2020 Multifamily Uniform Application

REVISED February 20, 2020
2020 Multifamily Uniform Application Certification

Development Name: Avenue at Sycamore Park

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.

CSH Avenue at Sycamore Park, Ltd.

Applicant Entity Name

By: ____________________________
Eleanor M.C. Fanning

Signature of Authorized Representative

Eleanor M.C. Fanning

Printed Name

Executive Director

Title

February 24, 2020

Date

Sworn to and subscribed before me on the

24th day of February, 2020

by

Eleanor M.C. Fanning

(Personalized Seal)

RUCHI ADHIKARY
Notary ID #128423614
My Commission Expires January 4, 2023

Notary Public Signature
RUCHI ADHIKARY, TX
Notary Public, State of
Dallas
County of
January 04, 2023
My Commission Expires:
02.24.2020

Date

2/21/2020
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).*

<table>
<thead>
<tr>
<th>Complete Application Due Date:</th>
<th>Targeted Board Meeting Date:</th>
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<tbody>
<tr>
<td>December 13, 2019*</td>
<td>March 19, 2020</td>
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<tr>
<td>January 6, 2020</td>
<td>April 23, 2020</td>
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<td>February 5, 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>
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<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.

N/A
The Certification, Acknowledgement, and Consent of Development Owner
is included behind this tab.

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

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

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

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

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

- 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;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature

Eleanor M.C. Fanning

Printed Name

Executive Director

Title

2. 24. 20

Date

THE STATE OF ___ $ 

COUNTY OF ___ $ 

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

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

RUCHI ADHIKARY
Notary ID #128423614
My Commission Expires
January 4, 2023
(Seal)

Notary Public Signature
The Applicant Eligibility Certification(s) is included behind this tab.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Eleanor M.C. Fanning
Printed Name

Executive Director

Title

2-24-20

Date

THE STATE OF  _____Texas  _____

COUNTY OF  _____Dallas  _____

Before me, a notary public, on this day personally appeared
Eleanor M.C. Fanning, known to me to be the person whose name is subscribed

to the foregoing document and, being by me first duly sworn, declared and certified that the

statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of February 2020

(Seal)

RUCHI ADHIKARY
Notary ID #128423614
My Commission Expires
January 4, 2023

Notary Public Signature
Multifamily Direct Loan Certification (10 TAC Chapter 13)

- Multifamily Direct Loan Certification is included behind this tab.
- **X** Multifamily Direct Loan Certification is not applicable to this Application.

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

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

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

<table>
<thead>
<tr>
<th>1. Applicant Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Eleanor M.C. Fanning</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:emcfanning@bromptonchdc.org">emcfanning@bromptonchdc.org</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 3701 Kirby Drive, Suite 860</td>
</tr>
<tr>
<td><strong>City:</strong> Houston</td>
</tr>
<tr>
<td><strong>State:</strong> TX</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Matt Higgins</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:mhiggins@msh-icservices.com">mhiggins@msh-icservices.com</a></td>
</tr>
<tr>
<td><strong>Office:</strong> (817) 683-1571</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact <em>(if applicable)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
</tr>
<tr>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
</tr>
<tr>
<td><strong>Street:</strong></td>
</tr>
<tr>
<td><strong>City:</strong></td>
</tr>
</tbody>
</table>
# Competitive Housing Tax Credit Selection Self-Score-10 TAC §11.9

This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application.

## Criteria Promoting Development of High Quality Housing

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

**High Quality Housing Total**: 17

## Criteria to Serve and Support Texans Most In Need

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

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

## Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td>1</td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td></td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td></td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td></td>
</tr>
</tbody>
</table>

**Community Support and Engagement Total**: 11

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

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

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

| Point Deductions                             | §11.9(f)                      |                 |

**Total Application Self Score**: 131

---

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.
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>Subsidy Per Unit</td>
<td>§13.6(4)</td>
<td>0</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>§13.6(4)</td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units ≤ 60,000</td>
<td>§13.6(4)</td>
<td>0</td>
</tr>
<tr>
<td>Rent Levels of Residents</td>
<td>§13.6(5)</td>
<td>0</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>
</tbody>
</table>

Total Application Self Score 15

N/A
## Site Information Form Part I

<table>
<thead>
<tr>
<th>Development Address (All Programs)</th>
<th>Self Score Total: 131</th>
</tr>
</thead>
<tbody>
<tr>
<td>2601 Avenue J</td>
<td>Fort Worth ETJ? No</td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Region</td>
<td>Urban</td>
</tr>
<tr>
<td>Zip</td>
<td>Rural/Urban</td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Census Tract Information (All Programs)</th>
<th>Median Household Income: 31334 Quartile: 4q Poverty Rate: 31.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>QCT? 11-digit Census Tract Number</td>
<td></td>
</tr>
</tbody>
</table>

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

Check the boxes of the resolutions must be provided to demonstrate eligibility for any unchecked item.

- [ ] n/a Poverty Rate: Twice the State Average Per Capita.
- [ ] n/a Median Household Income: Poverty Rate: Above 40% (55% for Regions 11 or 13), and the Neighborhood Risk Factors Report and required resolution has been submitted behind Tab 2.
- [ ] n/a Poverty Rate: Twice the State Average Per Capita.
- [ ] n/a Poverty Rate: Twice the State Average Per Capita.
- [ ] n/a Poverty Rate: Twice the State Average Per Capita.
- [ ] n/a Poverty Rate: Twice the State Average Per Capita.

3. Limitations on Developments in Certain Census Tracts.

- [ ] n/a Development 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.
- [ ] n/a Development 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) within the same county:

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

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

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

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:

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
- Flood Zone Designation: A & X
- Zoning Designation: "UR" Urban Residential
- Entire Development Site is outside the 100 year floodplain. No
### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>ETJ?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2601 Avenue J</td>
<td>Fort Worth</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>Tarrant</th>
<th>County</th>
<th>Urban</th>
<th>Rural/Urbn</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>76105</td>
<td>No</td>
<td>Tarrant</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

### Census Tract Information (All Programs)

<table>
<thead>
<tr>
<th>11-digit Census Tract Number</th>
<th>QCT?</th>
<th>Median Household Income</th>
<th>Quartile</th>
<th>Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>48439103500</td>
<td>Yes</td>
<td>31334</td>
<td>4q</td>
<td>31.1</td>
</tr>
</tbody>
</table>

The poverty rate for the Census Tract is above 40% (55% for Regions 11 or 13), and the Neighborhood Risk Factors Report and required resolution has been submitted behind Tab 2.

### 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))

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

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

- **x** The Development Site is not 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 Development Site is not located in a county with a population that exceeds one million and is not contiguous to or located within 1,000 feet of the site for the following eligible Pre-application(s) within the same census tract:

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

- **x** The Development Site is not located in a county with a population less than one million.

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

- The site is located in a county with a population less than one million and is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

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

- **n/a** The Application is USDA or At-Risk, or is in a Rural Subregion.

- **n/a** 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:

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

- **Yes** Development Site is appropriately zoned?

- **A & X** Flood Zone Designation:

- **No** Entire Development Site is outside the 100 year floodplain.

---

4/13/2020
Farmland Designation  (To be completed if requesting MF DL funds under 2020-2 NOFA or Soft Repayment set-aside of 2020-1 NOFA):

N/A

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

Confirm the following supporting documents are provided behind this tab.

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


Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>TEA Rating</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA Sims</td>
<td>PK</td>
<td>through</td>
<td>5</td>
<td>MS</td>
</tr>
<tr>
<td>James Middle</td>
<td>6</td>
<td>through</td>
<td>8</td>
<td>MS</td>
</tr>
<tr>
<td>Polytechnic High</td>
<td>9</td>
<td>through</td>
<td>12</td>
<td>IR</td>
</tr>
</tbody>
</table>

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

X 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.

