018 (“2018 NS Report”) shows a total trailing 12-month violent crime of 74 for the Neighborhood. Comparing the 2018 NS Report to the 2019 NS Report that shows a 60 trailing 12-month violent crime reflects a 19% decrease year over year. See attached Exhibit “L”-2018 NS Report.

School Performance

The Development Site is located in the boundary of Jack Yates High School (Yates). As disclosed at Pre-Application, Yates received a 2019 Accountability Rating of D and has a 2018 “Not Rated: Harvey Provision” or does not have a TEA Accountability Rating for 2018. See attached Exhibit “M”-TEA Accountability Rating Reports for 2019, 2018 and 2017.

Section 11.101(3)(B)(iv) of the QAP rules do not require disclosure or mitigation if a school achieves 2019/2018 performance rating that are similar to Yates. However, as requested by the Department in the NRF Packet, we are providing how Houston ISD (“HISD”) is working to improve the academic performance of Yates.

We have attached a copy of the updated 2019-2020 Campus Improvement Plan (the “Improvement Plan”) for Yates that speaks to the progress that has been made over the prior year, and progress relating to the goals and objectives identified in the Improvement Plan. See attached Exhibit “N”-Jack Yates High School Improvement Plan 2019-2020.

Yates is a Title I school currently serving 802 students. The student demographics are 88% African American, 10% Hispanic and 1% combined total of American Indians, White and two or more races. Eighty-One percent of its students are economically disadvantaged and 19% are receiving special education services. Yates is a magnet school for Communications and is the only one of its kind in HISD. Yates is one of two HISD campuses that offers the Maritime Academy in partnership with Houston Community College-Southeast to award its students with Level 1 Logistics Certification.

Yates received two academic distinctions for the 2019 TEA Accountability rating in ELA and Social Studies, so the Improvement Plan focused on improving the math, reading and problem solving skills of its students. HISD, in part, restructured its Professional Learning Communities to provide frequent teacher professional development during the school day to improve instructional delivery in each classroom throughout the school. Implementation of this strategy and others as outlined in the Improvement Plan have resulted in measurable improvements in student achievement in these areas of concern.

As a result, as stated in the Improvement Plan, during the 2019-2020 school year, Yates received a Met Standard rating and successfully met achievement goals in all three domains of Academic Growth, Relative Performance and Closing the Gap earning academic distinctions in ELA and Social Studies. More than half of the students, 56% performed at the Approaches level and above for all tests administered for the accountability year. The Improvement Plan is current and clearly points towards Yates achieving an A, B, or C Rating by the time the Apartment Development is placed in service.
### HOUSEHOLDS AND FAMILIES

2012-2017 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic, and housing unit estimates, 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.

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- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017

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<td><strong>Total households</strong></td>
<td>1,801</td>
<td>1,244</td>
<td>449</td>
<td>76</td>
</tr>
<tr>
<td><strong>Selected households by type</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Households with one or more people under 18 years</strong></td>
<td>209</td>
<td>+/ - 12</td>
<td>+/ - 41</td>
<td>+/ - 41</td>
</tr>
<tr>
<td><strong>Households with one or more people 18 years and over</strong></td>
<td>543</td>
<td>+/ - 26</td>
<td>+/ - 79</td>
<td>+/ - 79</td>
</tr>
<tr>
<td><strong>Households living alone</strong></td>
<td>121</td>
<td>+/ - 4</td>
<td>+/ - 11</td>
<td>+/ - 11</td>
</tr>
<tr>
<td><strong>Unmarried-partner households</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Samesex</strong></td>
<td>1.6</td>
<td>+/ - 3</td>
<td>+/ - 10</td>
<td>+/ - 10</td>
</tr>
<tr>
<td><strong>Opposite sex</strong></td>
<td>4.7</td>
<td>+/ - 1</td>
<td>+/ - 6</td>
<td>+/ - 6</td>
</tr>
<tr>
<td><strong>Units in structure</strong></td>
<td>56.59</td>
<td>+/ - 4</td>
<td>+/ - 14</td>
<td>+/ - 14</td>
</tr>
<tr>
<td><strong>Mobile homes and all other types of units</strong></td>
<td>43.5</td>
<td>+/ - 4</td>
<td>+/ - 14</td>
<td>+/ - 14</td>
</tr>
<tr>
<td><strong>Housing tenure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Owner-occupied housing units</strong></td>
<td>46.6%</td>
<td>+/ - 7</td>
<td>+/ - 14</td>
<td>+/ - 14</td>
</tr>
<tr>
<td><strong>Renter-occupied housing units</strong></td>
<td>53.4%</td>
<td>+/ - 7</td>
<td>+/ - 14</td>
<td>+/ - 14</td>
</tr>
</tbody>
</table>

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

Explanations of Symbols:
- An "***" entry in the margin of error columns indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
- An "**" entry in the margin of error columns indicates that the estimate is truncated. A statistical test for sampling variability is not appropriate.
- An "*" entry in the margin of error columns indicates that either no sample observations or too few sample observations were available to compute the standard error and thus the margin of error. A statistical test is not appropriate.
- 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.
- An "=" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
- An "_" following a median estimate means the median falls in the upper interval of an open-ended distribution.
- An "_" in the margin of error columns indicates that the margin of error is the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
- An "***-" entry in the margin of error columns indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
- An "**-" entry in the margin of error columns indicates that the estimate is truncated. A statistical test for sampling variability is not appropriate.
- An "*--" entry in the margin of error columns indicates that either no sample observations or too few sample observations were available to compute the standard error and thus the margin of error. A statistical test is not appropriate.
- An "_--" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
- An "_--" following a median estimate means the median falls in the upper interval of an open-ended distribution.
- An "_--" in the margin of error columns indicates that the margin of error is the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

**Table Note:**
Back on the market! Real Estate Investors! This is your opportunity to purchase THE LAST of 3, newly-constructed multi-family buildings. Each building is a Tri-Plex: 3 beds/2baths on the 1st floor; and two, 2beds/2baths units on the 2nd floor. Each unit is nicely done with modern finishes through-out. With 4 major universities (Rice, UST, TSU, & UofH), the Texas Medical Center and it’s medical
$425,000 3 bd 4 ba 2,689 sqft
6411 Bowling Green St, Houston, TX 77021
- New construction
- Zestimate®: $416,747
Est. payment: $2,596/mo
Get pre-qualified

Get more info

Overview Facts and features Home value Price and tax history

Love this home? Sell your current home to Zillow, and close on your schedule.

Zipcode
Check eligibility

Time on Zillow
51 days
Views
143
Saves
0

New Home great location

Listing Agent
Billy Henson
B E Henson & Associates
PEAR GROVE APARTMENTS

AMENITIES

- One bedroom units
- On-site management
- Limited access entry
- Community Room
- Shaded landscaped grounds
- Coin-operated laundry facilities
- On-site parking

ADMISSION REQUIREMENTS

- Open to all regardless of race, color, creed, sex, religion, national origin, disabled condition or gender identification
- Must have very low income
- Residents must be able to live independently (Project does not provide personal care)
- Background verification required
- Must have documentation of a qualifying disability
- Must have stable rental history
- Current ID and Social Security Card
- Preference for applicants displaced by government action or presidential declared disasters
INDIVIDUALS with SPECIAL MEDICAL NEEDS

Since 2000, we've added 36 more housing units for individuals impacted by special medical needs. We provide active case management onsite to all residents through a grant program administered by the City of Houston. The project is located in midtown Houston within a historic building originally constructed in 1934.

San Jacinto Apartments
1111 McIlhenny, Houston, TX 77002

Since the early 2000's, we have provided housing for individuals and households with special medical needs in coordination with The Harris Center.

Pecan Village
2208 Cedar Bayou Rd, Baytown, TX 77520

Acres Homes Gardens
1909 W. Little York Houston, TX 77091

Pear Grove
6400 Bowling Green Houston, TX 77021

Villas at Bayou Park
10955 Kipp Way Houston, TX 77099
# Regency Lofts

TDHCA# 20097

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>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>2</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>3</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>4</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>5</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>6</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>7</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>8</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>9</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>10</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>11</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>12</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>13</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>14</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>15</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>16</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>17</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>18</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>19</td>
<td>Texas</td>
<td>Harris County</td>
<td>Houston CCD</td>
</tr>
<tr>
<td>B</td>
<td>C</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>EXHIBIT F</td>
<td>2020-MF-SiteDemo - Excel</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Dixie Site CT**: $3132.00
American FactFinder (AFF) will be taken offline on March 31, 2020.

Most data previously released on AFF are now being released on the U.S. Census Bureau’s new dissemination platform, data.census.gov. For more information about the transition from American FactFinder to data.census.gov, see Transition From AFF. Included on this page are information on historic AFF data, documentation on updating AFF links, and resource materials, including tutorials, webinars, and how-to's on using data.census.gov. If you have questions or comments, please email: cedcifeedbacK@cen sus.gov.

### Table View

**HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)**

<table>
<thead>
<tr>
<th>Universe: Households</th>
<th>2013-2017 American Community Survey 5-Year Estimates</th>
</tr>
</thead>
</table>

**Versions of this table are available for the following years:**

- 2017
- 2016
- 2015
- 2014
- 2013
- 2012
- 2011
- 2010
- 2009

<table>
<thead>
<tr>
<th>Census Tract 3132, Harris County, Texas</th>
<th>Estimate</th>
<th>Margin of Error</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,801</td>
<td>±.14</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>314</td>
<td>±.19</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>101</td>
<td>±.13</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>214</td>
<td>±.17</td>
</tr>
<tr>
<td>$25,000 to $49,999</td>
<td>90</td>
<td>±.11</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>60</td>
<td>±.11</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>60</td>
<td>±.11</td>
</tr>
<tr>
<td>$100,000 to $124,999</td>
<td>152</td>
<td>±.13</td>
</tr>
<tr>
<td>$125,000 to $149,999</td>
<td>153</td>
<td>±.13</td>
</tr>
<tr>
<td>$150,000 or more</td>
<td>92</td>
<td>±.11</td>
</tr>
</tbody>
</table>

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

**Explanation of Symbols:**

A ‘•’ or 'o' 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.
Most data previously released on AFF are now being released on the U.S. Census Bureau's new dissemination platform, data.census.gov. For more information about the transition from American FactFinder to data.census.gov, see Transition From AFF. Included on this page are information on historic AFF data, documentation on updating AFF links, and resource materials, including tutorials, webinars, and how-tos on using data.census.gov. If you have questions or comments, please email: cedsci.feedback@census.gov.

Advanced Search - Search all data in American FactFinder

### Table View

#### UNITS IN STRUCTURE:

**Universe:** Housing units

**2013-2017 American Community Survey 5-Year Estimates**

<table>
<thead>
<tr>
<th>Version of the Data</th>
<th>Census Tract 3129, Harris County, Texas</th>
<th>Census Tract 3130, Harris County, Texas</th>
<th>Census Tract 3131, Harris County, Texas</th>
<th>Census Tract 3132, Harris County, Texas</th>
<th>Census Tract 3133, Harris County, Texas</th>
<th>Census Tract 3134, Harris County, Texas</th>
<th>Census Tract 3135, Harris County, Texas</th>
<th>Census Tract 3136, Harris County, Texas</th>
<th>Census Tract 3137, Harris County, Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>771</td>
<td>±35</td>
<td>1,935</td>
<td>±90</td>
<td>1,582</td>
<td>±61</td>
<td>2,135</td>
<td>±144</td>
<td>1,225</td>
</tr>
<tr>
<td>1, detached</td>
<td>150</td>
<td>±22</td>
<td>645</td>
<td>±130</td>
<td>1,521</td>
<td>±109</td>
<td>1,954</td>
<td>±175</td>
<td>1,808</td>
</tr>
<tr>
<td>2, detached</td>
<td>230</td>
<td>±16</td>
<td>912</td>
<td>±99</td>
<td>962</td>
<td>±77</td>
<td>1,043</td>
<td>±100</td>
<td>871</td>
</tr>
<tr>
<td>3 or 4</td>
<td>203</td>
<td>±13</td>
<td>752</td>
<td>±76</td>
<td>543</td>
<td>±53</td>
<td>582</td>
<td>±58</td>
<td>476</td>
</tr>
<tr>
<td>5 to 9</td>
<td>220</td>
<td>±13</td>
<td>737</td>
<td>±72</td>
<td>481</td>
<td>±50</td>
<td>489</td>
<td>±50</td>
<td>418</td>
</tr>
<tr>
<td>10 or more</td>
<td>175</td>
<td>±13</td>
<td>560</td>
<td>±49</td>
<td>263</td>
<td>±22</td>
<td>291</td>
<td>±28</td>
<td>228</td>
</tr>
<tr>
<td>Mobile home</td>
<td>203</td>
<td>±13</td>
<td>752</td>
<td>±76</td>
<td>543</td>
<td>±53</td>
<td>582</td>
<td>±58</td>
<td>476</td>
</tr>
<tr>
<td>Boat, RV, etc.</td>
<td>0</td>
<td>±13</td>
<td>0</td>
<td>±13</td>
<td>0</td>
<td>±13</td>
<td>0</td>
<td>±13</td>
<td>0</td>
</tr>
</tbody>
</table>

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

**Explanation of Symbols:**

- "~" indicates no sample observations are available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
- "•" 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.
- "-" 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 an open-ended distribution.

**Note:** The margin of error column indicates 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.
THE 3232 DIXIE DR NEIGHBORHOOD CRIME

67 Vital Statistics. 5 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

11

(100% is safest)

Safer than 11% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th></th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Crimes</td>
<td>60</td>
<td>139</td>
<td>199</td>
</tr>
<tr>
<td>Crime Rate (per 1,000 residents)</td>
<td>18.78</td>
<td>43.51</td>
<td>62.29</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

3

(100% is safest)

Safer than 3% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>29</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 53

1 IN 89

1 IN 228
HOUSTON VIOLENT CRIMES

POPULATION: 2,312,717

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>299</td>
<td>1,396</td>
<td>9,842</td>
<td>14,346</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.12</td>
<td>0.60</td>
<td>4.26</td>
<td>6.20</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,284</td>
<td>135,755</td>
<td>319,356</td>
<td>810,925</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.42</td>
<td>0.98</td>
<td>2.49</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

16

(100 is safest)

Safer than 16% of U.S. neighborhoods.