2/28/2020
Supporting Documentation for the Site Information Form Part I

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

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

Resolutions:
- Twice the State Average of Units Per Capita Resolution
- One Mile Three Year Resolution or evidence of other exception
- 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 not included

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

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

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

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

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

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

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

**Educational Quality (all Applications)**

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

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

**Waiver of Rules**

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

The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov’t Code, §§2306.001, 2306.002, 2306.359, and 2306.6701, (which are general in nature and apply to the role of the Department and its programs, including the Housing Tax Credit program) than not granting the waiver.
AVENUE AT SYCAMORE PARK
TAB 8 - STREET MAP WITH SITE DRAWN AND IDENTIFIED

AVENUE AT SYCAMORE PARK
PROPOSED SITE
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the Federal Register notice published September 25, 2018.
January 31, 2020

Eleanor M.C. Fanning
CSH Avenue at Sycamore Park, Ltd.
3701 Kirby Drive, Suite 860
Houston, TX 77098

RE:  2601 Avenue J
     John Ringer Survey, Abstract 1286 Tract 1C05A

To Whom It May Concern:

The above referenced property is currently shown on the City of Fort Worth zoning map and is zoned “UR” Urban Residential District. The purpose of the Urban Residential ("UR") District is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. The regulations for “UR” Urban Residential District, as described in Chapter 4, are available at [http://fortworthtexas.gov/zoning/](http://fortworthtexas.gov/zoning/). This zoning district permits the use of Multifamily dwelling. A duplicated portion of the City of Fort Worth Zoning Map, which encompasses the location of the above-referenced property is attached and made a part of this letter.

Should you need additional information, contact Stella Perez at (817) 392-8026.

Sincerely,

Arty Wheaton Rodriguez
Planning Manager, Zoning and Land Use Section
Request for Zoning Verification Letter

Contact Information
Name: Matt Higgins
Company: CSH Avenue at Sycamore Park, Ltd.
Address: 3701 Kirby Drive, Suite 860
City, State & Zip: Houston, Texas 77098
Phone Number: 817-683-1571
Email: mhiggins@msh-icservices.com

If Addressee is different than above, please complete the following:
Name: Eleanor M.C. Fanning
Company: CSH Avenue at Sycamore Park, Ltd
Address: 3701 Kirby Drive, Suite 860
City, State & Zip: Houston, Texas 77098

Address of the property: 2601 Avenue J, Fort Worth, 76105 TAD Account #04691873

Proposed or current use of property: Currently vacant land / Multifamily is proposed

Are any residential tenants on the property current parolees and/or funded through a program with the Texas Department of Criminal Justice? Y N NA
If so, which program (AHP, THAP, other) Not Applicable

Legal description of subject property:
Lot(s) ______ Block _____ Addition Name __________
Or Survey _____ John Ringer __________
Abstract ____________ Tract 1C05A

Please do not send metes and bounds, as we cannot use for verification.

NOTE: The City of Fort Worth Zoning verification letter cannot verify compliance with the following:
- Development regulations or variances including parking, legal non-conforming status, and building or zoning violations.

Building Violations & Certificate of Occupancy- Permit Section (817) 392-2222
Zoning Questions- Zoning Section (817) 392-8028
Zoning Violations- Code Compliance (817) 392-1234

A Fee of $50.00 is charged for each letter (For the same property).
*Each separate property requires a separate application and fee. Fees may be paid via credit card by phone.
Form must be complete. When a complete request is received in our office, processing time is up to 10 business days. Please note that a 3 business day letter option is available for platted lots at twice the regular fee.

Once a case file is created in our system we will contact you for payment.

For information, call
Aide Pocasangre-Garay at (817) 392-8026.

Return this form to:
City of Fort Worth
Zoning Verification Letter
Planning & Development Department / Zoning
200 Texas Street
Fort Worth, TX 76102
or email to ZVL@fortworthtexas.gov

Revised: 12/26/2018
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.
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 2/25/2020 at 4:37:51 AM 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 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.
# Texas Education Agency

## 2019 Accountability Ratings Overall Summary

**JAMES MIDDLE (220905048) - FORT WORTH ISD**

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Rating</th>
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<tbody>
<tr>
<td>Overall</td>
<td>52</td>
<td>F</td>
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<tr>
<td><strong>Student Achievement</strong></td>
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<td></td>
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<tr>
<td>STAAR Performance</td>
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<tr>
<td>College, Career and Military Readiness</td>
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<tr>
<td>Graduation Rate</td>
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<td><strong>School Progress</strong></td>
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<tr>
<td>Academic Growth</td>
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<tr>
<td>Relative Performance (Eco Dis: 91.5%)</td>
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<td>59</td>
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<tr>
<td><strong>Closing the Gaps</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2</td>
<td>36</td>
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</table>

### Identification of Schools for Improvement

This campus is identified for comprehensive support and improvement.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
Texas Education Agency
2019 Accountability Ratings Overall Summary
POLYTECHNIC H S (220905009) - FORT WORTH ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Overall</th>
<th>Student Achievement</th>
<th>School Progress</th>
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<tr>
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<td>C</td>
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<td>Relative Performance (Eco Dis: 93.7%)</td>
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<td>75</td>
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<td>30</td>
<td>70</td>
<td>C</td>
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</table>

Identification of Schools for Improvement

This campus is a comprehensive support and improvement progress school.

Distinction Designations

- ELA/Reading: Not 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
T A SIMS EL (220905208) - FORT WORTH ISD

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
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</thead>
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<td><strong>Student Achievement</strong></td>
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<td></td>
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<tr>
<td>STAAR Performance</td>
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<td>D</td>
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<tr>
<td>College, Career and Military Readiness</td>
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<td></td>
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<tr>
<td>Graduation Rate</td>
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<td>60</td>
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<td><strong>School Progress</strong></td>
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<td>Academic Growth</td>
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<td>Relative Performance (Eco Dis: 98.3%)</td>
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<td><strong>Closing the Gaps</strong></td>
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</tr>
<tr>
<td></td>
<td>68</td>
<td>75</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
### Site Information Form Part II

**Self Score Total:** 131

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

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

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

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

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

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

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

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

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

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

**Total Points Claimed:** 0

If necessary, provide a brief summary of how the Development Site is justifying the points selected:
2. **Underserved Area (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(5) and 10 TAC §13.6(3)]**

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

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

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

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

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

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

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

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

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)

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: 3 Urban

<table>
<thead>
<tr>
<th>Yes</th>
<th>Application is claiming points for a Concerted Revitalization Plan (“CRP”). (up to 7 points)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No points were claimed for Opportunity Index.</td>
</tr>
<tr>
<td></td>
<td>Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.</td>
</tr>
<tr>
<td></td>
<td>The CRP Packet has been completed and is included behind Tab 10.</td>
</tr>
</tbody>
</table>

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

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) |

**Application is seeking points for Declared Disaster Area.**  **Total Points Claimed:** 10

6. **Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]**

<table>
<thead>
<tr>
<th>Application meets all of the following requirements: (5 points)</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2020.</td>
</tr>
<tr>
<td>Application includes acknowledgement from all lenders and the syndicator of the required closing date.</td>
</tr>
<tr>
<td>Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2020.</td>
</tr>
<tr>
<td>Application includes evidence that appropriate zoning will be in place at award.</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

**Application is seeking points for Readiness to Proceed.**  **Total Points Claimed:** 0
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
- Maps(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
- 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
- Print-out from THECB website confirming accreditation of university or community college
- Evidence amenity is operational or has started site work (for instance: website postings, newspaper 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.

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

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.
<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abilene Christian University</td>
<td>Phil Schubert</td>
<td>(325) 674-2412</td>
</tr>
<tr>
<td>Amberton University</td>
<td>Melinda Reagan</td>
<td>(972) 279-8511</td>
</tr>
<tr>
<td>Austin College</td>
<td>Marjorie Hass</td>
<td>(903) 813-3001</td>
</tr>
<tr>
<td>Baylor University</td>
<td>Judge Ken Starr</td>
<td>(254) 710-3555</td>
</tr>
<tr>
<td>Concordia University Texas</td>
<td>Thomas Cedel</td>
<td>(512) 313-3000</td>
</tr>
<tr>
<td>Dallas Baptist University</td>
<td>Adam C. Wright</td>
<td>(214) 333-5130</td>
</tr>
<tr>
<td>East Texas Baptist University</td>
<td>Lawrence Reseler</td>
<td>(903) 923-2222</td>
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<tr>
<td>Hardin-Simmons University</td>
<td>Lanny Hall</td>
<td>(325) 670-1226</td>
</tr>
<tr>
<td>Houston Baptist University</td>
<td>Robert Sloan, Jr.</td>
<td>(281) 649-3450</td>
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<tr>
<td>Howard Payne University</td>
<td>William (Bill) Ellis</td>
<td>(325) 649-8000</td>
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<tr>
<td>Huston-Tillotson University</td>
<td>Dr. Colette Pierce Burnette</td>
<td>(512) 505-3001</td>
</tr>
<tr>
<td>Jarvis Christian College</td>
<td>Lesler Newman</td>
<td>(903) 730-4890</td>
</tr>
<tr>
<td>LeTourneau University</td>
<td>Dale Lunsford</td>
<td>(903) 233-3100</td>
</tr>
<tr>
<td>Lubbock Christian University</td>
<td>L. Tim Perrin</td>
<td>(806) 720-7127</td>
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<tr>
<td>McMurry University</td>
<td>Sandra Harper</td>
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<td>Our Lady of the Lake University of San Antonio</td>
<td>Jane Ann Slater</td>
<td>(210) 431-3950</td>
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<td>Paul Quinn College</td>
<td>Michael Sorrell</td>
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<td>Rice University</td>
<td>David Leebrohn</td>
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<td>Charlie T. McCormick</td>
<td>(830) 792-7346</td>
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<tr>
<td>South Texas College of Law Houston</td>
<td>Donald Guter, President/Dean</td>
<td>(713) 859-8040</td>
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<td>Southern Methodist University</td>
<td>Gerald Turner</td>
<td>(214) 768-3300</td>
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<td>Southwestern Adventist University</td>
<td>Ken Shaw</td>
<td>(817) 202-6202</td>
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At Texas Wesleyan, our intentionally small campus has a Texas-sized reputation and a rich history. Get to know a little more about the University and its "Smaller. Smarter." tradition.

**Texas Wesleyan at a Glance**

| President: Frederick G. Slabach | 2020 Strategic Vision  
|  | About the President  

| History | Founded in 1890  
|  | Affiliated with the United Methodist Church  

| Academics | Undergraduate Majors: 31  
|  | Types of Undergraduate Degrees: 7 (B.A., B.A.A.S, B.B.A, B.S.H.S., B.M., B.S., B.S.A.T.)  
|  | Graduate Programs: 5  
|  | Types of Graduate Degrees: 11  

https://bxwes.edu/about/
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January 27th, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2019 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Meals On Wheels, Inc. of Tarrant County is to promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Meals On Wheels, Inc. of Tarrant County is a non-profit located at 5740 Airport Freeway, Haltom City, 76117. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community's great need for quality affordable housing at affordable rental rates. We are glad to serve the proposed Avenue at Sycamore Park development, which is within our Meals on Wheels service area. Ultimately, we look forward to seeing this project developed.

Sincerely,

Steven R. Cook, D.Min.
Vice President of Client Services
Meals On Wheels, Inc. of Tarrant County
5740 Airport Freeway
Fort Worth, Texas 76117
817-258-6401 direct
817-338-1066 Fax
mealsonwheels.org
Programs

Home-Delivered Meals | Case Management | Client Assistance | Friend to Friend | Supplemental Food | Errands | Companion Pet Meals | Nutrition Education | HomeMeds

Meals On Wheels of Tarrant County provides more than just a nutritious meal. While the Home-Delivered Meals program is at the heart of everything we do, we have established a number of ancillary programs to meet specific needs within the community. These programs address issues ranging from senior isolation to unsafe living conditions to a variety of nutrition programs that help our clients manage chronic health issues. Each client is assigned to a case manager who makes quarterly check-up visits to gauge the client's progress. As part of that discussion, the case manager will note specific needs and recommend the client to one of our ancillary programs if needed. Since Meals On Wheels works closely with a number of other charitable organizations, we can also make referrals to other resources within the community.

Home-Delivered Meals

Meals On Wheels of Tarrant County provides nutritionally-balanced, home-delivered noontime meals to the homebound, elderly and disabled citizens of Tarrant County. Meals are typically delivered between 10:30 a.m. and 12:30 p.m., Monday through Friday. Some clients need a greater level of care and qualify for breakfast and weekend meals in addition to our regular noontime meal. The meals are delivered to the client's door by trained volunteers, who are often the only people our clients see on a daily basis. We prepare and deliver more than 3,500 nutritious meals each day right here in Tarrant County.

Qualification Criteria: Home-delivered meals are available to those who live in Tarrant County, Texas, who are homebound for any length of time, are physically or mentally unable to prepare nutritious meals for themselves, and have no one to help them on a regular basis. There are no age or income restrictions and no one is ever approved or denied services based on their ability to make a voluntary contribution toward the cost of the services provided.

- Current breakfast menu
- Current lunch menu
- Communities Served
- Refer/Become a Client
- Donate to the Home-Delivered Meals program
- Nutrition Information
- Diet Prescription Information
Each client and prospective client is assigned to a professional case manager who assesses the client’s needs, coordinates other needed services, and advocates for the client with other agencies. All clients are re-certified for the program on an annual basis. The case manager is also the client’s link to accessing and receiving other services within the community.

Our first priority is always providing a nourishing noon meal, but the case managers also determine if clients need additional meals or other services that we can provide or coordinate with other service providers. We see every client in their home at least three times per year.

We assist clients with fans, air conditioners, and heaters. We process applications that allow low-income clients to occasionally have their utility bills paid. We arrange for our clients to borrow, indefinitely and at no cost, equipment such as walkers, commode chairs, and bath rails. We check on clients when we are concerned about their safety. Our case managers help to greatly improve the quality of our clients’ lives, allowing them to live in their own homes for as long as possible.

Client Assistance

Through our Client Assistance program, we are able to provide support to homebound, elderly and disabled meal recipients who need help with minor home repairs and safety issues. These projects are intended to keep clients at home in a safe and healthy
environment. This program is considered a last-resort resource when the client desperately needs something and has no other resources available.

Our first priority is always providing a nourishing noon meal, but each client’s case manager also determines if other services are needed that we can coordinate or arrange. Clients are visited in their home so that case managers can assess their environment and ability to live independently. The case managers ask questions related to activities of daily living, nutrition, and physical and mental well being along with what resources (financial and family) clients have available to help them.

Client assistance is specific; therefore, once an item is provided, the client’s level of impairment is immediately improved. Case managers continue to evaluate each client on a regular basis to determine if there are any additional needs.
This program is funded through donor designated gifts and by local businesses that provide assistance with minor plumbing, electrical, roofing, tree trimming, home repairs, and other tasks on a pro-bono basis. With your support, we can provide fans, air conditioners, heaters, walkers, wheelchairs, blankets, adult incontinence supplies, grab bars, microwave ovens, bedside toilets, personal hygiene products, and so much more.

If you would like to make a monetary donation to Meals On Wheels in support of the Client Assistance program, click here.

For more information about the Client Assistance program, please contact Iris at iris@mealsonwheels.org or 817-258-6433.  

▲ Back to Top

Friend to Friend Program

The Friend to Friend program is designed to help combat the loneliness and isolation of our homebound clients. Volunteers are encouraged to build friendships with lonely clients by making weekly in-home visits. Many of our clients have no visitors except for the person who delivers their meal each day. As a society, we tend to ignore our most seasoned members. These individuals have been productive members of society for many years and have interesting stories and experiences to share with anyone who will take the time to listen.

You can enhance someone's life by simply being a friend to an elderly or disabled person who may have no other visitors. At first, you can talk about the weather, a good book, or current events. The great thing about friendship is that these conversations will develop and become more meaningful to both you and the client. We have had numerous volunteers tell us that they get more out of the friendship than they could ever hope to give the client. Plus, your weekly visit gives us one more set of eyes to check on the well-being of our clients. If you notice a change in the client's health or behavior, you can alert Meals On Wheels so that we can follow up with the client. These additional safety checks give everyone involved an added peace of mind.