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>Houston</th>
<th>Texas</th>
<th>National Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>43.51</td>
<td>42.46</td>
<td>25.83</td>
<td>24</td>
</tr>
</tbody>
</table>

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 23

1 IN 24

1 IN 39
HOUSTON PROPERTY CRIMES

POPULATION: 2,312,717

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,248</td>
<td>69,269</td>
<td>11,680</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>7.46</td>
<td>29.95</td>
<td>5.05</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,401,849</td>
<td>5,519,107</td>
<td>773,139</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.39</td>
<td>18.94</td>
<td>2.37</td>
</tr>
</tbody>
</table>

CRIME PER SQUARE MILE

[Graph showing crime rates per square mile for the city, neighborhood, and state.]
based on factors relating to a development's lease-up velocity, Sub-Market rents, Sub-Market occupancy trends and other information available to the Underwriter. The Market Analyst may not consider such development stabilized in the Market Study.

(139) Urban Area--A Place that is located within the boundaries of a primary metropolitan statistical area or a metropolitan statistical area other than a Place described by subparagraph (A) within the definition of Rural Area in this subsection. For areas not meeting the definition of a Place, the designation as a Rural Area or Urban Area is assigned in accordance with §11.204(5) of this chapter.

(140) Utility Allowance--The estimate of tenant-paid utilities made in accordance with Treasury Regulation, §1.42-10 and §10.614 of this Title (relating to Utility Allowances).

(141) Work Out Development--A financially distressed Development for which the Owner and/or a primary financing participant is seeking a change in the terms of Department funding or program restrictions.

(e) Data. Where this chapter requires the use of American Community Survey or Housing & Urban Development data, the Department shall use the most current data available as of October 1, 2019, unless specifically otherwise provided in federal or state law or in the rules. All American Community Survey data must be 5-year estimates, unless otherwise specified. The availability of more current data shall be disregarded. Where other data sources are specifically required, such as Neighborhoodscout, the data available after October 1, but before Pre-Application Final Delivery Date, will be permissible. The NeighborhoodScout report submitted in the Application must include the report date.

(f) Deadlines. Where a specific date or deadline is identified in this chapter, the information or documentation subject to the deadline must be received by the Department on or before 5:00 p.m. Austin local time on the day of the deadline. If the deadline falls on a weekend or holiday, the deadline is 5:00 p.m. Austin local time on the next day which is not a weekend or holiday and on which the Department is open for general operation. Unless otherwise noted or provided in statute, deadlines are based on calendar days. Deadlines, with respect to both date and time, cannot be waived except where authorized and for truly extraordinary circumstances, such as the occurrence of a significant natural disaster that could not have been anticipated and makes timely adherence impossible. Applicants should further ensure that all required documents are included, legible, properly organized, and tabbed, and that materials in required formats involving digital media are complete and fully readable. Applicants are strongly encouraged to submit the required items well in advance of established deadlines.

(g) Documentation to Substantiate Items and Representations in an Application. In order to ensure the appropriate level of transparency in this highly competitive program, Applications and all correspondence and other information relating to each Application are posted on the Department's website and updated on a regular basis. Applicants must use the Application form posted online to provide appropriate support for each item substantiating a claim or representation, such as claims for points, qualification for set-asides, meeting of threshold requirements, or timely requesting a waiver or determination. Any Application that staff identifies as having insufficient support information will be directed to cure the matter via the
### 2013-2017 American Community Survey 5-Year Estimates

#### Selected Age Categories

<table>
<thead>
<tr>
<th>Age Category</th>
<th>Total Population</th>
<th>Estimate (X)</th>
<th>Margin of Error (%)</th>
<th>Percent (X)</th>
<th>Estimate (X)</th>
<th>Margin of Error (%)</th>
<th>Female (X)</th>
<th>Margin of Error (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>4,123</td>
<td>3,984</td>
<td>2.0%</td>
<td>3,984</td>
<td>3,984</td>
<td>2.0%</td>
<td>3,984</td>
<td>2.0%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>210</td>
<td>205</td>
<td>2.3%</td>
<td>205</td>
<td>205</td>
<td>2.3%</td>
<td>205</td>
<td>2.3%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>1,283</td>
<td>1,273</td>
<td>2.6%</td>
<td>1,273</td>
<td>1,273</td>
<td>2.6%</td>
<td>1,273</td>
<td>2.6%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>1,123</td>
<td>1,113</td>
<td>2.4%</td>
<td>1,113</td>
<td>1,113</td>
<td>2.4%</td>
<td>1,113</td>
<td>2.4%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>1,065</td>
<td>1,055</td>
<td>2.2%</td>
<td>1,055</td>
<td>1,055</td>
<td>2.2%</td>
<td>1,055</td>
<td>2.2%</td>
</tr>
<tr>
<td>25 to 34</td>
<td>1,173</td>
<td>1,163</td>
<td>2.2%</td>
<td>1,163</td>
<td>1,163</td>
<td>2.2%</td>
<td>1,163</td>
<td>2.2%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>1,331</td>
<td>1,321</td>
<td>1.6%</td>
<td>1,321</td>
<td>1,321</td>
<td>1.6%</td>
<td>1,321</td>
<td>1.6%</td>
</tr>
<tr>
<td>45 to 64</td>
<td>1,623</td>
<td>1,613</td>
<td>1.5%</td>
<td>1,613</td>
<td>1,613</td>
<td>1.5%</td>
<td>1,613</td>
<td>1.5%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>1,193</td>
<td>1,183</td>
<td>1.2%</td>
<td>1,183</td>
<td>1,183</td>
<td>1.2%</td>
<td>1,183</td>
<td>1.2%</td>
</tr>
<tr>
<td>75 and over</td>
<td>1,003</td>
<td>993</td>
<td>1.0%</td>
<td>993</td>
<td>993</td>
<td>1.0%</td>
<td>993</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

#### Exhibit "K"

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.
THE 3232 DIXIE DR NEIGHBORHOOD CRIME

67 Vital Statistics. 6 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

4

(100 is safest)

Safer than 4% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>74</td>
<td>209</td>
<td>283</td>
</tr>
<tr>
<td>23.08</td>
<td>65.18</td>
<td>88.26</td>
</tr>
</tbody>
</table>

VIOLENT CRIME INDEX

2

(100 is safest)

Safer than 2% of U.S. neighborhoods.

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>21</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 43 in this Neighborhood

1 IN 95 in Houston

1 IN 230 in Texas
HOUSTON VIOLENT CRIMES

POPULATION: 2,303,482

<table>
<thead>
<tr>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>302</td>
<td>1,221</td>
<td>10,027</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.13</td>
<td>0.53</td>
<td>4.35</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,250</td>
<td>130,603</td>
<td>332,198</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.40</td>
<td>1.03</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

6

(100 is safest)

Safer than 6% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>INDEX</td>
<td>INDEX</td>
<td>INDEX</td>
</tr>
<tr>
<td>13</td>
<td>5</td>
<td>43</td>
</tr>
</tbody>
</table>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 15 in this Neighborhood

1 IN 22 in Houston

1 IN 36 in Texas
HOUSTON PROPERTY CRIMES

POPULATION: 2,303,482

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>18,801</td>
<td>71,325</td>
<td>12,812</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>8.16</td>
<td>30.96</td>
<td>5.56</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: 323,127,513

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,515,096</td>
<td>5,638,455</td>
<td>765,484</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.69</td>
<td>17.45</td>
<td>2.37</td>
</tr>
</tbody>
</table>

CRIME PER SQUARE MILE

![Crime per square mile chart]

This Neighborhood

Houston

Texas

National Median: 31.9
SCHOOL EXHIBITS
ATTACHED
Texas Education Agency
2019 Accountability Ratings Overall Summary
YATES H S (101912020) - HOUSTON ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>67</td>
<td>D</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>30</td>
<td>60</td>
<td>D</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>35</td>
<td>67</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>78.2</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>70</td>
<td>C</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 81.8%)</td>
<td>33</td>
<td>66</td>
<td>D</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>12</td>
<td>61</td>
<td>D</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement

This campus is a comprehensive support and improvement reidentified school.

Distinction Designations

<table>
<thead>
<tr>
<th>Subject</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Earned</td>
</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>Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
Texas Education Agency  
2018 Accountability Ratings Overall Summary  
YATES H S (101912020) - HOUSTON ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>50</td>
<td>Not Rated: Harvey Provision</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>28</td>
<td>54</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>26</td>
<td>60</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>80.3</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>52</td>
<td>57</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 78.2%)</td>
<td>27</td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>0</td>
<td>30</td>
<td>Improvement Required</td>
</tr>
</tbody>
</table>

Notes:
- This campus was directly affected by Hurricane Harvey and did not receive an overall rating.

Distinction Designations

<table>
<thead>
<tr>
<th>Subject</th>
<th>Not Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td></td>
</tr>
<tr>
<td>Mathematics</td>
<td></td>
</tr>
<tr>
<td>Science</td>
<td></td>
</tr>
<tr>
<td>Social Studies</td>
<td></td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td></td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td></td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td></td>
</tr>
</tbody>
</table>

https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&title=2018+Ac...
In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

**Performance Index Report**

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>770</td>
<td>1,505</td>
<td>51</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>246</td>
<td>1,000</td>
<td>25</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>507</td>
<td>1,600</td>
<td>32</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>8.5</td>
<td>18.8</td>
<td>21.1</td>
</tr>
</tbody>
</table>

**System Safeguards**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>7 out of 22 = 32%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>12 out of 12 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>0 out of 4 = 0%</td>
</tr>
<tr>
<td>Total</td>
<td>19 out of 38 = 50%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at /perfreport/account/2017/index.html
Campus Name: Jack Yates High School

Campus Number: 020

Principal Name: Ms. Tiffany Guillory

School Support Officer/Lead Principal Name: Jonathan Trinh / Dr. Khalilah Campbell

Area Superintendent Name: Dr. Felicia Adams

Area School Office: Achieve 180

SCHOOL IMPROVEMENT PLAN 2019-2020
**State Requirement**        **Federal Requirement**

Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)

*Employees of the District shall not discriminate on the basis of or engage in harassment motivated by age, race, color, ancestry, national origin, sex, handicap or disability, marital status, religion, veteran status, political affiliation, sexual orientation, gender identity, and/or gender expression.*
HISD Roadmap to Success for Every Student
Strategic Priorities for 2018-2019 and Beyond

Expanding Educational Opportunities
Providing students with quality education requires offering innovative curriculum that challenges students’ knowledge and cultivates their creativity. The commitment to administering dynamic learning opportunities is paramount to HISD.

Ensuring Student Health, Safety and Well-being
While academics are at the heart and soul of our district, the importance of a student’s health, safety and well-being cannot be understated. Ensuring students have access to safe spaces, transportation, mental health support and nutritious food must continue to be a priority of our district.

Transforming Academic Outreach
As we transform the academic performance of our students, it is critical to do what is necessary to support their academic efforts. From special education to literacy, we must provide the essential support needed for success.

Increasing Organizational Efficiency
The departments that support HISD play an integral part in ensuring we serve every student. Creating an efficient structure, streamlining efforts and operating in a transparent manner will be a key to overall success.

Cultivating Team HISD Talent
Human capital is one of our district’s greatest assets. As we move toward increased academic achievement, we must attract dynamic teachers and cultivate the leaders among us.
MISSION STATEMENT

Jack Yates High School aims to provide students with critical thinking skills, social and emotional support, and high-quality education which encourages students to become active, compassionate, and lifelong learners.

SCHOOL PROFILE

Jack Yates High School is a traditional 4A comprehensive neighborhood school in Houston ISD, strategically positioned between two major universities, Texas Southern University and the University of Houston in the Third Ward Community. Yates is located in a new facility located at 3650 Alabama Street. The campus can hold up to 1,400 scholars and is 100% Wi-Fi, with all classrooms equipped with smart technology and interactive touch boards. The facility includes a state-of-the-art recording studio with streamline technology.

Yates is a Title I school currently serving 802 students. Our student demographics are 88% African American, 10% Hispanic and 1% combined total of American Indians, White and two or more races. Eighty-one percent of our students are economically disadvantaged, and 19% are receiving special education services. During the 2019-2020 school year the campus received a Met Standard rating and successfully met achievement goals in all three domains earning academic distinctions in ELA and Social Studies. More than half of students, 56% performed at the Approaches level or above for all tests administered for the accountability year.

Yates is a magnet school for Communications and is the only one of this kind in Houston ISD. The School of Communications currently offers tracks in Commercial Photography, Print Imaging Technology, TV and Film Production, Graphic Design and Illustration, Digital Radio Broadcasting, Journalism, Maritime Logistics, Junior Reserve Officer Training, and Music Production & Entrepreneurship. Yates is one of two Houston ISD campuses that offer the Maritime Academy with a partnership with Houston Community College-Southeast to award our students with Level 1 Logistics Certification.

Since 1926, Jack Yates High School has been a major force in the Third Ward community and greater Houston area. Lions are proud and thankful for the legacy of Pride, Excellence and Tradition!
**SHARED DECISION MAKING (sample language provided – modify as needed)**

Organizational Structure

The Campus Intervention Team (CIT) is based on the Shared Decision-Making model (SDM) designed to establish, monitor, and evaluate goals for budgeting, staffing, curriculum, planning, school organization, staffing patterns, and staff development. This model is aligned to state legislation and HISD board policy. A Professional Service Provider (PSP), and a School Support Officer or Lead Principal is a member of the Campus Intervention Team for schools under state Improvement Required sanctions or federal sanctions as a Focus or Priority campus. Teacher Development Specialists and other district level personnel can serve as members of the CIT according to the campus needs. The intention of the SDM is to pull together our community in a constructive, organized, and unified body to enhance the education of all students. The CIT is responsible for development, implementation, and monitoring of the School Improvement Plan, monitoring of student performance, and determination of student interventions and support service.

The **SDMC component of the CIT is the shared decision-making body**, Professional staff representatives are elected by the faculty. Principal determines number of classroom teachers; then, assigns half that number to school-based staff. This complies with 2/3 - 1/3 rule for professional staff. In addition, the committee must have one non-instructional staff, one business member, at least two parents and at least two community members. Parents are elected by the PTO, PTA or PACS membership.

The Council meets monthly and as needed to discuss issues brought forth by the administration, staff, parents, or community. It is supported by standing committees that address budgeting, staffing, curriculum, planning, school organization, staffing patterns, and staff development. Standing committees meet as needed. Parents are encouraged to serve on standing committees.

The SDMC functions under the direction of the Principal. Members of the SDMC attend SDMC meetings for the term of his/her office, monitor the implementation of the School Improvement Plan, address issues presented by the principal, present issues for discussion and recommend resolutions to the SDMC, create ad hoc committees by consensus of the SDMC, chair standing committees and ad hoc committees, submit minutes to the principal for committee meetings, and report the recommendations to the SDMC. The SDMC is responsible for approving all professional development plans for the school.