To ensure the safety of our clients, each Friend to Friend volunteer must pass a short background check. After that, we will bring you in for an orientation, match you with one of our clients needing a friend, and when the time comes, go with you to introduce you to your new friend. We require a 6-month commitment for this program, but the great news is you can do this on your own timeline.put you in contact with someone in your area.
For more information on this program or to become a volunteer, contact Sarah Drew-Watson via email or by calling **817-258-6426**.

▲ Back to Top

Supplemental Food

Food supplied by local food banks and church pantries is distributed to meal recipients who need more food assistance than can be delivered through the daily meal program. For more information or to donate food pantry items, contact Iris at iris@mealsonwheels.org or **817-258-6433**.

▲ Back to Top

Errands Program

Volunteers are matched with clients who need someone to shop for groceries, prescriptions, or other items on their behalf. For more information or to volunteer, contact Iris at iris@mealsonwheels.org or **817-258-6433**.

▲ Back to Top

Companion Pet Meals

Years ago, we learned that an alarming number of our elderly and disabled clients were not eating all of their nutritious meal, but actually sharing it with their pets! This is a real problem for clients who live on a minimal income and desperately need the full nutritional benefits of our meals, not to mention the fact that our meals are not always healthy for the pets. Clients who have difficulty adequately feeding their cat or dog may receive
supplemental pet food for up to two pets at no charge. For more information or to volunteer, contact Iris at iris@mealsonwheels.org or 817-258-6433.

▲ Back to Top

Nutrition Programs

These programs are designed to help clients with specific nutrition needs. They are partially funded by United Way of Tarrant County and carried out by our dietitians.

Nutrition Education

Through our Nutrition Education program, we aim to keep people healthy at home and reduce preventable hospitalizations and emergency room visits, ultimately saving valuable taxpayer dollars. Clients must be age 35 years or older and have either a diagnosis of diabetes or be at risk of developing diabetes, or be at increased nutritional risk.

Goals with projected outcomes:

- Reduce hospitalizations and emergency room visits by 10% or more for six months after intervention compared with six months before intervention
- Enhance health status and capacity for self-care
- Meet behavioral change goals
- Report greater confidence in dealing with their health issue(s)

Public benefit – based on four of the diseases found most often in our clients, the average cost of hospitalization in Tarrant County is $27,000. Independent program evaluators found a 42% reduction in hospital stays among program participants, potentially saving Tarrant County taxpayers millions of dollars annually.

To learn more about the Nutrition Education program, contact us at 817-258-6427 or via email at nutrition@mealsonwheels.org

▲ Back to Top

HomeMeds – Medication Management

The HomeMeds program was established to prevent falls and hospitalization due to medication errors and adverse drug effects among older adults. The risk for severe reactions and interactions, medication errors, and medication duplications are found at an alarming rate among the senior population. Through this program, we are able to save lives and health care dollars by identifying serious drug reactions and help eliminate the need for our clients to visit hospitals because of problems with their medication.

All prescriptions, vitamins, and herbal supplements are reviewed to identify any medication
errors or adverse drug effects. These findings are then discussed with the client. This program is especially beneficial to people who:

- Go to multiple doctors or pharmacies
- Take over-the-counter medications
- Have experienced falls, dizziness or confusion
- Have recently been to the hospital
- Feel overwhelmed with obtaining or taking their medications

To learn more about the HomeMeds program, contact us at 817-258-6427 or via email at nutrition@mealsonwheels.org.

▲ Back to Top
we are families feeding families for life.

Every business, we take pride in supporting families and promoting healthy and wholesome meals that can be enjoyed across different generations in their homes. We believe the dinner table serves not only as a nutritional starting point, but is also where busy families gather to reconnect with each other.

Providing friendly customer service and affordably priced groceries. We celebrate the diversity of our community by sourcing from local farms and producers, as well as imported specialty products and a team of knowledgeable, bilingual staff.

You will find a large selection of fresh produce, an expansive meat department with in-store butchers, many local cheeses, artisanal breads, and so much more.

At Foodland Markets we are passionate about serving families in our community and sharing good food with our neighbors. We take pride in our community and appreciate your business. We know that you have many options for food purchases and want you to know that we’re working hard each day to continue to earn your business.
ABOUT US

At Foodland Markets we are families feeding families for life.

As a locally owned family business, we take pride in supporting families and promoting healthy and wholesome meals that can be shared together. We believe the dinner table serves not only as a nutritional starting point, but is also where busy families reconnect.

We are committed to providing friendly customer service and affordably priced groceries. We celebrate the diversity of our community by offering imported specialty products and a team of knowledgeable, bilingual staff.

At Foodland Markets you will find a large selection of fresh produce, an expansive meat department with in-store butchers, many authentic imported products, and so much more.

At Foodland Markets we are passionate about serving families in our community and sharing good food with our neighbors.

We take pride in our community and appreciate your business. We know that you have many options for food purchases and want you to know that we're working hard each day to continue to earn your business.

Every week you will find hundreds of specials throughout our store. Our friendly staff is here to help you find exactly what you're looking for and to offer you assistance regarding all the products we carry.

When you shop at our stores each week:

1. You keep your dollars in your local economy.
2. You help create local jobs.
3. You nurture your local community and help us support local charities.
4. You invest in local ownership.
5. You create more choice in shopping.
6. You embrace what makes us different from our larger, national competitors.
FRESH CRISP BUNCH TEXAS GREENS

2 for $1

FAMILY PACK PORK BELLOWS CHOPS LOMO DE COCINEO

$1.19 LB

FAMILY PACK USDA SELECT BONELESS ROUND STEAK SAN ANTONIO

$2.99 LB

PINE RIDGE LEAN & MEaty ST. LOUIS STYLE RIBS CORN ELAR DE PUEBRO

$1.89 LB

GO TEXAN.

WANT TO KNOW WHAT THE SALES ARE BEFORE EVERYONE ELSE?
SIGN UP TO HAVE THIS WEEKLY SAVINGS FLYER EMAILED DIRECTLY TO YOU.
SIGN UP AT WWW.FOODLANDMKT.COM

FRESH JUICY TEXAS RUBY RED GRAPEFRUIT

4 for $1

FRESH CRISP JUICY MEXICAN LINES LIMON VERDE

12 for $1

FRESH CRISP GREEN CABBAGE MENGEL'S WORCESTER

4 lbs. $1

GO TEXAN.
Polytechnic Health Center
1650 S. Beach Street
Fort Worth, TX 76105

817-702-1100

JPS Connection applications can be dropped off until 4:45 pm.
An Eligibility & Enrollment specialist is on site on Wednesdays. Those needing assistance must arrive by 4:00 pm.

Free Wi-Fi is available for patients and their visitors.
John Peter Smith Hospital
1500 S. Main Street
Fort Worth, TX 76104

817-702-1100

Free Wi-Fi is available for patients and their visitors.

Lori's Gift Shop is open daily.
It is located in the lobby, next to the orange elevators.

Food is available on campus from McDonald's, the JPS Cafeteria, and various food trucks (late night only).
AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $9.11.
Sycamore Community Center

Located just off East Rosedale Street, Sycamore Community Center offers an after-school program, as well as a variety of fitness classes and community activities for people of all ages.
Online Registration & Reservations Now Available

Find a program

Reserve a facility

Buy a membership

Fitness membership information

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<td>Family (5 people, 1 address)</td>
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After School Program

Hours: 3-6 p.m.

Transportation to Sycamore Community Center is available from T.A. Sims Elementary, S.S. Dillow Elementary, D. McRae Elementary and Mitchell Boulevard Elementary. Walk-ins and children dropped off by their parents are accepted from all local schools.

Volunteer Program

Discover opportunities to volunteer at the Sycamore Community Center.
## Activity Search

> Home Page > Activity Search

### City of Fort Worth Online Activity Registration

**Botanic Gardens, Community Centers, Nature Center and Parks:** An online account is required to register for activities and add to waiting lists. Register early to save your spot. Activities may be cancelled if enrollment is low. When registration opens, log into your account and complete your transaction. It's a good idea to have some backup classes just in case your preferred class is full.