The Principal coordinates the process of shared decision making, facilitates communication for all stakeholders, considers issues and recommendations from the community, SDMC, and standing committees, and makes decisions based on those recommendations.

**Shared Decision-Making Process**

Consensus is the ultimate goal of the SDMC. Agreement by all participants is not always possible or necessary for consensus. Consensus is a collective process that provides a forum for full dialogue on appropriate/applicable responses to issues.

Members of the committees discuss and make recommendations to the SDMC. The SDMC reviews recommendations and reaches consensus. Sufficient consensus is defined as a willingness to settle an issue in favor of the majority. All points of view will be considered and general agreement must be reached before decisions will be implemented. If general agreement is not reached, further study of the issue will occur and alternatives will be presented until agreement is reached. After all alternatives have been explored, a deadlock can be broken by a majority vote. As issues come up for discussion, the chairperson is responsible for ensuring that all present have a legitimate opportunity to state their case. The principal retains the authority to exercise a veto over decisions made by the SDMC.

**Method of Communications**

Members of the school community may submit non-personnel issues for consideration through the shared decision-making process. Written issues or concerns are submitted to any SDMC member or placed in the SDMC box located in the main office. A school community member may attend a meeting of any committee to discuss or present an issue.
meetings are on the monthly calendar. The SDMC delivers issues to appropriate standing committees for action. Communications from all committees is transmitted to faculty, staff, and parents.

All SDMC information must be included on the campus website. A list of meeting dates, committee members, agendas and minutes for each meeting must be able to be accessed. The home page of each campus website must include a link to the SDMC page for easy access.

**Membership Composition of the SDMC**

<table>
<thead>
<tr>
<th>Number of Classroom Teachers</th>
<th># 2</th>
<th>Number of Parents (at least 2)</th>
<th># 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of School-based Staff (Half the number of classroom teachers)</td>
<td># 3</td>
<td>Number of Community Members (at least 2)</td>
<td># 2</td>
</tr>
<tr>
<td>Number of Non-Instructional Staff</td>
<td># 1</td>
<td>Number of Business Members</td>
<td># 1</td>
</tr>
</tbody>
</table>

Click here to enter text.

<table>
<thead>
<tr>
<th>Name of SDMC Member</th>
<th>Position (Add Date Term expires)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tiffany Guillory</td>
<td>Principal</td>
</tr>
<tr>
<td>Margo Hickman</td>
<td>Classroom Teacher</td>
</tr>
<tr>
<td>Gina Farquharson</td>
<td>Classroom Teacher</td>
</tr>
<tr>
<td>William Butler</td>
<td>School-based Staff</td>
</tr>
<tr>
<td>Pamela Haynes</td>
<td>Non-Instructional Staff</td>
</tr>
<tr>
<td>Don Sutton</td>
<td>Business Member</td>
</tr>
<tr>
<td>Valerie Clouser</td>
<td>Community Member</td>
</tr>
<tr>
<td>Phyliss Guillum</td>
<td>Community Member</td>
</tr>
<tr>
<td>Marlon Watkins</td>
<td>School-based staff</td>
</tr>
<tr>
<td>Triva Calhoun</td>
<td>Parent</td>
</tr>
<tr>
<td>Ronald Square</td>
<td>Parent</td>
</tr>
<tr>
<td>Kimberly Williams</td>
<td>School-based Staff</td>
</tr>
</tbody>
</table>

**Other Campus Intervention Team members (non-SDMC):**

For campuses rated D, F, and/or Comprehensive Support Campuses:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jonathan Trinh / Dr. Khalilah Campbell</td>
<td>School Support Officer/Lead Principal</td>
</tr>
<tr>
<td>Dr. Silvia Macy</td>
<td>Effective Schools Framework (ESF) Facilitator/ Professional Service Provider (PSP) for some campuses still using this model. Click here to enter text.</td>
</tr>
<tr>
<td>Juanessa Winkfield</td>
<td>Teacher Development Specialist (TDS)</td>
</tr>
<tr>
<td>Barani Goppanan</td>
<td>Other district personnel – position: Data Specialist</td>
</tr>
<tr>
<td>Click here to enter text.</td>
<td>Other district personnel – position: Click here to enter text.</td>
</tr>
<tr>
<td>Click here to enter text.</td>
<td>Other: Click here to enter text.</td>
</tr>
</tbody>
</table>
**NEEDS ASSESSMENT**

**Narrative of Data Analysis**

*(causal factors – include % of economically disadvantaged data)*

<table>
<thead>
<tr>
<th>2018-2019 STAAR EOC Assessments Results: (in percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Student Groups</strong></td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>All Students</td>
</tr>
<tr>
<td>First-Time Testers</td>
</tr>
<tr>
<td>Re-Testers</td>
</tr>
<tr>
<td>Economically Disadvantaged</td>
</tr>
</tbody>
</table>

Yates STAAR EOC results for each content area has continued to increase for the past three years. Further, the number of students performing at the meets level has improved. Yates earned two academic distinctions for the 2019 TEA Accountability rating in ELA and Social Studies. Literacy continues to be a concern; there is a lack of peer collaboration, writing across the curriculum, varied reading, reading aloud and special education interventions. Next, Social and emotional concerns are plaguing our students with issues relating to mental health, healthy relationships and overage students with a deficit in grade level skills in reading and math. Lastly, using data sufficiently to address low Lexile scores and how to plan useful lessons to ensure students skills are increasing in reading and problem-solving. Attendance and failure rates must be readdressed with strategies to reduce these areas of concern.

Through Professional Learning Communities (PLC) we will capitalize on collaboration time to increase teacher capacity to facilitate high yield instructional strategies. Our master schedule has been enhanced to include a 45-minute Intervention period (A0 & B0) where our PLCs can utilize data effectuate change in student achievement.

**Narrative of Priority Needs and Root Causes – Include Special Education Needs**

The campus leadership did not develop a calendar for monitoring the implementation of campus wide literacy. Teachers did not differentiate through small group instruction to meet the individualized needs of students in math.

The campus has improved and implemented more systems and have hired a CCMR representative.

On the STAAR EOC assessments, Yates special education students had increases in Algebra, Biology, English I, English II and US History. English as a Second Language (ESL) also increased in student growth in Algebra, English I, English II and US History.

While Yates has increased its use of ESL strategies, Yates must continue to enhance its literacy strategies for students with English as a second language. Although we had increases in passing rates with our special education students, we lacked interventions to meet their needs. Moreover, Yates does not have a useful co-teach model in place to ensure that students are achieving mastery to show significant growth.

Restructuring our PLC’s to provide frequent teacher professional development during the school day will improve instructional delivery in each classroom throughout the school which will result in measured impacts in student achievement. Successful implementation of this initiative will result in establishing a system for teaching and learning thus redefining high expectations for students and staff.

<table>
<thead>
<tr>
<th>Special Populations 2018-2019 STAAR EOC Results: (Approaches or above percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Student Groups</strong></td>
</tr>
<tr>
<td>ESL</td>
</tr>
<tr>
<td>Special Education</td>
</tr>
</tbody>
</table>

11/14/2019 4:51 PM

*State Requirement     ** Federal Requirement

Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
Following the in-depth data analysis, needs assessment and development of the campus SIP, the campus must indicate on this table that any domains rated D or F have been addressed:

<table>
<thead>
<tr>
<th>Performance Domain</th>
<th>Rating</th>
<th>Subject(s) / Measure(s)?</th>
<th>Student Group(s) Contributing to low rating?</th>
<th>Needs addressed in the following SIP Goal(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Texas Accountability System – Domains Rated D or F</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. Student Achievement</td>
<td>60 D</td>
<td>STAAR Performance 56</td>
<td>African American Hispanic EL</td>
<td>Increase percent of students performing at Approaches, Meets and Masters on the STAAR exam from prior year.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>College, Career, Military Readiness 67</td>
<td></td>
<td>Level 2019 Goal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Graduation Rate 55</td>
<td></td>
<td>App 56 Meets 28 Masters 7</td>
</tr>
<tr>
<td></td>
<td>II. School Progress</td>
<td>70 C</td>
<td>Academic Growth 70 C</td>
<td>African American SPED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relative Performance Eco. Dis. 81/8% 66 D</td>
<td></td>
<td>2019 Scale Score 2A 70</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Goal 83</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>274 Growth Points Required</td>
</tr>
<tr>
<td></td>
<td>III. Closing the Gaps</td>
<td>61 D</td>
<td>Closing the Gap 61 D</td>
<td>EL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2019 Domain III Score 61</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Goal 76</td>
</tr>
</tbody>
</table>

11/14/2019 4:51 PM
*State Requirement ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
### STAFF DEVELOPMENT PLANS – INCLUDE BELOW

**Jack Yates High School**  
**2019 – 2020 Professional Development Calendar**

<table>
<thead>
<tr>
<th>Training</th>
<th>Date</th>
<th>Team Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Learning Communities PD</td>
<td>Ongoing</td>
<td>Core Content PLCs</td>
</tr>
<tr>
<td><strong>Focus:</strong></td>
<td>Aug. 2019 – May 2020</td>
<td>CATE PLCs</td>
</tr>
<tr>
<td>I-2 Checks for Understanding</td>
<td>Weekly – Tues. &amp; Thurs.</td>
<td></td>
</tr>
<tr>
<td>1-3 Differentiation</td>
<td>2 Hours per week</td>
<td></td>
</tr>
<tr>
<td>1-8 Student Engagement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Achieve 180 PD</td>
<td>September 11</td>
<td>Core Content PLCs</td>
</tr>
<tr>
<td><strong>Focus:</strong></td>
<td>October 2</td>
<td></td>
</tr>
<tr>
<td>Effective Instructional Practices</td>
<td>November 20</td>
<td></td>
</tr>
<tr>
<td>Data Driven Instruction</td>
<td>December 1</td>
<td></td>
</tr>
<tr>
<td>Backward Planning to Support Success</td>
<td>January 29</td>
<td></td>
</tr>
<tr>
<td></td>
<td>February 26</td>
<td></td>
</tr>
<tr>
<td></td>
<td>March 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td>April 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>April 22</td>
<td></td>
</tr>
<tr>
<td>Abydos Literacy PD</td>
<td>August 24</td>
<td>Open to all Campus PLCs</td>
</tr>
<tr>
<td>Strategies using Sheltered Instruction</td>
<td>September 7</td>
<td></td>
</tr>
<tr>
<td><strong>Focus:</strong></td>
<td>September 21</td>
<td></td>
</tr>
<tr>
<td>Improving literacy across the curriculum</td>
<td>September 28</td>
<td></td>
</tr>
<tr>
<td></td>
<td>October 29</td>
<td></td>
</tr>
<tr>
<td></td>
<td>November 5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>November 13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>November 18</td>
<td></td>
</tr>
<tr>
<td>Early Dismissal PD</td>
<td>September 27</td>
<td>Core Content PLCs</td>
</tr>
<tr>
<td><strong>Focus:</strong></td>
<td>October 18</td>
<td>CATE PLCs</td>
</tr>
<tr>
<td>Effective Instructional Practices</td>
<td>November 8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>December 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td>January 17</td>
<td></td>
</tr>
<tr>
<td></td>
<td>February 14</td>
<td></td>
</tr>
</tbody>
</table>

### FORMATIVE ASSESSMENT PLAN – INCLUDE TYPE AND FREQUENCY

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*State Requirement     ** Federal Requirement*  
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)
Yates HS 2019 Fall Campus Assessment Calendar (Every 2 Weeks – Fridays)

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renaissance Screener</td>
<td>September 9th</td>
</tr>
<tr>
<td>Campus Benchmark 1</td>
<td>September 13th</td>
</tr>
<tr>
<td>Campus Benchmark 2</td>
<td>September 27th</td>
</tr>
<tr>
<td>Campus Benchmark 3</td>
<td>October 11th</td>
</tr>
<tr>
<td>Snapshot 1</td>
<td>October 28th</td>
</tr>
<tr>
<td>Campus Benchmark 4</td>
<td>November 15</td>
</tr>
<tr>
<td>Campus Benchmark 5</td>
<td>December 6</td>
</tr>
</tbody>
</table>

SCHOOL WAIVERS FROM BOARD POLICY/GUIDELINES

Our campus has approved waivers from HISD Board Policy and/or Guidelines, as outlined below, for the 2019-2020 school year.

YES ☐    NO ☒

If you checked “Yes”, the Waiver section below must be completed.

#1-High Schools – Credits and Curriculum Waiver of Local Board Policy EIA (LOCAL) and EIC (LOCAL)
The purpose of this waiver is to offer a pass/fail grade option to high achieving junior and senior AP/Dual Credit students to encourage them to pursue their interests in extracurricular or multiyear programs, including their interests in physical fitness, sports, and Physical Education (PE) related courses, without having their GPA negatively affected. It is recommended by the HISD Curriculum Department that this waiver be approved, contingent upon a numerical grade being assigned to a student's first PE course: any additional PE courses can be offered with a pass/fail grading option. The support for the calculation of GPA will not be available from the District. Students must carry a full load of AP coursework. All other eligibility requirements will be determined by the school. The specific objective is to increase the number of students taking Advanced Placement/Dual Credit courses and is identified in the school’s SIP. The success of this waiver will be determined by the number of students that request the pass/fail option and participate in extracurricular activities as compared to the year before. If this is a renewal waiver, a Waiver Detail Form is required and must be completed.

YES ☐    NO ☒

Rationale for Waiver

Click here to enter text.

Metrics of Success

Click here to enter text.
**#2-All Schools - HISD Early Dismissal Days Waiver - Attend Full Day Instead of Releasing Early**

This waiver allows a school to be exempt from the district early dismissal calendar days of September 27th, October 18th, November 8th, January 17th and February 14th of the 2019-2020 school year. Students can attend school for a full day instead of releasing early those days. Schools will be responsible for the additional cost of transportation that is incurred by this waiver as well as the responsibility of notifications to parents of the altered schedule change that is brought about by this waiver.

<table>
<thead>
<tr>
<th>YES ☐ NO ☒</th>
</tr>
</thead>
</table>

**Rationale for Waiver**
Click here to enter text.

**Metrics of Success**
Click here to enter text.

---

**#3-All Schools - Nine (9) Week Grading Cycle – Grading Cycle Waiver of Local Board Policy EIA (LOCAL)**

The purpose of this waiver is to use a nine-week grading cycle. This will provide teachers with additional instructional time with students before grading periods. Student achievement will be positively impacted by providing students more time to improve their grades following the distribution of progress reports. The nine-week cycle will align and provide for consistent communication with parents. This does not waive required UIL three-week progress reporting. With a 9-week grading cycle, students have extended time to progress and have a longer opportunity to develop and demonstrate mastery on TEKS.