**Libraries:** Most activities require no registration. If you see an activity that you would like to attend, just drop by the library at the time of the activity. Some activities require registration by phone. If an activity requires phone registration or has limited space, it will be noted in the description.

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<td>FW@6 Iron Sharpens Iron</td>
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<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
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<tr>
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<td>February 3, 2020 to February 28, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
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<tr>
<td>Walking Warriors</td>
<td>February 3, 2020 to February 28, 2020</td>
<td>11am - 1pm</td>
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<td>12pm - 3pm</td>
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<td>Dominoes</td>
<td>February 4, 2020 to April 2, 2020</td>
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<tr>
<td>FW@6</td>
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<td>6pm - 11pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
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[View website](https://apm.activecommunities.com/cityoffortworth/Activity_Search)
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<td>February 7, 2020</td>
<td>6pm - 8pm</td>
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<td>March 2, 2020 to March 31, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
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<tr>
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<td>March 2, 2020 to March 31, 2020</td>
<td>10am - 11am</td>
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<tr>
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<td>March 4, 2020 to March 26, 2020</td>
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<td>2020 Sycamore - Spring Break Camp</td>
<td>Mon., Mar 9</td>
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<td>Check details for fees</td>
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<td>Boot Camp</td>
<td>April 1, 2020 to April 30, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>$40.00</td>
<td>Add to Cart</td>
</tr>
</tbody>
</table>
SYCAMORE PARK
2525 E Rosedale Street
Fort Worth, TX 76105-2251
Region: East
Visit Website

OVERVIEW

MAP

AMENITIES

Sycamore Park is home of Texas Wesleyan Lady Ram Softball and has a seating capacity of 500.
Sycamore Spray Ground

When the kids aren't ready for the pool, but they need a place to cool off, head over to the spray ground at Sycamore Community Center.

Proper swimwear is required for those playing at the spray grounds (includes swim diapers for the little ones, no regular diapers allowed).

Location
Sycamore Community Center
2525 E. Rosedale St.
Fort Worth, TX 76105

Prices & Hours

2019 Season Dates
Season dates: May 25–Sep. 2 (Labor Day)

Price
Free

Hours
11 a.m.–7 p.m. Monday–Sunday
FORT WORTH – SYCAMORE
| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S |
| TID| CAS| Program Type| Original TID| CAS| Year| Board Approved| Development Name| Project Address| Project City| County Zip Code| Code| Awarded| Total| HTCC Units| Population Served| Units| Address| LTHC| HTCC |
| 70049 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Pine Valley Apartments | 1509 N. Kentucky St. | Riviera Beach | Broward | 33406 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70050 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Timpson Services Apartments | 2225 S. Texas St. | Timpson | Texas | 75571 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70051 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Hughes Springs Senior | 2210 S. Texas St. | Hughes Springs | Texas | 75556 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70052 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Colorado City Senior | 1201 E. Ninth St. | Colorado City | Texas | 75556 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70053 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Fredericksburg Senior | 511 E. Highway St. | Fredericksburg | Texas | 78624 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70054 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Seneca Senior | 1801 Tabor Ave. | Seneca | Texas | 76950 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70055 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Colorado Senior | 1301 S. Fourth St. | Colorado | Texas | 77014 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70056 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Bradway Senior | 600 W. Spring Street | Bradway | Texas | 76950 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70057 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Whispering Pines Senior | 600 Bellaire Drive | Hurst | Texas | 76053 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70058 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Willow Creek Senior | 305 E. Elenor St. | Hurst | Texas | 76053 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70059 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Fulshear Place Senior | 403 E. Fulshear Place | Fulshear | Texas | 77470 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70060 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Misty Court Duplexes | 100-105 S. Misty Ct. | Westchase | Texas | 77043 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70061 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Saint Charles Plaza | 105 W. Saint Charles St. | Westchase | Texas | 77043 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70062 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Lakeview Senior | 303 S. Lakeview Ave. | Westchase | Texas | 77043 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70063 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Jones Senior | 1100 S. Jones Ave. | Westchase | Texas | 77043 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70064 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Jacksonville Senior | 711 S. Jackson Ave. | Dallas | Texas | 75215 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70065 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Santa Fe Senior | 5209 Rivergate Rd. | Dallas | Texas | 75215 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70066 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Vickery Square Senior | 200 W. Vickery Blvd. | Dallas | Texas | 75215 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70067 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Vivian Senior | 500 W. Vickery Blvd. | Dallas | Texas | 75215 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70068 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Mission Senior | 1509 N. Kentucky St. | Mission | Texas | 75452 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70069 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Candlehouse Senior | 6001 S. Hulen St. | Fort Worth | Texas | 76132 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70070 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Autumn Creek Senior | 7175 W. North Belt Hwy. | Dallas | Texas | 75236 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70071 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Menor On The Park | 220 2nd Place | Dallas | Texas | 75201 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70072 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Cooper Creek Senior | 7101 6th Street | Dallas | Texas | 75214 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70073 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Weatherford Senior | 7101 6th Street | Weatherford | Texas | 76086 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70074 | 9 | HTC | 7039 | 9 | 1996 | 1996 | White Oak Senior | 2410 S. Field Rd. | Porter | Texas | 77365 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70075 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70076 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70077 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70078 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70079 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 70080 | 9 | HTC | 7039 | 9 | 1996 | 1996 | Manor Senior | 5620 Delano Rd. | Hitchcock | Texas | 77563 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
20115 - Avenue Sycamore Park Urban Core Map
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<td>Kimble</td>
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<td>King</td>
<td>Ochiltree</td>
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<td>Orange</td>
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<td>Knox</td>
<td>Palo Pinto</td>
<td>Uvalde</td>
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<td>La Salle</td>
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<td>Lavaca</td>
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<td>Hamilton</td>
<td>Lee</td>
<td>Potter</td>
<td>Waller</td>
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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>
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<td>n/a</td>
<td>3.77</td>
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</table>

Feasibility Report Survey: 3.77  Feasibility Report Engineer's Plan: 3.77

(*) 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:

n/a

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>CSH Vault Holdings, LLC</td>
<td>Russ Michaels</td>
</tr>
<tr>
<td>3139 W Holcombe Blvd Suite A2</td>
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</tr>
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</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>Tx</td>
<td>77025</td>
<td>9/14/2018</td>
</tr>
</tbody>
</table>

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

If "Yes," please explain: 

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

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

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Relationship:</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Anthony Inc.</td>
<td>None</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- [x] Contract for sale.
  - If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
- [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
- [ ] Contract for lease.
  - Expiration of Contract or Option: 9/15/2020  Anticipated Closing Date: 9/15/2020
- [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):

<table>
<thead>
<tr>
<th>Electric easements</th>
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</tr>
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2/28/2020
## 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>3.77</td>
<td>3.77</td>
<td>n/a</td>
<td>3.77</td>
</tr>
</tbody>
</table>

Feasibility Report Survey: 3.77

Feasibility Report Engineer’s Plan: 3.77

(*) 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:

n/a

### 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):

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<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
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<td>Russ Michaels</td>
</tr>
<tr>
<td>3139 W Holcombe Blvd Suite A2</td>
<td></td>
</tr>
</tbody>
</table>

Address

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>Tx</td>
<td>77025</td>
<td>9/14/2018</td>
</tr>
</tbody>
</table>

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

If "Yes," please explain:

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

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

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>David Anthony Inc.</td>
<td>None</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- [x] Contract for sale.

- If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).

- Recorded Warranty Deed with corresponding executed closing/settlement statement.

- Contract for lease.

  Expiration of Contract or Option: 9/15/2020  Anticipated Closing Date: 9/15/2020

- Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).

- The Property has the following encumbrance(s):

  Electric easements
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)]
   - n/a Control of the entire proposed Development Site requires that a plat or right of way be vacated, and evidence that the vacation/re-platting process has started is included.

5. 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) [10 TAC §11.4(c)]
   Development qualifies for the boost for:
   - X Qualified Census tract that has less than 20% HTC Units per household
   - New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 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)
   - 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: ___________________________
Support Documentation from Site Information Part III Should be Included Behind this Tab.

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

Ingress/Egress and Easements
- [ ] Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.

Re-platting or Vacating Requirement
- [ ] Documentation required by 10 TAC §11.204(10)(E) is included, as applicable.

Title Commitment or Policy
- [x] Documentation required by 10 TAC §11.204(12) is included.

Increase in Eligible Basis (30% Boost)
- [ ] Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.
- [x] 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.
- [ ] SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.
- [ ] Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within the boundaries of a Qualified Opportunity Zone, if applicable.

List of Opportunity Zones can be found at:
https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
Earnest Money Receipt

In connection with the real estate transaction GF# 2200282000004, this is acknowledgement of receipt of $500.00 earnest money in the form of wire transfer dated January 7, 2020.

Commonwealth Title of Dallas:

[Signature]
Carmen M. Rigsby
Escrow Officer
ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Agreement”) is made and entered into to be effective as of January 8, 2020 (the “Effective Date”), by and between BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION, a Texas non-profit corporation (“Assignor”), and CSH AVENUE AT SYCAMORE PARK, LTD., a Texas limited partnership (“Assignee”).

WITNESSETH:

WHEREAS, Assignor, as buyer, and CSH VAULT HOLDINGS, LLC, a Texas limited liability company (“Seller”), entered into that certain Earnest Money Contract, dated effective as of January 3, 2020 (the “Contract”), in connection with the purchase and sale of that certain real property located in Tarrant County, Texas, and as more particularly described in the Contract (the “Property”); and

WHEREAS, pursuant to Article XI of the Contract, Assignor desires to transfer and assign to Assignee all of Assignor’s rights, title, interest and obligations under the Contract to purchase and acquire the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignment and Assumption of Agreement. Assignor hereby assigns to Assignee all of its right, title, interest, duties, responsibilities, benefits and obligations of whatever kind or nature it may have in, to and under the Contract. Assignee shall be entitled to any rights and benefits of whatever kind or nature of Assignor as they relate to the purchase of the Property, including, but not limited to, the Earnest Money and Extension Fee, and any and all surveys, reports, studies, site plans, diagrams, zoning rights and applications, permits, applications, approvals and consents. Assignee hereby assumes the foregoing and agrees to perform all of the duties and obligations of Assignor under the Contract as if Assignee was originally a party to the Contract.

2. Binding Effect. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective beneficiaries, legal representatives, successors and assigns.

3. Further Assurances. The parties hereto agree to take all further actions and execute, acknowledge and deliver all further documents that are reasonably necessary or useful in carrying out the purposes of this Assignment.

4. Governing Law. This Assignment shall be governed by the internal laws of the State of Texas, without regard to principles of conflict of law.

5. Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall
constitute one and the same instrument. In addition, this Agreement may be executed by electronically exchanged signatures and such signatures shall be deemed an original.

[Signature Page Follows]
IN WITNESS WHEREOF, Assignor and Assignee have caused this Agreement to be executed as of the Effective Date.

ASSIGNOR:

BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: Ellie M.C. Fanning, Executive Director

ASSIGNEE:

CSH AVENUE AT SYCAMORE PARK, LTD., a Texas limited partnership

By: CSH Avenue at Sycamore Park GP, LLC, a Texas limited liability company, its general partner

By: Brompton Community Housing Development Corporation, a Texas non-profit corporation, its sole member

By: Ellie M.C. Fanning, Executive Director
EARNEST MONEY CONTRACT

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

This Earnest Money Contract ("Agreement") is made by and between CSH VAULT HOLDINGS, LLC (hereinafter referred to as "Seller"), and BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION, a 501(c)3 non-profit corporation, or its assigns (hereinafter referred to as "Purchaser"), upon the terms and conditions set forth herein. In consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, the parties hereto agree:

ARTICLE I.
PURCHASE AND SALE

Upon satisfaction of the conditions herein, Seller will sell and convey, and Purchaser will purchase and pay for the real property described as follows:

An approximately 3.76 +/- acre tract(s) or parcel of land in RINGER, JOHN SURVEY Abstract 1286 Tract IC05A, located in the City of Fort Worth, Tarrant County, Texas and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The conveyance shall be together with all and singular the rights, appurtenances and entitlements pertaining to the property, including the Seller’s right, title, and interest in any utilities, adjacent streets on which the property fronts (all of such real property, rights, and appurtenances being hereinafter referred to as the "Property"), for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth.

ARTICLE II.
PURCHASE PRICE

Amount of Purchase Price

2.01 The purchase price for said property shall be FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($425,000.00). The Purchase Price is calculated on the basis of $2.59 per square foot.

2.02 Adjustment to Purchase Price. None

Payment of Purchase Price

2.03 The Purchase Price shall be payable as follows:
(a) Purchaser has delivered for deposit with Commonwealth Land Title Insurance Company 5949 Sherry Lane, Suite 111 Dallas, Texas 75225, Attention: James Lazar (hereinafter referred to as the “Title Company”) a cash sum (hereinafter referred to as the “Earnest Money”) in the amount of $500.00 not later than five (5) days after the Effective Date, as set out in Article III, which shall be credited to the Purchase Price.

(b) At closing, the entire Purchase Price shall be paid in cash.

ARTICLE III.
EARNEST MONEY

For the purpose of securing performance of Purchaser under the terms and provisions of this Agreement, Purchaser has deposited Earnest Money in the amount of $500.00 with the Title Company, which sums shall be credited to Purchaser at closing.

ARTICLE IV.
CONDITIONS TO PURCHASER’S OBLIGATIONS

4.01 Seller shall cooperate with Purchaser in re-platting or re-zoning, if necessary. Any such re-platting or re-zoning will be at Purchaser’s cost.

4.02 In the event that the Property is not currently zoned to allow multi-family residential development or if site plan approval is necessary, Seller agrees to cooperate with Purchaser in making application with the City of Fort Worth/Tarrant County for a zoning change or for site plan approval, such that Purchaser will be able to develop and construct a multi-family residential development project on the Property. The re-zoning applications or site plan approval application shall be signed by Seller and shall request zoning or site plan approval to accommodate a multi-family residential development with such re-zoning or approval to take effect on or before the Closing Date. If the Property is not zoned for multi-family development or if site plan approval is not received by the necessary authorities from the City of Fort Worth/Tarrant County on or before such date, Purchaser may terminate this Agreement and receive full return of the Earnest Money and any Extension Fees.

Title Insurance Commitment

4.03 The parties hereby instruct the Title Company to deliver to Purchaser and Seller (and the Surveyor) within twenty (20) days after the Effective Date, a title commitment covering the Property indicating all exceptions, if any, to Seller’s title (the “Title Commitment”) and binding the Title Company to issue at the closing an Owner’s Policy of Title Insurance issued by a title insurance company approved by Purchaser on the standard form of policy prescribed by the Texas Department of Insurance and in the full amount of the Purchase Price, together with legible copies of all documents constituting exceptions to Seller’s title (the “Exception Documents”).

Survey
4.04 It is agreed that following execution of this Agreement, Purchaser shall obtain an updated survey at Purchaser’s expense (the “Survey”). The parties hereto agree that the metes and bounds description of the Property prepared by the surveyor, once approved by the Title Company, shall be substituted for Exhibit “A” attached to this Agreement.

Title Review

4.05 Purchaser shall have twenty (20) days (the “Title Review Period”) after receipt of the Survey, the Title Commitment and the Exception Documents to notify Seller, in writing, of such objections as Purchaser may have to anything contained in the Title Commitment or the Survey. Any item contained in the Title Commitment, the Exception Documents or the Survey to which Purchaser does not object during the Title Review Period shall be deemed a “Permitted Exception.”

Cure or Removal of Unpermitted Exceptions and Encumbrances

4.06 If Purchaser delivers to Seller written objections within twenty (20) days after receipt of the Survey, Title Commitment and the Exception Documents, Seller shall in good faith attempt to cure (but has no obligation to cure) the objections prior to Closing. If by Closing, Seller, in good faith, is unable to cure such defects, then Purchaser as its sole remedy may either (i) terminate this Agreement and receive a full refund of the Earnest Money or (ii) waive the objections and accept such title as Seller is able to convey (with each uncured objection being also deemed a Permitted Exception).