<table>
<thead>
<tr>
<th>YES ☐ NO ☒</th>
</tr>
</thead>
</table>

**Rationale for Waiver**
Click here to enter text.

**Metrics of Success**
Click here to enter text.
#4-High Schools - Modified Schedule/State Assessment Days (State General Waiver)
This Waiver allows the district or charter school to modify the schedule of classes for high school students (Grades 9-12) only who are not being tested to report to and attend the school after the state assessment testing period has ended, therefore, reducing the interruptions during the testing period. All students must be scheduled for at least 240 minutes of instruction. The time students test can be included as instructional time. If this is a renewal, a Waiver Detail Form is required and must be completed.

| YES ☐ NO ☒ |

Rationale for Waiver  
Click here to enter text.

Metrics of Success  
Click here to enter text.

#5-High Schools - Foreign Exchange Student Waiver of TEC §25.001(E)
Districts and charter schools may request a waiver to limit the number of foreign exchange students admitted into the district under Texas Education Code §25.001(e). The purpose of this waiver is to include 5 or more foreign exchange students per high school. This must be submitted as a general waiver application. The approval of this waiver is not retroactive and takes effect on the date that the agency approves the application. The districts and charter schools are required to enroll foreign exchange students who arrive in the district or who have requested enrollment in the district prior to the waiver approval date.

| YES ☐ NO ☒ |

Rationale for Waiver  
Click here to enter text.

Metrics of Success  
Click here to enter text.

CUSTOM WAIVERS – Complete for any custom waivers that were approved.
Note: This would include the Alternate Start/End Times waiver that was granted for specific campuses
<table>
<thead>
<tr>
<th>Title: Click here to enter text.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Click here to enter text.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES ☐  NO ☒</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rationale for Waiver</td>
</tr>
<tr>
<td>Metrics of Success</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title: Click here to enter text.</th>
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</table>

<table>
<thead>
<tr>
<th>YES ☐  NO ☒</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rationale for Waiver</td>
</tr>
<tr>
<td>Metrics of Success</td>
</tr>
</tbody>
</table>

*State Requirement    ** Federal Requirement
Sources:  TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
# Student Achievement: *Reading/Language Arts/Literacy*

<table>
<thead>
<tr>
<th><em>Goal:</em></th>
<th>Increase the number of students reading and writing at or above grade level through differentiated lessons and small group instruction.</th>
</tr>
</thead>
</table>

# Strategic Priority Alignment:

- *Expanding Educational Opportunities*
- *Ensuring Student Health, Safety and Well-Being*
- *Transforming Academic Outcomes*
- *Increasing Organizational Efficiency*
- *Cultivating Team HISD Talent*

<table>
<thead>
<tr>
<th>Sources:</th>
<th>TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)</th>
</tr>
</thead>
</table>

## *Summative Evaluation: (Year-End)*

- English I: Increase students performing at the meets level from 14% to 25% for the 2019-2020 academic year.
- English II: Increase students performing at the meets level from 10% to 20% for the 2019-2020 academic year.

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>100% of ELA teachers will support EOC Tier I Instruction and Interventions through collaborative PLCs to improve instructional practice and increase student outcomes</td>
<td>EOC Collaborative Teams: All ELA teachers will support EOC re-testers through the Intervention Period (A0/B0). Common Lessons based on Accelerated Curriculum and CFAs: The EOC team will create common lessons and assessments with designated supports to meet the targeted needs of EOC testers</td>
<td>ELA Teachers Dean of Students ELA TDS Intervention Specialist Literacy Specialist (Campus) Literacy Specialist (District) Co-Teachers</td>
<td>On-Track Assessments HISD Master Courses Campus Literacy Plan Intervention TEKS Lesson HISD Intervention Course PLC Planning Calendar Power Up Hub Literacy Notebooks Designated Supports Achieve 180 Funding Title 1 Funding</td>
<td>August 2019-May 2020</td>
<td>Do-Now’s / Exit Tickets Teacher Created Assessments Informal Observations with Feedback Data from observations, Universal Screener Imagine Learning Edgenuity APEX Student work</td>
</tr>
<tr>
<td>100% of ELA teachers will implement small group instruction to meet the</td>
<td>Small Group Instruction: Teachers will facilitate SGI based on student data weekly in all ELA classes.</td>
<td>Teachers Co Teachers TDS Intervention Specialist</td>
<td>Lesson Plans with differentiation strategies Student work artifacts On-Track Assessments</td>
<td>Small Group Focus</td>
<td>Do-Now’s / Exit Tickets Teacher Created Assessments Observation Data</td>
</tr>
<tr>
<td>Needs of struggling learners</td>
<td>SGI will include teacher led groups and push-in or pull outs from UH Cougar or YANCY Tutors.</td>
<td>Literacy Specialist (Campus) Literacy Specialist (District) UH Cougar Tutors YANCY Tutors</td>
<td>Campus Literacy Plan Small Group Mini Lessons Small Group Focus Days Power Up Hub Literacy Notebooks Designated Supports Achieve 180 Funding Title 1 Funding</td>
<td>Every Wednesday &amp; Thursday Sept 2019 – May 2020</td>
<td>Universal Screener Data Edgenuity Data APEX Data Student work District benchmark Data</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>100% of teachers will implement Literacy Every day Routines to help students grow so that they can read and write on grade level.</td>
<td>Literacy Strategies: Facilitated by Literacy Specialist through A180 and PLC meetings. Reading Strategies: Leveled Texts, Read and Respond Writing: Writing Toolkits and Quick Write Discourse: Academic, students will respond in complete sentences and include academic vocabulary and Higher Order Thinking responses.</td>
<td>Yates Teachers Dean of Students Literacy Specialist (Campus) Literacy Specialist (District) Co-Teachers</td>
<td>Campus Literacy Plan Lead4wward Strategies HISD Literacy Routines Achieve 180 Planning Calendar PLC Planning Calendar Achieve 180 Funding Title I Funding</td>
<td>Sept. 2019 – May 2020</td>
<td>Evidence of literacy practices noted in feedback from walkthroughs</td>
</tr>
</tbody>
</table>

Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
**Student Achievement: *Math**

<table>
<thead>
<tr>
<th><em>Goal:</em></th>
<th>Increase the number of students performing at the Meets level in math through differentiated lessons and small group instruction.</th>
</tr>
</thead>
</table>

**Strategic Priority Alignment:**
- Expanding Educational Opportunities
- Ensuring Student Health, Safety and Well-Being
- Transforming Academic Outcomes
- Increasing Organizational Efficiency
- Cultivating Team HISD Talent

| Transforming Academic Outcomes |

**Summative Evaluation: (Year-End)**

| Algebra I: Increase students performing at the meets level from 22% to 30% for the 2019-2020 academic year |
| Algebra I Retest: Increase student performing at approaches level from 14% to 35% for the December 2019 administration |
| Algebra I Retest: Increase student performing at approaches level from 13% to 40% for the May 2020 administration |

**Measurable Objective**

<table>
<thead>
<tr>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accelerated curriculum and assessments created by Dean / Instructional Specialists to increase approaches mastery for retesters in December</td>
<td>Professional Development in PLC’s Intervention period Teacher tutorials Accelerated Curriculum &amp; Instruction</td>
<td>Mathematics Teachers Dean of Students IAT TDS Math Specialist Instructional Technology Specialist Co-Teachers</td>
<td>On-Track Campus Common Assessments Renaissance Universal Screener HISD STAAR Course Lessons HUB UH Cougar Tutors Edgenuity - My Path Region 4 material</td>
<td>August 2019-Dec 2019</td>
</tr>
</tbody>
</table>

| Accelerated curriculum and assessments created by Dean / Instructional Specialists to | Professional Development in PLC’s Intervention period | Mathematics Teachers Dean of Students IAT TDS Math Specialist | On-Track Campus Common Assessments | Jan 2020 - May 2020 | Campus Common Assessments Algebra 1 EOC |

11/14/2019 4:51 PM
*State Requirement    ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
| Increase approaches mastery for retesters in May |
| Teacher tutorials  
  Accelerated Curriculum & Instruction | Instructional Technology Specialist  
  Co-Teachers | Renaissance Universal Screener  
  HISD STAAR Course Lessons  
  HUB  
  UH Cougar Tutors  
  Edgenuity - My Path  
  Region 4 Material |
| **Strategic Learning Math** to fill prerequisite grade 8 skills and support Tier 1 instruction in Algebra 1 classrooms |
| Professional Development in PLC’s  
  Prerequisite skills  
  Block Schedule (88 minutes)  
  Small Group Instruction | Dean of Students Math Teachers  
  Dean of Students IAT TDS  
  Math Specialist  
  Co-Teacher Math TDS | Region 4 Materials  
  Imagine Math  
  Renaissance Universal Screener  
  UH Cougar Tutors  
  On-Track Assessment |
| **Co-Teachers strategically placed in Algebra 1 and Strategic Learning Math classrooms** |
| Professional Development in PLC’s  
  Small Group Instruction  
  Supplemental Aids | Dean of Students  
  Dept Head Special Ed Math Teachers  
  Co-Teachers Math TDS | On-Track  
  Campus Common Assessments  
  Renaissance Universal Screener  
  HISD STAAR Course Lessons  
  HUB  
  UH Cougar Tutors |
| **Tier 1 Math Instruction - Double block (88 minutes) provides time for Tier 2 and Tier 3 support** |
| Professional Development in PLC’s on small group instruction  
  Differentiated Instructions  
  Gradual Release Model | Dean of Students Math Teachers  
  Co-Teachers Math Specialist | On-Track  
  Campus Common Assessments  
  Renaissance Universal Screener  
  HISD STAAR Course Lessons  
  HUB  
  UH Cougar Tutors  
  Region 4 Material |
<table>
<thead>
<tr>
<th>Region 18 Material</th>
<th>Imagine Math</th>
</tr>
</thead>
</table>

11/14/2019 4:51 PM

*State Requirement  ** Federal Requirement

Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)
**Student Achievement: *Domains – Student Achievement/School Progress/Closing the Gaps (mandatory, if not met)**

**Goal:**
Achieve a minimum of a B rating for the 2020 accountability year.

**Strategic Priority Alignment:**
- Expanding Educational Opportunities
- Ensuring Student Health, Safety and Well-Being
- Transforming Academic Outcomes
- Increasing Organizational Efficiency
- Cultivating Team HISD Talent

Transforming Academic Outcomes

**Summative Evaluation: (Year-End)**
Domain I – Increase scale score from a 60 D to a minimum of 70 C.
Domain II – Increase 2A scale score from a 70 C to a minimum of 83 B.
Domain III – Increase scale score from a 61 D to a minimum of 76 D.

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Achievement</td>
<td>Intervention Period A0/B0 added to the master schedule to provide targeted intervention during the day for STAAR retesters. 9th Grade EOC Block (Eng I &amp; Alg I) Double dose of Tier I instruction for first time English I and Algebra I testers through Reading and Strategic Learning for Math.</td>
<td>Deans Instructional Specialists Data Specialists TDS Intervention Specialist Multilingual Specialist SPED Specialist</td>
<td>Campus Assessment Calendar Campus Assessments Formative Assessments Student work artifacts District Benchmarks PLC meetings 2x per week Achieve 180 meetings Achieve 180 funding</td>
<td>Ongoing Aug. 2019 – May 2020</td>
<td>Monitor mastery from prior year on Campus Assessments District Benchmarks Campus assessment or district assessment every three weeks</td>
</tr>
</tbody>
</table>

**Level** | **2019** | **Goal** | **App** | **56** | **65** | **Meets** | **28** | **38** | **Masters** | **7** | **10** |

11/14/2019 4:51 PM

*State Requirement ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
<table>
<thead>
<tr>
<th>School Progress</th>
<th>Data Tracking</th>
<th>Deans</th>
<th>Student Data Trackers</th>
<th>Ongoing</th>
<th>Monitor growth progress from prior year on Campus Assessments District Benchmarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Track and monitor the progress of all first time Algebra I and English II testers to ensure they meet growth measures.</td>
<td>Teachers will monitor growth progress through tracking tools and student conferences.</td>
<td>Instructional Specialists</td>
<td>Teacher Trackers</td>
<td>Aug. 2019 – May 2020</td>
<td></td>
</tr>
<tr>
<td>2019 Scale Score 2A</td>
<td>Small Group Instruction</td>
<td>Data Specialists</td>
<td>Ren 360 Data Trackers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goal 83</td>
<td>Teachers will facilitate small group instruction based on student needs to support mastery and growth.</td>
<td>TDS</td>
<td>Campus Assessments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>274 Growth Points</td>
<td>Tutors</td>
<td>Intervention Specialist</td>
<td>Formative Assessments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required</td>
<td>UH Cougar Tutors and YANCY tutors will provide in class support for small group instruction and push-in / pull outs.</td>
<td>Multilingual Specialist</td>
<td>Student work artifacts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Scale Score 2B</td>
<td></td>
<td>SPED Specialist</td>
<td>District Benchmarks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goal 73</td>
<td></td>
<td></td>
<td>PLC meetings 2x per week</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Achieve 180 meetings</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Achieve 180 funding</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Closing the Gaps</th>
<th>Data Tracking</th>
<th>Deans</th>
<th>Student Data Trackers</th>
<th>Ongoing</th>
<th>Monitor mastery from prior year on Campus Assessments District Benchmarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Track and monitor the progress of (3) student groups with the largest performance gaps.</td>
<td>Teachers will monitor growth progress through tracking tools and student conferences.</td>
<td>Instructional Specialists</td>
<td>Teacher Trackers</td>
<td>Aug. 2019 – May 2020</td>
<td></td>
</tr>
<tr>
<td>2019 Domain III Score</td>
<td>Small Group Instruction</td>
<td>Data Specialists</td>
<td>Ren 360 Data Trackers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>61</td>
<td>Teachers will facilitate small group instruction based on student needs.</td>
<td>TDS</td>
<td>Campus Assessments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goal 76</td>
<td></td>
<td>Intervention Specialist</td>
<td>Formative Assessments</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multilingual Specialist</td>
<td>Student work artifacts</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>SPED Specialist</td>
<td>District Benchmarks</td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td>PLC meetings 2x per week</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Achieve 180 meetings</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Achieve 180 funding</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*State Requirement ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
**Student Achievement: Post-Secondary Readiness**

*Goal:*
Ensure all graduates exit Yates HS successfully meeting a College and Career Readiness measure.

**Strategic Priority Alignment:**
*Expanding Educational Opportunities*
*Ensuring Student Health, Safety and Well-Being*
*Transforming Academic Outcomes*
*Increasing Organizational Efficiency*
*Cultivating Team HISD Talent*

Expanding Educational Opportunities

**Summative Evaluation: (Year-End)**
10% Increase in the 2020 graduation rate from the prior year.
100% of seniors graduate with a CCMR (College, Career, Military Readiness) indicator point.

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase the number of seniors who are on track to graduate in the 2016 cohort.</td>
<td>A0/B0 Intervention Credit Recovery Period – Enroll off track seniors in A0/B0 credit recovery programs. Failsafe Parent Conferences – Monitor academic and attendance progress for seniors of concern and conduct Failsafe conferences to</td>
<td>Counselors Deans Teachers Registrar</td>
<td>Report Cards Failure Reports Transcripts Parent-Teacher Conference Logs Achieve 180 funding Title I funding</td>
<td>Oct. 2019 – May 2020</td>
<td>Monitor student progress every 3 week grading cycle: Student Grades Attendance</td>
</tr>
</tbody>
</table>
| Increase the number of seniors who are college ready by graduation based on the TSI assessment. | College Prep ELA & Math – Increase the number of students enrolled in College Prep to prepare and take the TSI assessment. | Counselors  
College Prep Teachers  
Deans | A4W College Prep Eligibility report | Aug. 2019 – May 2020 | Monitor student progress toward proficiency on TSI through:  
Practice Test Benchmark  
Fall TSI Test Administration |
| Increase the number of students earning CCMR indicators. | CCMR Tracking – Monitor and conference with seniors and provide supports to ensure they gain a CCMR indicator prior to graduation. | CCMR Specialist  
Deans  
Data Specialist | CCMR Cohort Tracker  
TSI Subscriptions | Aug. 2019 – May 2020 | Monitor Tracking Reports and CCMR student conferences every six week grading cycle during the 19-20 year. |

*State Requirement  ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
### Student Achievement: *Attendance*

**Goal:**
Increase the daily attendance rate to 95% overall

**Strategic Priority Alignment:**
- Expanding Educational Opportunities
- Ensuring Student Health, Safety and Well-Being
- Transforming Academic Outcomes
- Increasing Organizational Efficiency
- Cultivating Team HISD Talent

Ensuring Student Health, Safety and Well-Being
Transforming Academic Outcomes

**Summative Evaluation: (Year-End)**
An overview of the attendance for the campus:
- 5% Increase in attendance by grade level from prior year
- 5% Decrease in percentage of students failing to receive credit due to attendance

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
</table>
| Ensuring that students are informed about all attendance policies and procedures | Disseminate information through homeroom, parent meetings, social media and school website | Truancy Officer
Deans
SIR
Counselors | Social media platforms
FACE funding | August 2019 – May 2020 | Sign-in sheets
Student survey responses |
| Accurate accountability for attendance in each class period | Use of a special bell during the ADA period | SIR
Truancy Officer
Deans | GradeSpeed | August 2019 – May 2020 | Attendance correction forms submitted |
| Celebrations / Awards for improved attendance | Celebrate students each grading cycle for perfect attendance | SIR
Truancy Officer
Deans | Print Shop | October 2019 – May 2020 | Percentage of students who attain perfect attendance status |
| Reduction of students being referred to court for truancy | Place students on attendance contracts before excessive absences occur. Conduct weekly student conferences to discuss attendance. | Truancy Officer
SIR
Counselors
Deans | Attendance Contracts
Student Conference Log | Bi-weekly Aug 19 – May 20 | Percentage of students being referred to the court. |
### Improve Safety, Public Support, and Confidence: *Violence Prevention & Safety*


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**Goal:**
Improve safety on campus for students and staff.

**Strategic Priority Alignment:**
- Expanding Educational Opportunities
- Ensuring Student Health, Safety and Well-Being
- Transforming Academic Outcomes
- Increasing Organizational Efficiency
- Cultivating Team HISD Talent

**Summative Evaluation: (Year-End)**
Decrease the number of discipline incidents on campus by 10% from the prior year to improve public support, confidence and safety.

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce the number of student suspensions</td>
<td>Discipline Management System- Implement the Discipline Matrix system with SEL referrals and supports. Implement alternatives to suspensions including after school detention, Uniform loaner program and CIS referrals.</td>
<td>Behavior Specialist Deans</td>
<td>Discipline Matrix&lt;br&gt; HISD Code of Conduct&lt;br&gt; Behavior Contracts&lt;br&gt; Uniform Shirts&lt;br&gt; Dress Code</td>
<td>August Pre-Service – May 2020</td>
<td>Discipline Data of Discipline Referrals&lt;br&gt; In School Suspensions&lt;br&gt; Out of School Suspensions&lt;br&gt; After School Detention</td>
</tr>
<tr>
<td>Ensure a culture of safety among staff through 100% completion of district compliance courses</td>
<td>Facilitate learning Labs to complete Violence Prevention &amp; Safety online courses during August Pre-Service professional development.</td>
<td>Deans / Appraisers Teachers Staff</td>
<td>Student Bullying Awareness Child Abuse Prevention Suicide Prevention</td>
<td>Aug 12 – Sept. 30</td>
<td>One Source Transcripts</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Improve safety by reducing the number of campus disruptions during the instructional day</td>
<td>Daily duty for teachers to monitor halls and dress code. Daily hall sweeps to minimize opportunities for campus disruptions.</td>
<td>Behavior Specialist Deans Leadership Team Campus Officers</td>
<td>Hall Sweep Log Teacher Duty Schedule</td>
<td>Aug. 2019 – May 2020</td>
<td>Reduction of incidents from prior year evidenced through: Discipline Referrals</td>
</tr>
<tr>
<td>Establish a climate of Pride, Excellence and Tradition on campus through mentor programs and advocacy programs.</td>
<td>Mentor Programs – Ascending to Men ROSES Young Ladies of Excellence My Brothers Keepers YWCA Mentor programs will build positive relationships and advocacy for violence prevention programs -Drug Prevention -Bullying Prevention</td>
<td>Mentors Behavior Specialist Communities in Schools</td>
<td>Student Referral Forms</td>
<td>Aug. 2019 – May 2020</td>
<td>Tracking of academic, discipline and attendance data from cohort of students participating in mentor programs.</td>
</tr>
</tbody>
</table>
**Improve Safety, Public Support, and Confidence: *Parent and Community Involvement***

*Goal:*
Increase parent and community engagement activities for the 2019-2020 academic year to build public support and confidence.

**Strategic Priority Alignment:**
- Expanding Educational Opportunities
- Ensuring Student Health, Safety and Well-Being
- Transforming Academic Outcomes
- Increasing Organizational Efficiency
- Cultivating Team HISD Talent

**Summative Evaluation: (Year-End)**
Increased involvement with parents and community from prior year as evidenced by attendance records (sign-in sheets)

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase parent involvement through PTO meetings.</td>
<td>Meet with PTO President monthly to discuss meeting calendar. Inform parents of meetings via school messenger, website and social media</td>
<td>Ms. Hurst-CIT Ms. Haynes- Clerk</td>
<td>School Messenger Title I funding</td>
<td>September 2019 – May 2019</td>
<td>Review parent sign in sheets monthly and at the end of each semester, determine if participation increased to determine if objective was met.</td>
</tr>
<tr>
<td>Build relationships with parents and community by Conduct Learning Opportunities for parents and community</td>
<td>Collaborate with FACE monthly to schedule workshops. Inform parents of workshops via school</td>
<td>Ms. Hurst, CIT</td>
<td>FACES Catalog School Messenger Title I funding</td>
<td>September 2019- May 2019</td>
<td>Review parent sign in sheets at the end of each semester to determine if objective was met.</td>
</tr>
<tr>
<td><em>State Requirement</em></td>
<td><em>Federal Requirement</em></td>
<td></td>
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<tr>
<td>Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)</td>
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</tbody>
</table>

**Improve Safety, Public Support, and Confidence: *Coordinated Health Program (ES, MS and K-8 Campuses)*

<table>
<thead>
<tr>
<th><em>Goal:</em></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Strategic Priority Alignment:</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Expanding Educational Opportunities</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Ensuring Student Health, Safety and Well-Being</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Transforming Academic Outcomes</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Increasing Organizational Efficiency</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Cultivating Team HISD Talent</em></td>
<td>N/A</td>
</tr>
<tr>
<td><em>Summative Evaluation: (Year-End)</em></td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><em>Measurable Objective</em></th>
<th><em>Strategy</em></th>
<th><em>Title of Staff Member Responsible</em></th>
<th><em>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</em></th>
<th><em>Timeline</em></th>
<th><em>Formative Evaluation</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Honoring our families by hosting family learning workshops.**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Organize events and workshops focusing on our families. Spread the word about events via school messenger, website, social media and attending PTO meetings to discuss planned events.</td>
<td>Ms. Hurst-CIT</td>
</tr>
<tr>
<td>FACES Catalog School Messenger Title I funding</td>
<td>September 2019-March 2019</td>
</tr>
<tr>
<td>Review parent sign in sheets at the end of the semester to determine if objective was met.</td>
<td></td>
</tr>
</tbody>
</table>

*Measurables:*

- *Measurable Objective:
- *Strategy:
- *Title of Staff Member Responsible:
- *Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts):
- *Timeline:
- *Formative Evaluation:*

*Note: Data is incomplete or missing.*

**Sources:** TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)
### Special Populations: *Special Ed., Gifted and Talented, English Learners, Economically Disadvantaged, Dyslexia, At-Risk, etc.*

<table>
<thead>
<tr>
<th><strong>Goal:</strong></th>
<th>Ensure students who require urgent intervention or intervention demonstrate a minimum of one year of academic growth.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategic Priority Alignment:</strong></td>
<td>Transforming Academic Outcomes</td>
</tr>
<tr>
<td><em>Expanding Educational Opportunities</em></td>
<td></td>
</tr>
<tr>
<td><em>Ensuring Student Health, Safety and Well-Being</em></td>
<td></td>
</tr>
<tr>
<td><em>Transforming Academic Outcomes</em></td>
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</tr>
<tr>
<td><em>Increasing Organizational Efficiency</em></td>
<td></td>
</tr>
<tr>
<td><em>Cultivating Team HISD Talent</em></td>
<td></td>
</tr>
<tr>
<td><strong>Summative Evaluation: (Year-End)</strong></td>
<td>Increase the percentage of ELs growing a minimum of one proficiency level from 20% to meet or exceed the TELPAS target of 36%. Improve the reading and math levels of SPED students from the BOY to EOY during the 2019-2020 academic year.</td>
</tr>
<tr>
<td><strong>Measurable Objective</strong></td>
<td>100% of ELs will grow a minimum of one proficiency level during the school year.</td>
</tr>
<tr>
<td><strong>Strategy</strong></td>
<td>Imagine Learning &amp; Literacy- Sheltered Instruction Coach will train teachers to facilitate Imagine Learning and Literacy to support language development.</td>
</tr>
<tr>
<td><em>Title of Staff Member Responsible</em></td>
<td>Sheltered Instruction Teachers Deans</td>
</tr>
<tr>
<td><strong>Resources – include funding sources (i.e. GT, Title 1, State Comp. Ed., Bilingual/ESL, Special Ed., CTE, etc.) (Add dollar amounts)</strong></td>
<td>Imagine Learning On Track</td>
</tr>
<tr>
<td><strong>Timeline</strong></td>
<td>October 2019 – April 2020</td>
</tr>
<tr>
<td><strong>Formative Evaluation</strong></td>
<td>Monitor growth of priority ELPs from: Campus Assessments District Benchmarks</td>
</tr>
</tbody>
</table>

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*State Requirement  ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
| Increase percentage of Special Education students meeting proficiency standards in reading and math. | Intervention Resources – Teachers will strategically use resources to close gaps among special populations. Read to Achieve Vocabulary.com Edgenuity Imagine Math | Teachers Deans Instructional Specialists | Imagine Math Edgenuity Vocab.com Read to Achieve Achieve 180 funding Title I funding | Sept. 2019 – May 2020 | Monitor growth through Ren 360 BOY, MOY, EOY Campus Assessments District Benchmarks |
SIP Part 3: Special Funding Goals

**Goal Area:** **Title I, Part A – 3 Required Elements of Schoolwide Planning – Campus Compliance**

*Note: As a Schoolwide Title 1 Part A campus, ESSA Requires the completion of the sections below (campus compliance).*

1. **Comprehensive Needs Assessment** The Title I, Part A Campus Improvement Plan is based on a comprehensive needs assessment of the entire school that takes into account information on the academic achievement of children in relation to the challenging state academic standards, particularly the needs of those children who are failing, or at risk of failing, to meet the challenging state academic standards and any other factors as determined by the Local Educational Agency (LEA).

   - Briefly summarize your campus’ needs as identified in your Comprehensive Needs Assessment.
     Identify the needs of all scholars and implement an instructional program that supports targeted populations of students through Tier I instruction and intervention periods focused on improving reading and math skills.

   - Indicate the programs and resources that are being purchased out of Title I funds.
     Professional Development, Tutors and General Supplies

2. **School Improvement Plan Requirement (SIP) Schoolwide Plan Development:** The SIP is developed with the involvement of parents and other members of the community to be served and individuals who will carry out such plan, including teachers, principals, other school leaders, paraprofessionals present in the school, and other stakeholders. Campus-specific, schoolwide reform strategies will provide opportunities for all students to meet the advanced and proficient levels of student achievement. Strategies are based on evidence-based research to increase achievement for each sub-group on state tests.

   - List at least four (4) campus-specific, schoolwide reform strategies that will provide opportunities for all students to meet the advanced and proficient levels of student achievement. Strategies are based on evidence-based research to increase achievement for each sub-group on state tests.
     1. Small Group Instruction
     2. Everyday Literacy Routines
     3. Lead4ward Strategies
     4. Intervention / Enrichment A0/BO Period
3. Parent and Family Engagement: Campuses shall jointly develop with, and distribute to, parents and family members of participating children a written parent and family engagement policy, agreed on by such parents, that shall describe the means for carrying out the following requirements:

Parents shall be notified of the policy in an understandable and uniform format and to the extent practicable, provided in a language the parents can understand. The policy shall be made available to the local community and updated periodically to meet the changing needs of parents and the school.

Identify at least four (4) strategies specific to your campus to increase Parent and Family Engagement activities.