ARTICLE V.
CONDITION OF PROPERTY
AND
FEASIBILITY PERIOD

5.01 Seller shall deliver possession of the premises to Purchaser in its present condition “AS IS, WHERE IS AND WITH ALL FAULTS.”

5.02 IT IS UNDERSTOOD AND AGREED THAT THE PROPERTY IS BEING CONVEYED “AS IS, WHERE IS AND WITH ALL FAULTS”. THE OCCURRENCE OF THE CLOSING SHALL CONSTITUTE AN ACKNOWLEDGEMENT BY PURCHASER THAT THE PROPERTY WAS ACCEPTED WITHOUT REPRESENTATION OR WARRANTY, STATUTORY, EXPRESS OR IMPLIED, AND OTHERWISE IN AN “AS IS, WHERE IS, AND WITH ALL FAULTS” CONDITION BASED SOLELY ON PURCHASER’S OWN INSPECTION THEREOF AND THE PROVISIONS OF THIS PARAGRAPH HEREBIN, AS WELL AS THE FOLLOWING PARAGRAPH WHICH PARAGRAPH SHALL BE INCORPORATED INTO THE DEED CONVEYING SUCH PROPERTY:

SELLER CONVEYS THE PROPERTY “AS IS”, “WHERE IS” AND “WITH ALL FAULTS.” SELLER DISCLAIMS ALL EXPRESS WARRANTIES (OTHER THAN THE WARRANTY OF TITLE CONTAINED HEREIN), ALL STATUTORY WARRANTIES, AND
ALL IMPLIED WARRANTIES WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, ALL WARRANTIES OF HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. SELLER DISCLAIMS ALL REPRESENTATIONS OTHER THAN FOR THOSE SET FORTH IN THIS EARNEST MONEY CONTRACT FOR THIS PROPERTY.

5.03 PURCHASER ACKNOWLEDGES THAT PURCHASER SHALL FULLY INSPECT THE PROPERTY AND THAT NO STATEMENT OR DECLARATION, REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, HAS BEEN MADE BY SELLER, OR BY ANY OFFICER, EMPLOYEE, AGENT OR SALES REPRESENTATIVE OF SELLER TO PURCHASER CONCERNING ANY MATTER RESPECTING THE PROPERTY WHICH HAS BEEN RELIED ON BY PURCHASER IN ENTERING INTO THIS AGREEMENT OR WHICH HAS FORMED AN INDUCEMENT TO PURCHASER TO ENTER INTO THIS AGREEMENT.

Feasibility Period

5.04 Purchaser may terminate this Agreement for any reason on or before August 15, 2020 (the “Feasibility Period”) by providing Seller written notice of termination subject to the following conditions:

(a) If this Agreement is terminated by Purchaser on or before August 15, 2020, the Earnest Money will be refunded to Purchaser less $500.00 that Seller will retain as independent consideration for Purchaser’s unrestricted right to terminate during this time.

(b) Purchaser has tendered the independent consideration to Seller upon payment of the amount specified in Article III above. The independent consideration is to be credited to the Purchase Price only upon closing.

Representations by Seller

5.05 Seller represents and warrants the following:

(a) Seller has full right, title and authority to enter into this Agreement, and that no other party has any right, option, interest, or claim to all or any part of the Property, whether subject to earnest money contract, option agreement, right of first refusal, reversionary or future interests; and this Agreement, when executed and delivered by Seller and Purchaser will constitute the valid and binding agreement of Seller, enforceable against Seller in accordance with its terms.

(b) Seller is not a “foreign person” within the meaning of Section 1445 of the Internal Revenue Code of 1986 (i.e., Seller is not a nonresident alien, foreign corporation, foreign partnership, foreign trust, or foreign estate, as those terms are defined in the Internal Revenue Code and the regulations promulgated thereunder).

(c) No party has or shall have on the Closing Date any rights in the Property, or any right to acquire the Property.
(d) There are no tenant leases covering any part of the Property and Purchaser shall have full right to possession of the Property after closing.

(e) There are no actions, suits, claims, assessments, or proceedings pending, to Seller's actual knowledge, threatened, against the Property.

(f) From the date hereof through Closing Date, Seller will not create, nor consent to any changes in the condition of title (except as provided in (a) above), except liens that will be paid at closing.

(g) To Seller's actual knowledge, Seller has received no notice of any alleged, threatened or actual violation of any law, ordinance or regulation.

(h) To Seller's actual knowledge, there is no pending condemnation or similar proceeding affecting the Property, or any portion thereof, nor does Seller have any actual knowledge that any such action is presently contemplated; nor to the actual knowledge of Seller are there any pending public improvements in, about or outside the Property that will in any manner affect access to the Property or result in additional assessments against the Property.

(i) No attachment, execution, assignment for the benefit of creditors, receivership, conservatorship or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debtor relieve laws has been filed by or against Seller or the Property nor to Seller's actual knowledge is any such action contemplated or pending by or against Seller or the Property.

(j) To Seller's actual knowledge, Seller has not caused or permitted any Hazardous Materials to be used, generated, released, discharged, stored, disposed, placed, handled or transported on, under, in, above, to or from the Property or any part thereof. For the purposes of the foregoing representations and warranties, (i) "Hazardous Materials" shall mean any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et seq.), as amended from time to time, and regulations promulgated thereunder; (ii) any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9602 et seq.), as amended from time to time, and regulations promulgated thereunder; (iii) asbestos; (iv) polychlorinated biphenyls; (v) underground storage tanks, whether empty, filled or partially filled with any substance; (vi) any substance the presence of which on the Property is prohibited by any federal, state, county, municipal or other local governmental statutes, regulations, ordinances or resolutions; and (vii) any other substance which by any federal, state, county, municipal or other local governmental statutes, regulations, ordinances or resolutions require special handling or notification in its collection, storage, treatment or disposal.
(k) From and after the Effective Date hereof and prior to the Closing Date, Seller shall not, without Purchaser’s prior written consent (which consent shall not be unreasonably withheld, delayed or conditioned), execute or enter into any development, restrictive covenant agreements, leases, licenses, easements or other material contracts or agreements of any kind or nature affecting the Property, or any portion thereof.

5.06 THE PROVISIONS OF THIS SECTION V SHALL SURVIVE THE CLOSING AND THE DELIVERY OF THE DEED FOR A PERIOD OF TWELVE (12) MONTHS.

ARTICLE VI.
PURCHASERS’ REPRESENTATIONS

6.01 Purchaser has taken all corporate and other action necessary to approve and effect the transaction contemplated hereby and authorize execution of this Agreement by the individuals who are executing it. Purchaser is a duly formed and validly existing business in the jurisdiction where the Property is located.

6.02 The execution and delivery of this Agreement, the consummation of the transactions provided for herein and the fulfillment of the terms hereof will not result in a breach of any of the terms or provisions of or constitute a default under, the Purchaser’s organizing document, any agreement of Purchaser or any instrument to which Purchaser is a party or by which Purchaser is bound, or any judgment, decree or order of any court or governmental body, or any applicable law, rule or regulation.

ARTICLE VII.
CLOSING

7.01 Closing shall occur at the Title Company’s office on or before 30 days after the expiration of the Feasibility Period (the “Closing Date”). General real estate taxes for the year of closing relating to the Property shall be prorated as of the Closing Date. If the closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the most recently approved tax rates applied to the latest assessed valuation and adjusted when actual figures are available. There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds.

Seller will pay any “rollback” taxes assessed for the periods prior to closing, and pay or credit to Purchaser Seller’s pro-rata share of taxes for the year of closing. Purchaser shall assume the payment of taxes for the year of closing, and thereafter.

Extension of Closing Date

7.02 Purchaser shall have the right to extend the Closing Date for five (5) additional periods of thirty (30) days each for a fee of $1,000.00 (“Extension Fee”) per extension period. All Extension Fees shall be paid to the Title Company and shall be immediately released to Seller and non-refundable but applicable to the Purchase Price.
7.03 All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(a) Surveys and studies commissioned by Purchaser to be paid by Purchaser.

(b) Purchaser’s owner’s title policy shall be paid by Seller for a title insurance policy with an insured face value of the Purchase Price;

(c) Recording fees paid by Purchaser.

(d) Title Company charges for escrow fees and messenger fees to be paid fifty percent (50%) by Seller and fifty percent (50%) by Purchaser. Incidental fees and fees incurred to remove standard exceptions from the title policy to be paid by Purchaser; tax certificates to be paid by Seller.

(e) All costs and fees associated with platting and re-zoning of the Property shall be paid by Purchaser.

7.04 Seller’s Responsibilities. The obligations of Purchaser hereunder shall be subject to the delivery to Purchaser at Closing, of the following documents, all of which shall be fully executed at Seller’s sole cost and expense:

(a) A commitment for an Owner’s Policy of Title Insurance for the Property issued by the Title Company in the full amount of the Sales Price, dated as of the Closing Date, insuring Purchaser’s fee simple title to the Property and access easements associated with the Property to be good and indefeasible subject only to the Permitted Exceptions, and the standard printed exceptions contained in the usual form of the Title Policy.

(b) Special Warranty Deed in the form and substance substantially similar to that attached hereto as **Exhibit B** conveying to Purchaser the Property, subject only to the Permitted Exceptions and such additional encumbrances as Purchaser shall agree upon.

(c) A Non-Foreign Certificate in accordance with Section 1445 of the Internal Revenue Code.

(d) Reasonable evidence (satisfactory to the Title Company) of Seller’s capacity and authority for closing this transaction.

(e) Other documents reasonably requested by the Title Company as administrative requirements for closing this transaction.

7.05 Purchaser’s Responsibilities. On the Closing Date, Purchaser shall deliver to Seller, at Purchaser’s sole cost and expense, the following:
(a) The Purchase Price of the Property paid in "good funds".

(b) Reasonable evidence (satisfactory to the Title Company) of Purchaser’s capacity and authority for closing this transaction.

(c) Other documents reasonably requested by the Title Company as administrative requirements for closing this transaction.

ARTICLE VIII.
BREACH BY SELLER

In the event of a breach of this Agreement by Seller, Purchaser’s only remedy against Seller shall be (i) the return to Purchaser of the Purchaser’s Earnest Money and any Extension Fees, if applicable, or (ii) enforce specific performance of this agreement. Purchaser waives all other rights, remedies and damages. If Purchaser shall choose to have the Earnest Money and any Extension Fees, if applicable, refunded, Seller shall deliver to Purchaser an executed release within five (5) days of demand on a form approved by the title company, releasing the Title Company and Purchaser from all known and unknown liabilities and claims, including claims to the Earnest Money and directing the Title Company to pay the Earnest Money and Extension Fees, if applicable, to Purchaser. Purchaser shall likewise, execute such release, releasing Seller from all known and unknown claims. If Seller fails to timely and duly execute such a release to Purchaser within five (5) days of demand, Purchaser shall be entitled to elect and recover other damages and/or remedies.

ARTICLE IX.
BREACH BY PURCHASER

In the event of a breach of this Agreement by Purchaser, Seller’s only remedy against Purchaser shall be the payment to Seller of the Earnest Money and any paid Extension Fees, which shall be paid to Seller as Seller’s sole remedy, provided that Purchaser delivers to Seller within five (5) days of demand, all surveys, reports and studies relating to the Property and an executed release within five (5) days of demand on a form approved by the title company, releasing the Title Company and Seller from all known and unknown liabilities and claims, including claims to the Earnest Money, Extension Fees and/or the Property and directing the Title Company to pay the Earnest Money and any Extension Fees to Seller. Seller shall likewise, execute such release, releasing Purchaser from all known and unknown claims. Seller waives all other rights, remedies and damages.

ARTICLE X.
BROKERAGE FEES

There are no brokerage fees on this transaction.

ARTICLE XI.
MISCELLANEOUS
Assignment of Contract

Purchaser shall have the right to assign this Agreement.

Notice

All notices, demands and requests which may be given or which are required to be given by either party to the other, and any exercise of a right of termination provided by this Agreement, shall be in writing by either: (i) personally delivered to the intended recipient; (ii) sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified on the signature page hereof; (iii) delivered in person to the address set forth on the signature page hereof for the party to whom the notice was given; (iv) deposited into the custody of a nationally recognized overnight delivery service such as Federal Express, addressed to such party at the address specified on the signature page hereof; or (v) sent by e-mail and facsimile provided that receipt for such facsimile is verified by the sender and followed by a notice sent in accordance with one of the other provisions set forth above. Notices shall be effective on the date of delivery or receipt, or if delivery is not accepted, on the earlier of the date that delivery is refused or three (3) days after the notice is mailed. For purposes hereof, the addresses of the parties for all notices are as set forth on the signature pages hereof (unless changed by similar notice in writing given by the particular person whose address is to be changed).

Texas Law to Apply

This contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas.

Parties Bound

This contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this contract.

Prior Agreements Superseded

This Agreement between Seller and Purchaser, constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Effective Date

Time is of the essence hereof. For purposes of calculation of all time periods mentioned herein, the effective date of this Agreement (the “Effective Date”) shall be the date upon which the Title Company receipts for a fully executed copy of this Agreement.
Compliance

In accordance with the requirements of Section 28 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or have the abstract covering the Property examined by an attorney of its own selection.

Holidays

In the event that the date upon which any duties or obligations hereunder to be performed shall occur upon a Saturday, Sunday or legal holiday, then, in such event, the due date for performance of any duty or obligation shall thereupon be automatically extended to the next succeeding business day.

Counterpart Execution

To facilitate execution, this Agreement may be executed in as multiple counterparts. It shall not be necessary that the signature of all persons required to bind any party appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the parties hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages. Copies of signature pages to this Agreement are effective as original signatures.

[Remainder of page intentionally left blank.]
SELLER:

CSH VAULT HOLDINGS, LLC

By: ____________
Name: Russ Michael Schmidiburger
Title: Member

CONTACT OF SELLER:
Phone: 212-960-3913
E-mail: russmichaels.law@mail.com

PURCHASER:

BROMPTON COMMUNITY HOUSING
DEVELOPMENT CORPORATION, a 501(c)3
non-profit corporation

By: ________________
Name: Eleanor M.C. Fanning,
Executive Director

CONTACT OF PURCHASER:
Phone: 713-526-6634
E-mail: emcfanning@BromptonCHDC.org
RECEIPT PAGE

Earnest Money Contract received by
Commonwealth Land Title Insurance Company
3 January 2020

By: [Signature]
Stephanie Johnson, Escrow Officer
EXHIBIT “A”

DESCRIPTION OF THE PROPERTY
EXHIBIT “A”

BEING 3.77 acres situated in the JOHN RINGER SURVEY, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land described in deed as Tract III, recorded in Instrument Number D204217314, County Clerk’s Records, Tarrant County, Texas, said 3.77 acres being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found stamped “Proline” at the northeast corner of former Block 64, now vacated, of Polytechnic Heights Addition, to the City of Fort Worth, as recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas and being the intersection of the south line of Avenue I and the west line of Conner Avenue;

THENCE South 00 degrees 40 minutes 12 seconds East, along the west line of said Conner Avenue, a distance of 265.91 feet to a set 5/8 inch capped iron rod found stamped “Proline” at the southeast corner of said Tract III and being the intersection of the west line of said Conner Avenue and the north line of Avenue J;

THENCE South 89 degrees 53 minutes 15 seconds West, along the north line of said Avenue J, a distance of 416.92 feet to a set 5/8 inch capped iron rod found stamped “Proline”;

THENCE North 85 degrees 59 minutes 03 West continuing along said north line, a distance to a set 5/8 inch capped iron rod for corner; seconds West, of 102.22 feet to a 5/8 inch capped iron rod found stamped “Proline”

THENCE South 89 degrees 35 minutes 33 seconds West, continuing along said north line, a distance of 50.07 feet to a 5/8 inch capped iron rod found stamped “Proline” at the most southerly southwest corner of the