1) Parent Teacher Organization (PTO)
2) Parent University & Family and Community Engagement (FACES) Learning Sessions
3) Parent Outreach Activities: Senior Parent Night, Donuts with Dads, Breakfast with Tiffany
4) Academic Outreach Nights – Advanced Academics Night / Literacy Night

Capital Outlay Requested (Y/N)?

Choose an item.
If yes, please list the items below. **Please note, all capital outlay requests must receive approval from TEA prior to purchase.**

Click here to enter text.
<table>
<thead>
<tr>
<th>Positions Funded Out of Title I Funds (Please indicate the quantity of each position selected for the school year.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Parent Engagement Rep</td>
</tr>
<tr>
<td>□ Tutor, Academic (Hourly)</td>
</tr>
<tr>
<td>□ Tutor, Associate (Hourly)</td>
</tr>
<tr>
<td>□ Tutor, Sr. Academic</td>
</tr>
<tr>
<td>□ Counselor (must have rationale that shows duties are supplemental to the regular school program)</td>
</tr>
<tr>
<td>□ Social Worker (must have rationale that shows duties are supplemental to the regular school program)</td>
</tr>
<tr>
<td>□ Psychologist (must have rationale that shows duties are supplemental to the regular school program)</td>
</tr>
<tr>
<td>□ Coach, Graduation</td>
</tr>
<tr>
<td>□ Teacher, AVID</td>
</tr>
<tr>
<td>□ Teacher Specialist</td>
</tr>
<tr>
<td>□ Instructional Specialist</td>
</tr>
<tr>
<td>□ Teacher, Intervention (Hourly)</td>
</tr>
<tr>
<td>All grade levels – [General]</td>
</tr>
<tr>
<td>□ Teacher, Intervention (Hourly)</td>
</tr>
<tr>
<td>All grade levels – [Math]</td>
</tr>
<tr>
<td>□ Teacher, Intervention (Hourly)</td>
</tr>
<tr>
<td>All grade levels – [Reading]</td>
</tr>
<tr>
<td>□ Teacher, Intervention (Hourly)</td>
</tr>
<tr>
<td>All grade levels – [Science]</td>
</tr>
<tr>
<td>□ Teacher, Intervention [General]</td>
</tr>
<tr>
<td>All grade levels (Cannot be primary teacher of record)</td>
</tr>
<tr>
<td>□ Teacher, Intervention [Math]</td>
</tr>
<tr>
<td>All grade levels (Cannot be primary teacher of record)</td>
</tr>
<tr>
<td>□ Teacher, Intervention [Reading]</td>
</tr>
<tr>
<td>All grade levels (Cannot be primary teacher of record)</td>
</tr>
<tr>
<td>□ Teacher, Intervention [Science]</td>
</tr>
<tr>
<td>All grade levels (Cannot be primary teacher of record)</td>
</tr>
<tr>
<td>□ *Teacher, Class-Size Reduction [General]</td>
</tr>
<tr>
<td>All elementary grade levels</td>
</tr>
<tr>
<td>□ *Teacher, Class-Size Reduction [Bilingual]</td>
</tr>
<tr>
<td>All elementary grade levels</td>
</tr>
<tr>
<td>□ *Teacher, Class-Size Reduction [ESL]</td>
</tr>
<tr>
<td>All elementary grade levels</td>
</tr>
<tr>
<td>□ *Teacher, Class-Size Reduction [All core content areas]</td>
</tr>
<tr>
<td>All secondary grade levels</td>
</tr>
</tbody>
</table>

Source: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA)
Indicate “Yes” or “No” below if your campus’ Title I funds will be utilized to fund the following items:

<table>
<thead>
<tr>
<th>Item</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. In-State Travel</td>
<td>YES</td>
</tr>
<tr>
<td>2. Out-of-State Travel</td>
<td>NO</td>
</tr>
<tr>
<td>3. Professional Development</td>
<td>YES</td>
</tr>
<tr>
<td>4. Field Lessons</td>
<td>YES</td>
</tr>
<tr>
<td>5. Contracted Services</td>
<td>YES</td>
</tr>
<tr>
<td>6. Tutoring</td>
<td>YES</td>
</tr>
<tr>
<td>7. Materials and Supplies</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Goal Area: ** *State Compensatory Education* (standard language provided, update data)

*Total amount of State Compensatory Education funds*: $78,899.00

*Personnel funded with State Compensatory Education funds*: 1 @ 100%, 1@ 62% and 1 @ 57%

*List names here: *Ronald Boutte, Heath Hope, Michael Hickey

*Total number of FTE’s funded with State Compensatory Education funds*: 3

*Brief description of how these funds are utilized on your campus*: Misc Operating Cost, purchase supplies, computer software for Accelerated Intervention Math

*State Compensatory Education funds are coded in the Resources column of the SIP Part 2 as SCE.*

*For Title I schools*: These supplemental State Compensatory Education funds are used to enhance the Title I School Program at our campus.
**Goal Area: *Mandated Health Services***

1. **Immunization Monitoring**
   - **Person Responsible** for monitoring immunization requirements, data entry, and state reporting requirements: Nurse Brittany Washington
   - If your campus does not have a certified school nurse or screener, please explain how you will complete this on or before October 25, 2019 (include an estimate of number of students that must be screened): Click here to enter text.

2. **Vision Screening at Grades: PK, K, 1, 3, 5, 7**
   - **Person Responsible** for screening, data entry, completing referral forms, and submitting state report: Click here to enter text.
   - If your campus does not have a certified school nurse or screener, please explain how you will complete this on or before December 13, 2019 (include an estimate of number of students that must be screened): Click here to enter text.

3. **Hearing Screening at Grades: PK, K, 1, 3, 5, 7**
   - **Person Responsible** for screening, data entry, completing referral forms, and submitting state report: Click here to enter text.
   - If your campus does not have a certified school nurse or screener, please explain how you will complete this on or before December 13, 2019 (include an estimate of number of students that must be screened): Click here to enter text.

4. **Type 2 Diabetes Screening at Grades: 1, 3, 5, 7**
   - **Person Responsible** for screening, data entry, completing referral forms, and submitting state report: Click here to enter text.
   - If your campus does not have a certified school nurse or screener, please explain how you will complete this on or before December 13, 2019 (include an estimate of number of students that must be screened): Click here to enter text.

5. **Spinal Screening at Grades: 5 and 7 for girls (ages 10 and 12) and Grade 8 for boys (age 13)**
   - **Person Responsible** for screening, data entry, completing referral forms, and submitting state report: Click here to enter text.
   - If your campus does not have a certified school nurse or screener, please explain how you will complete this on or before October 1, 2019 (include an estimate of number of students that must be screened): Click here to enter text..

6. **Medication Administration**
   - **Person Responsible** for administering medication including, but not limited to emergency care of students with diabetes, seizures, and life-threatening anaphylaxis: Click here to enter text.
   - If your campus does not have a certified school nurse, please explain your rationale for not providing this service and how you will meet this ongoing student support need for the school year of 2019-2020: Note: an unlicensed individual assigned to the school clinic cannot be referred to as “the nurse” which is a protected title. The should be referred to as Unlicensed Assistive Personnel (UAP) Click here to enter text.

7. **AED (Automated External Defibrillators) Monthly Maintenance Check**
   - **Person certified** in CPR/AED who is responsible for conducting monthly maintenance check for all AEDs and submitting report to Health and Medical Services annually. Click here to enter text.
   - If your campus does not have an individual certified in CPR/AED who is conducting this monthly, please explain your rationale and how you will meet this requirement for the 2019-2020 school year. (Include the number of AEDs on campus) Click here to enter text.

11/14/2019 4:51 PM
*State Requirement       ** Federal Requirement
Sources: TEC 11.253, HISD Board Policy BQ(LEGAL), and Every Student Succeeds Act (ESSA
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf
In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §11.1(d)(2) and described in §11.201(7), §11.201(7)(A) and §11.201(7)(B) of the 2020 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

Tab 11, Site Control: Revise to include the Expiration of Contract and Anticipated Closing date.

Tab 12, Site Control: Please provide proof that the Site Contact has been extended and escrow has been paid.

Tab 22, Architectural Drawings: The drawings show 1 C3 unit, but this does not match the Building/Unit Configuration Form.

Tab 28, Offsite Costs Breakdown: Offsite Costs included in Eligible Basis require a letter from a CPA allocating the applicable portions of the costs to Eligible Basis.

Tab 35: Syndication Letter: The syndicator did not sign the Financing Narrative or acknowledge the amounts and terms of all other anticipated sources of funds in the term sheet.

Tab 37, Organizational Charts: DWR Regency GP, LLC and DWR Development Group, LLC are identified as Ability to Exercise Control, but there are no natural persons listed as having Control. Please identify the persons with Control for all sub-entities and provide all required documents.

Tab 40, List of Board Members: The Titles of the Board members do not match the Org Chart.

Tab 40, List of Board Members: Revise to include the Executive Director.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each
additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §11.201(7)(B) of the 2020 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2020 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Tuesday, June 16, 2020. Please respond to this email as confirmation of receipt.**

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Tuesday, June 16, 2020. Please respond to this email as confirmation of receipt.**

About TDHCA
The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.2201
Fax: 512.475.1895
Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats.
Via Serv-U HTTP Portal

June 11, 2020

Nicole Fisher
Multifamily Finance Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: TDHCA No. 20097-Regency Lofts

Dear Nicole:

The following is in response to your Administrative Deficiency Notice dated 06/09/20 for information in connection with your Eligibility/Selection/Threshold review of the above-described application.

1. Tab 11, Site Control: Revise to include the Expiration of Contract and Anticipated Closing date.

   **Response:** Attached please find Tab 11-Site Information Form Part III revised to show the expiration of Contract and anticipated Closing Date.

2. Tab 12, Site Control: Please provide proof that the Site Contact has been extended and escrow has been paid.

   **Response:** Attached please find the (i) Second Amendment to Commercial Contract-Unimproved Property dated effective as of May 27, 2020, and (ii) Evidence of payment and release of earnest money deposits.

3. Tab 22, Architectural Drawings: The drawings show 1 C3 unit, but this does not match the Building/Unit Configuration Form.

   **Response:** Attached please find a revised Tab 23-Specifications and Building/Unit Type Configuration. The C2 and C3 row for the 1b type units were one row up. We have corrected Tab 23 accordingly.

4. Tab 28, Offsite Costs Breakdown: Offsite Costs included in Eligible Basis require a letter from a CPA allocating the applicable portions of the costs to Eligible Basis.

   **Response:** Off-Site Costs should not have been shown in eligible basis. Attached please find Tab 30-Development Cost Schedule removing off-site costs from eligible basis. The reduction in
eligible basis increased the percentage of Developer Fees included in eligible basis above the 15% limit. Therefore, we reduced the dollar amount of eligible basis to stay within 15%.

5. Tab 35: Syndication Letter: The syndicator did not sign the Financing Narrative or acknowledge the amounts and terms of all other anticipated sources of funds in the term sheet.

Response: Attached please find the syndication letter included in the application. We have highlighted NEF’s acknowledgement of the sources and amount of funds set forth in the Schedule of Sources of Funds and Financing Narrative (“Schedule”) made a part of the letter. I believe that the Schedule was correctly signed by Sara Hale on behalf of Amegy Bank, the construction/permanent lender. However, in an effort to satisfy your request, attached please find the Schedule signed by NEF.

6. Tab 37, Organizational Charts: DWR Regency GP, LLC and DWR Development Group, LLC are identified as Ability to Exercise Control, but there are no natural persons listed as having Control. Please identify the persons with Control for all sub-entities and provide all required documents.

Response: See attached revised Ownership Organization Chart revised to show Donna Rickenbacker as Ability to Exercise Control. The Application included as Tab 3-Applicant Eligibility Certification executed by Donna Rickenbacker.

7. Tab 40, List of Board Members: The Titles of the Board members do not match the Org Chart.

Response: Attached please find Tab 40-Nonprofit Participation. The list of Board Members as been revised to correct the title of each board members.

8. Tab 40, List of Board Members: Revise to include the Executive Director.

Response: Attached please find Tab 40-Nonprofit Participation revised to include the Cheryl Lawson, Executive Director.

Thank you for allowing us the opportunity to clarify the described administrative deficiencies. In the event you have any additional questions or comments, please feel free to contact us.

Sincerely,

Donna Rickenbacker

Cc: Cheryl Lawson (Via Email)
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>3.192</td>
<td>3.192</td>
<td>N/A</td>
<td>3.192</td>
</tr>
</tbody>
</table>

Feasibility Report Survey: 3.192

Feasibility Report Engineer’s Plan: 3.192

(*) 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:

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

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

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM Dixie, LLC</td>
<td>Pierre Bejjani</td>
<td>11312 Kingsworthy Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Houston TX 77024 3/18/2014</td>
</tr>
</tbody>
</table>

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

If "Yes," please explain: N/A

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>PM Dixie LLC</td>
<td>no relationship to Team Members</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

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

Expiration of Contract or Option: 11/29/2020

Anticipated Closing Date: 11/29/2020

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

  All shown on Title Commitment
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:

| N/A |

3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**

| N/A |

Ingress and egress to a public right of way are not part of the Property described in the site control documentation, and at the time of Commitment, the Applicant will provide:

- Evidence of an easement, leasehold, or similar documented access; and
- Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

4. **Re-platting or Vacating Requirement [10 TAC §11.204(10)(E)]**

| 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:

- Qualified Census tract that has less than 20% HTC Units per household
- New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†*  
  †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.
- Development is located in a Small Area Difficult Development Area (SADDA)
- 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:  

|   |
SECOND AMENDMENT TO COMMERCIAL CONTRACT-UNIMPROVED PROPERTY

This Second Amendment to Commercial Contract-Unimproved Property (this "Amendment") is executed to be effective as of May 27, 2020 (the "Effective Date"), by and between PM Dixie LLC, a Texas limited liability company ("Seller") and DWR Development Group, LLC and/or its permitted assignee ("Buyer"). Seller and Buyer are collectively referred to as the "Parties", and each a "Party".

RECITALS:

A. Seller and Buyer executed that certain Commercial Contract-Unimproved Property dated effective as of November 13, 2018 in connection with the sale and purchase of approximately 3.19+/- acres of land located at 3232 Dixie Dr., Houston, Texas 77021, as amended pursuant to the terms of a First Amendment to Commercial Contract-Unimproved Property between the Parties effective as of September 30, 2019 (as amended, the "Contract").

B. The Parties desire to further amend the Contract as set forth below.

AGREEMENT:

THEREFORE, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Defined Terms and Recitals. All capitalized terms used in this Amendment but not defined herein shall have the meanings assigned to such terms in the Contract.

2. Acknowledgements. The Parties acknowledge and agree that:

   (a) The First Extension Deposit, the Second Extension Deposit, the Third Extension Deposit and the Fourth Extension Deposit, each in the amount of $30,000.00 were deposited by Buyer with the Title Company in a timely manner and have been released to Seller in accordance with Section 6 of the Addendum to Contract.

3. Amendment. The Contract is hereby amended as follows:

   (a) The first paragraph of Section 6 of the Addendum is amended to provide further rights of the Buyer to extend the Feasibility Period as follows:

      (i) Fifth Extension to Option to Extend – Buyer shall have the right to extend the Feasibility Period from May 27, 2020 to July 27, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend the Feasibility Period on or before May 27, 2020, and (ii) depositing a $30,000.00 extension fee (the "Fifth Extension Deposit") with the Title Company within 2-business days following written notice from Buyer which shall be immediately released by the Title Company directly to Seller. Buyer’s written notice shall be evidenced by the execution of this Amendment. The Fifth Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing;

      (ii) Sixth Extension to Option to Extend – Provided Buyer exercises the Fifth Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from July 27, 2020 to September 27, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i)
Buyer delivering written notice to Seller of its intentions to extend the Feasibility Period on or before July 27, 2020, and (ii) depositing a $30,000.00 extension fee (the "Sixth Extension Deposit") with the Title Company within 2-business days following written notice from Buyer which shall be immediately released by the Title Company directly to Seller. The Sixth Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing; and

(iii) Seventh Extension to Option to Extend – Provided Buyer exercises the Fifth Extension to Option to Extend, Buyer shall have the right to extend the Feasibility Period from September 27, 2020 to November 27, 2020. Buyer’s right to extend the Feasibility Period pursuant to this paragraph is conditioned upon (i) Buyer delivering written notice to Seller of its intentions to extend on or before September 27, 2020, and (ii) depositing a $30,000.00 extension fee (the "Seventh Extension Deposit") with the Title Company within 2-business days following written notice from Buyer which shall be immediately released by the Title Company directly to Seller. The Seventh Extension Deposit shall be non-refundable to Buyer but applicable to the Sales Price at Closing.

(b) The second paragraph of Section 6 of the Addendum is deleted in its entirety and replaced with the following:

“In the event Buyer elects not to terminate the Contract and proceeds to Closing, the Earnest Money including all extension deposits (all limited to and including any portion thereof actually received by the Seller) shall be applicable to the Sales Price at Closing.”

4. **Binding Effect.** This Amendment is binding upon and shall inure to the benefit of the Parties and their respective heirs, trustees, executors, administrators, personal representatives, successors and assigns.

5. **Headings.** The subject headings contained in this Amendment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

6. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Faxed or emailed versions shall be deemed originals.

7. **Applicable Law.** This Amendment will be governed and construed in accordance with the laws of the State of Texas, exclusive of conflict and choice of law principles.

8. **Agreement.** The terms and provisions set forth in this Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Contract and the Addendum thereto, and except as expressly modified and superseded by this Amendment, the terms and provisions of the Contract and Addendum are hereby ratified and confirmed by the Parties and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first above written.
**Seller:**
PM Dixie LLC

By: [Signature]

Pierre Bejjani, Manager

**Buyer:**
DWR Development Group, LLC, or its permitted assignee

By: [Signature]

Donna Rickenbacker, Manager
Donna:

This will confirm our receipt and disbursement of funds in this file as follows:

Initial Deposit of $30,000 and released the full amount to the Seller;
Additional Deposit of $30,000 and released $25,000 to Seller;
First Extension Deposit of $30,000 and released the full amount to Seller;
Second Extension Deposit of $30,000 and released the full amount to Seller;
Third Extension Deposit of $30,000 and released the full amount to Seller;
Fourth Extension Deposit of $30,000 and released the full amount to Seller; and
Fifth Extension Deposit of $30,000 and released the full amount to Seller.

Chicago currently has $5,000 remaining in escrow.

Every day, we are learning more about COVID-19 (coronavirus) and its impact on our communities and businesses. The health and safety of our customers and employees is a common goal and priority for all of us. We recommend that only parties required to sign documents be present for closing.

FUNDS FOR CLOSING MUST BE WIRED – PLEASE CALL FOR FURTHER INFORMATION.
WARNING! WIRE FRAUD ADVISORY – NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL

Wire fraud is on the rise! Please call your Chicago Title Escrow Officer immediately to verify any wiring instructions received via email. Important: Do not call a phone number within the wire instructions email—only use a verified number for Chicago Title such as the one on the sales contract, via an Internet search, etc.

Janet Karr
Vice President, Commercial Division

3700 Buffalo Speedway Suite 1100 Houston, TX 77098
Cell 713 213 0381 (Direct) Main number: 713 659 1411 713 658 1029 (fax)
www.chicagotitlehouston.com

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the
### SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

**MF - 6/11/20 - 3:54pm - NF**

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AF.

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

- Single Family Construction
- SRO
- Transitional (per §42[(3)(B)]
- Duplex
- Scattered Site
- Fourplex
- > 4 Units Per Building
- Townhome

#### Development will have:

- Fire Sprinklers
- Elevators
- # of Elevators: 2
- Wt. Capacity: 2,500

#### 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:

- % Carpet/Vinyl/Resilient Flooring: 90
- Ceiling Height: 9
- % Ceramic Tile (Upper Floor(s) Ceiling Height [Townhome Only]): 10
- % Other
  - Describe:

#### Unit Type Configuration

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Buildings</th>
<th>Number of Units Per Building</th>
<th>Total # of Units</th>
<th>Total Sq. Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>1</td>
<td>20</td>
<td>14,000</td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>1</td>
<td>24</td>
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<td>1</td>
<td>3</td>
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<tr>
<td>C3</td>
<td>3</td>
<td>1</td>
<td>1,161</td>
<td></td>
</tr>
</tbody>
</table>

**Totals:**

- 27
- 48
- 18
- 120
- 108,351

If a revised form is submitted, date of submission: 6/10/2020

- Net Rentable Square Footage from Rent Schedule: 108,351

**Information below to be used by Supportive Housing Applicants only.**

- Total development Common Area as specified on Architect Certification: -
- Ensure that this number matches your architectural drawings.
- Note that in order to qualify for points under 10 TAC §11.9(e)(2), at least 50 square feet of each 75 square of Common Area claimed must be conditioned space.
- The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -
- The lesser of these two numbers added to NRA: 108,351
- Use this number to figure points under 11.9(e)(2)
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></th>
<th>Total</th>
<th>Eligible Basis (If Applicable)</th>
<th>Scratch Paper/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cost</td>
<td>Acquisition</td>
<td>New/Rehab.</td>
</tr>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site acquisition cost</td>
<td>5,500,000</td>
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<tr>
<td>Existing building acquisition cost</td>
<td>10,000</td>
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<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>0</td>
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<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
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<td>$0</td>
</tr>
<tr>
<td><strong>OFF-SITES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site concrete</td>
<td>6,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>150,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td>20,000</td>
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<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td>17,024</td>
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</tr>
<tr>
<td>Off-site electrical</td>
<td>0</td>
<td></td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>45,000</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
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<td>$0</td>
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<td><strong>SITE WORK</strong></td>
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<tr>
<td>Demolition</td>
<td>248,800</td>
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<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>0</td>
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<tr>
<td>Detention</td>
<td>400,000</td>
<td>400,000</td>
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</tr>
<tr>
<td>Rough grading</td>
<td>18,880</td>
<td>18,880</td>
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<tr>
<td>Fine grading</td>
<td>12,640</td>
<td>12,640</td>
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<tr>
<td>On-site concrete</td>
<td>7,000</td>
<td>7,000</td>
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<tr>
<td>On-site electrical</td>
<td>0</td>
<td>0</td>
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<tr>
<td>On-site paving</td>
<td>198,900</td>
<td>198,900</td>
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<tr>
<td>On-site utilities</td>
<td>265,000</td>
<td>265,000</td>
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<tr>
<td>Decorative masonry</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>66,000</td>
<td>66,000</td>
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<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>$1,217,720</td>
<td>$0</td>
<td>$968,420</td>
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<tr>
<td><strong>SITE AMENITIES</strong></td>
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<tr>
<td>Landscaping</td>
<td>111,720</td>
<td>111,720</td>
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<tr>
<td>Pool and decking</td>
<td>160,000</td>
<td>160,000</td>
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<tr>
<td>Athletic court(s), playground(s)</td>
<td>80,000</td>
<td>80,000</td>
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<tr>
<td>Fencing</td>
<td>105,336</td>
<td>105,336</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
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<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>$457,056</td>
<td>$0</td>
<td>$457,056</td>
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<tr>
<td><strong>BUILDING COSTS</strong></td>
<td></td>
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</tr>
<tr>
<td>Concrete</td>
<td>1,532,064</td>
<td>1,532,064</td>
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<tr>
<td>Masonry</td>
<td>893,704</td>
<td>893,704</td>
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<tr>
<td>Metals</td>
<td>510,688</td>
<td>510,688</td>
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<tr>
<td>Woods and Plastics</td>
<td>2,808,784</td>
<td>2,808,784</td>
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</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>383,016</td>
<td>383,016</td>
<td></td>
</tr>
<tr>
<td>Roof Covering</td>
<td>638,360</td>
<td>638,360</td>
<td></td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>510,688</td>
<td>510,688</td>
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</tr>
<tr>
<td>Finishes</td>
<td>1,404,392</td>
<td>1,404,392</td>
<td></td>
</tr>
<tr>
<td>Specialties</td>
<td>127,672</td>
<td>127,672</td>
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</tr>
</tbody>
</table>

**Note:** ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).
<table>
<thead>
<tr>
<th>Equipment</th>
<th>0</th>
<th>0</th>
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</thead>
<tbody>
<tr>
<td>Furnishings</td>
<td>255,344</td>
<td>255,344</td>
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<tr>
<td>Special Construction</td>
<td>127,672</td>
<td>127,672</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>383,016</td>
<td>383,016</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,787,408</td>
<td>1,787,408</td>
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<tr>
<td>Electrical</td>
<td>1,404,392</td>
<td>1,404,392</td>
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</table>

<table>
<thead>
<tr>
<th>Individually itemize costs below:</th>
</tr>
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<tbody>
<tr>
<td>Detached Community Facilities/Building</td>
</tr>
<tr>
<td>Carports and/or Garages</td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
</tr>
<tr>
<td>Structured Parking</td>
</tr>
<tr>
<td>Commercial Space Costs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other (specify) - see footnote 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal Building Costs Before 11.9(e)(2)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Voluntary Eligible Building Costs (After 11.9(e)(2))*</th>
</tr>
</thead>
<tbody>
<tr>
<td>$76.43 psf</td>
</tr>
<tr>
<td>&lt;76.44</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>TOTAL BUILDING COSTS &amp; SITE WORK (including site amenities)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contingency</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL HARD COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>$17,051,283</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL CONTRACTOR FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,190,004</td>
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</table>

<table>
<thead>
<tr>
<th>TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)</th>
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</thead>
<tbody>
<tr>
<td>$19,241,287</td>
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</table>

<table>
<thead>
<tr>
<th>Voluntary Eligible “Hard Costs” (After 11.9(e)(2))*</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00 psf</td>
</tr>
</tbody>
</table>

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

<table>
<thead>
<tr>
<th>SOFT COSTS 1</th>
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<tbody>
<tr>
<td>Architectural - Design fees</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
</tr>
<tr>
<td>Engineering fees</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
</tr>
<tr>
<td>Accounting fees</td>
</tr>
<tr>
<td>Impact Fees</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
</tr>
<tr>
<td>Appraisal</td>
</tr>
<tr>
<td>Market analysis</td>
</tr>
<tr>
<td>Environmental assessment</td>
</tr>
<tr>
<td>Soils report</td>
</tr>
<tr>
<td>Survey</td>
</tr>
<tr>
<td>Marketing</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
</tr>
<tr>
<td>Real property taxes</td>
</tr>
</tbody>
</table>

6/10/2020
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal property taxes</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td>100,000</td>
<td>100,000</td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>150,000</td>
<td>150,000</td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>85,451</td>
<td>85,451</td>
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<tr>
<td><strong>Subtotal Soft Cost</strong></td>
<td>$1,794,477</td>
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**FINANCING:**

**CONSTRUCTION LOAN(S)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
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</thead>
<tbody>
<tr>
<td>Interest</td>
<td>575,196</td>
<td>230,078</td>
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<tr>
<td>Loan origination fees</td>
<td>155,880</td>
<td>155,880</td>
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<tr>
<td>Title &amp; recording fees</td>
<td>174,123</td>
<td>174,123</td>
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<tr>
<td>Closing costs &amp; legal fees</td>
<td>150,000</td>
<td>150,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>27,000</td>
<td>27,000</td>
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<tr>
<td>Credit Report</td>
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<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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</tr>
<tr>
<td><strong>PERMANENT LOAN(S)</strong></td>
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<td>Loan origination fees</td>
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<td>Title &amp; recording fees</td>
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<td>Closing costs &amp; legal</td>
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<tr>
<td>Bond premium</td>
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<tr>
<td>Credit report</td>
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<tr>
<td>Discount points</td>
<td></td>
<td></td>
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<tr>
<td>Credit enhancement fees</td>
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<tr>
<td>Prepaid MIP</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>BRIDGE LOAN(S)</strong></td>
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<tr>
<td>Interest</td>
<td></td>
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<tr>
<td>Loan origination fees</td>
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<td></td>
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<tr>
<td>Title &amp; recording fees</td>
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<td></td>
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<tr>
<td>Closing costs &amp; legal</td>
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<td>Other (specify) - see footnote 1</td>
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</tr>
<tr>
<td><strong>OTHER FINANCING COSTS</strong></td>
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<tr>
<td>Tax credit fees</td>
<td>64,830</td>
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<tr>
<td>Tax and/or bond counsel</td>
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<tr>
<td>Payment bonds</td>
<td>139,097</td>
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<tr>
<td>Performance bonds</td>
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<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
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<tr>
<td>Mortgage insurance premiums</td>
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<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
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<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
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<tr>
<td>Tax opinion</td>
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<tr>
<td>Refinance (existing loan payoff amt)</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>Subtotal Financing Cost</strong></td>
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**DEVELOPER FEES**

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<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
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</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>150,000</td>
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<tr>
<td>General &amp; administrative</td>
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<tr>
<td>Profit or fee</td>
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<td>1,977,000</td>
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<td><strong>Subtotal Developer Fees</strong></td>
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<tr>
<td><strong>15.00%</strong></td>
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**RESERVES**

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<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>50,000</td>
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</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6/10/2020</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Funds</td>
<td>Existing Reserves*</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>493,524</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td>36,000</td>
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<tr>
<td>Escrows - new funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
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<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>579,524</td>
<td>0</td>
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**TOTAL HOUSING DEVELOPMENT COSTS**

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<tr>
<th></th>
<th>Amount</th>
<th>Source</th>
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<td><strong>TOTAL HOUSING DEVELOPMENT COSTS</strong></td>
<td>31,658,731</td>
<td>0</td>
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<tr>
<td></td>
<td>0</td>
<td>16,305,650</td>
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</table>

The following calculations are for HTC Applications only.

**Deduct From Basis:**

- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Eligible Basis</strong></td>
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<tr>
<td><strong>Total Adjusted Basis</strong></td>
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<td><strong>Applicable Fraction</strong></td>
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<td><strong>Total Qualified Basis</strong></td>
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<td></td>
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<td>18,013,503</td>
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<tr>
<td><strong>Applicable Percentage</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Credits Supported by Eligible Basis</strong></td>
<td>1,621,215</td>
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</tr>
<tr>
<td><strong>Credit Request</strong> (from 17.Development Narrative)</td>
<td>$ 1,500,000</td>
<td></td>
</tr>
</tbody>
</table>

**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:**

James E. Rickenbacker

**Phone Number for Contact:**

832-940-9940

If a revised form is submitted, date of submission:

6/10/2020
Dear Ms. Rickenbacker:

This letter is a preliminary equity investment commitment from the National Equity Fund, Inc. (NEF) for Regency Lofts (“Project”), a proposed LIHTC, multifamily community located in Houston, TX.

NEF, an affiliate of the Local Initiatives Support Corporation (LISC), was incorporated in 1987 with the mission to identify and develop new sources of financing to help provide affordable housing for low income families and to assist non-profit organizations in creating this housing. NEF has worked with 700 local development partners in forming partnerships which acquire, develop, rehabilitate and manage low-income rental housing. Since the enactment of the Federal Low Income Housing Tax Credit in 1986, NEF has raised more than $11 billion in equity and invested it in more than 2,200 affordable housing projects in 46 states, including Washington, D.C. and Puerto Rico.

Described below are the basic terms, conditions and assumptions of this preliminary commitment:

- The Project consists of a proposed LIHTC, multifamily community which will consist of 120 total housing units located in Houston, TX. The Project will consist of 102 LIHTC units targeted to families with incomes at or below 60% AMI. The remaining 18 units will be unrestricted at market rents.

- The Project will be owned by DWR Regency 20, LP. The General Partner will be DWR Regency GP, LLC and will be owned by DWR Development Group, LLC and William A. Lawsom Institute for Peace & Prosperity. The Limited Partner will be NEF Assignment Corporation. NEF has reviewed the entities and principals involved and has no reservations at this time.

- NEF proposes to be the Federal Low Income Housing tax credit investor with an equity investment of $13,948,605 based on annual LIHTC allocation of $1,500,000 which represents a price of $0.93. NEF’s proposed equity pay-in schedule is depicted on the following page:
o 20% at Closing;  
o 20% at Construction Completion;  
o 60% at Stabilization & 8609

The final timing and amounts of equity payments at closing and during construction will be agreed upon by NEF and the General Partner prior to closing.

- Reserves - The Limited Partner will require the following reserves:
  - Operating Reserve equal to six months of operating expenses plus debt service
  - Capitalized Replacement Reserve of $36,000
  - Lease Up Reserves of $50,000
  - Replacement Reserve of $300 per unit per year to be funded monthly.

- Guaranties and Adjusters – NEF will require Donna Rickenbacker and DWR Development Group, LLC to provide guaranties of development completion, operating, and the repurchase of NEF’s interest if the project fails to meet basic tax credit benchmarks. The Project’s partnership agreement will include adjusters to the Limited Partner’s capital contributions if there is a change in the agreed upon amounts of total projected tax credits or projected first year credits.

- Sources – NEF acknowledges (and has based its terms on) the sources and amounts of funds from other parties as described on the attached TDHCA Schedule of Sources that total $31,658,731.

- Syndication Fee - NEF will charge a $55,000 Due Diligence fee.

- Readiness to Proceed – The Project is seeking Readiness to Proceed points included in the 2020 QAP because the development site is located in a county declared by the Federal Emergency Management Agency to be eligible for assistance within three years preceding December 1, 2019. NEF acknowledges the requirement to close on or before the last business day in November 2020 and fully intends to work with applicant to meet this required deadline.

- Pre-k space – NEF acknowledges the applicant has elected points for the construction of a pre-k facility.

A final determination of our investment will depend upon confirmation of the project’s assumptions; a full underwriting of the Project, the development team and their financial statements; the review of plans and specifications; the commitment for all other sources of financing; the development schedule; review of due diligence materials; successful negotiation of the partnership agreement and approval by NEF’s Investment Review Committee and by its final tax credit investors.

Sincerely,

Jason Aldridge  
Vice President  
National Equity Fund
## 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>Permanen Period</th>
<th>Lien Position</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td>Debt</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
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<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Amegy</td>
<td>Conventional Loan</td>
<td>$15,587,966</td>
<td>4.50%</td>
<td>$ -</td>
</tr>
<tr>
<td>COH Loan</td>
<td>CDBG</td>
<td>$11,250,000</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>NEF HTC</td>
<td>$1,500,000</td>
<td>$2,789,721</td>
<td>$ -</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Houston</td>
<td>$119(d)/2/LPS Contribution</td>
<td>$500</td>
<td>$ -</td>
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<td>Deferred Developer Fee</td>
<td>DWR Development Group, LLC</td>
<td>$2,031,044</td>
<td>$ -</td>
<td>239,626</td>
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<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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</table>

| Total Sources of Funds | $31,659,231 | $31,659,731 |
| Total Uses of Funds    | $31,659,731 | $31,659,731 |
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).

At closing approximately 20% of the equity funds will be received. Amegy will loan funds to the LP in monthly draws and front the City money. Draws will be submitted to the City as well for the sub-set of eligible reimbursable expenses they will fund. Those funds will flow to Amegy as the escrow agent and Amegy will first disburse from those funds for the next draw and then will fund from their loan until the maximum loan is reached. The City holds back 10% of the loan until completion and satisfaction. At completion and conversion equity will fund and at conversion the City loan will be fully funded and the balance of the Amegy loan not retired becomes 18 year debt amortizing at 35 years. The City loan does not bear interest until completion and is subject to cash flow and limited to no more than 50% of distributable cash flow.

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.

COH Harvey DR2 NOFA requires $300/u/y replacement reserve.

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.

No operating subsidies or Section 8 rents anticipated.

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.

Sara Hale  
Signature, Authorized Representative, Construction or Permanent Lender  

Sara Hale  
Printed Name  

02-26-2020  
Date  

Telephone: 281-297-7944  

Email address: sara.hale@ameg ybank.com  

If a revised form is submitted, date of submission: 2/25/2020
## 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).

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Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone:

Email address:

If a revised form is submitted, date of submission:
Ownership Organizational Chart

Regency Lofts
TDHCA#: 20097
Houston, Texas

DWR Regency 20, LP
a Texas Limited Partnership (tbf)

DWR Regency GP, LLC
a Texas Limited Liability Company (tbf)
General Partner
0.01%
Ability to Excercise Control

DWR Development Group, LLC
a Texas Limited Liability Company (Certified HUB)
Managing Member
80%
Ability to Excercise Control

Donna Rickenbacker
Sole Member
100%
Ability to Excercise Control

Special Limited Partner/Syndicator
99.99%

William A. Lawson Institute for Peace & Prosperity
a Texas Non-profit Corporation
Member
20%

Executive Director
Cheryl Lawson, Executive Director

Board of Directors
Mary Ramos, Board Chair
Yolanda Smith, Secretary
Hether Benjamin Brown, Board Member
Chavon Carr, Board Member
Terence Frederick, Board Member
Catherine Clark Mosbacher, Board Member
Imogen Papadopoulos, Board Member
Morris Smith, Board Member
Kimberly Wilkinson, Board Member
Nonprofit Participation

0 Nonprofit Set-Aside (Competitive HTC Applications Only)

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

**Nonprofit Information (ALL Applications)**

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

Organizations Name: William A. Lawson Institute for Peace & Prosperity (WALIPP)

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period? Yes

If no to the question above, what is its current legal status? N/A

If “Other” please specify: N/A

Date of legal formation of Nonprofit Organization: 3/8/1996

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? Yes

   If “Yes”, will this nonprofit organization Control the Applicant? No

   What is the ownership percentage of this nonprofit organization? 20%

2) Describe the nonprofit’s participation: Member of GP of Applicant & Co-Developer

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

   WALIPP will materially participate in the supervision of the 3rd party property management co. and reporting requirements to TDHCA

4) Will the nonprofit receive part of the development fees paid in connection with the development? Yes

   If “Yes,” explain: 20% of Dev. Fee

Application includes a resolution approved by the board of the nonprofit organization indicating clear approval of the organization's participation in the Application and naming all members of the board and employees who may act on its behalf.
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Phone</th>
<th>Ext.</th>
<th>Fax or Email</th>
<th>Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hether Benjamin Brown</td>
<td>Board Member</td>
<td>619 Asbury Street</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
<td>(713) 830-8694</td>
<td></td>
<td><a href="mailto:hetben38@yahoo.com">hetben38@yahoo.com</a></td>
<td>Calpine, SVP</td>
</tr>
<tr>
<td>Chavon Carr</td>
<td>Board Member</td>
<td>800 Sawyer St.</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
<td>(404) 441-4119</td>
<td></td>
<td><a href="mailto:ccarr@carr.associates.com">ccarr@carr.associates.com</a></td>
<td>Attorney</td>
</tr>
<tr>
<td>Terence Frederick</td>
<td>Board Member</td>
<td>4007 Charleston</td>
<td>Houston</td>
<td>TX</td>
<td>77021</td>
<td>(713) 439-5700</td>
<td></td>
<td><a href="mailto:tfredcpa@swbell.net">tfredcpa@swbell.net</a></td>
<td>Attorney</td>
</tr>
<tr>
<td>Catherine Clark Mosbacher</td>
<td>Board Member</td>
<td>2312 North Blvd.</td>
<td>Houston</td>
<td>TX</td>
<td>77098</td>
<td>(713) 628-1583</td>
<td></td>
<td><a href="mailto:ccmosbacher@gmail.com">ccmosbacher@gmail.com</a></td>
<td>None</td>
</tr>
<tr>
<td>Imogen Papadopoulos</td>
<td>Board Member</td>
<td>121 N. Post Oak Ln. #2505</td>
<td>Houston</td>
<td>TX</td>
<td>77024</td>
<td>(713) 688-6905</td>
<td></td>
<td><a href="mailto:imogen@papadopoulos.com">imogen@papadopoulos.com</a></td>
<td>Attorney</td>
</tr>
<tr>
<td>Mary Ramos</td>
<td>Board Chair</td>
<td>1019 W. Gardner St.</td>
<td>Houston</td>
<td>TX</td>
<td>77009</td>
<td>(281) 639-4346</td>
<td></td>
<td><a href="mailto:maryramos@hotmail.com">maryramos@hotmail.com</a></td>
<td>Realtor</td>
</tr>
<tr>
<td>Morris Smith, Jr.</td>
<td>Board Member</td>
<td>421 T.C. Jester Blvd.</td>
<td>Houston</td>
<td>TX</td>
<td>77007</td>
<td>(847) 687-8255</td>
<td></td>
<td><a href="mailto:morris.smith@cocacolaswb.com">morris.smith@cocacolaswb.com</a></td>
<td>Coca Cola</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Address</td>
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<tr>
<td>Yolanda Smith</td>
<td>Secretary</td>
<td>3939 North MacGregor Way</td>
<td>Houston</td>
<td>TX</td>
<td>77004</td>
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<td>Kimberly Wilkinson</td>
<td>Board Member</td>
<td>5113 Gibson St.</td>
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<td>TX</td>
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<tr>
<td>Cheryl Lawson</td>
<td>Executive Director</td>
<td>5220 Scott Street, Unit 108</td>
<td>Houston</td>
<td>TX</td>
<td>77004</td>
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<tr>
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</tr>
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<tbody>
<tr>
<td>(713) 526-3389</td>
<td><a href="mailto:yolanda@naacphouston.org">yolanda@naacphouston.org</a></td>
<td>NAACP, ED</td>
<td></td>
</tr>
<tr>
<td>(713) 855-3775</td>
<td><a href="mailto:kwilk67@comcast.net">kwilk67@comcast.net</a></td>
<td>none</td>
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<tr>
<td>(713) 741-3600</td>
<td><a href="mailto:clawson@walipp.org">clawson@walipp.org</a></td>
<td>ED of WALIPP</td>
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Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
RE: 2020 Competitive Housing Tax Credit (HTC) Application for Regency Lofts, TDHCA Number: 20097

The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2020 Qualified Allocation Plan (QAP). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) and/or §11.201(7)(B) of the QAP.

Section 4 provides the final cumulative score in bold.

Section 5 includes, as applicable, notes and an explanation of any differences between the requested and awarded score, as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(c)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §11.902 of the 2020 QAP. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
Page 2 of Final Scoring Notice: 20097, Regency Lofts

Section 1:
Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 131
Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2020 QAP): 131
Difference between Requested and Awarded: 0

Section 2:
Points Awarded for §11.9(c)(8) Readiness to Proceed: 5
Points Awarded for §11.9(d)(1) Local Government Support: 17
Points Awarded for §11.9(d)(4) Quantifiable Community Participation: 4
Points Awarded for §11.9(d)(5) Community Support from State Representative: 8
Points Awarded for §11.9(d)(6) Input from Community Organizations: 4
Points Awarded for §11.9(d)(7) Concerted Revitalization Plan: 7

Section 3:
Points Deducted for §11.9(f) and/or §11.201(7)(B) of the QAP: 0

Section 4:
Final Score Awarded to Application by Department staff (Including all points): 176

Section 5:
Notes and explanation for difference between points requested and points awarded by the Department, as well as penalties assessed:
NA

Restrictions and requirements relating to the filing of an appeal can be found in §11.902 of the 2020 QAP. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Friday, June 26, 2020. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at sharon.gamble@tdhca.state.tx.us.

Sincerely,

Sharon D. Gamble
Sharon D. Gamble
Competitive HTC Program Administrator
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application .pdf
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
Department staff will place scanned copies of appeal documents behind this tab in the application.pdf
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application.pdf
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf.
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf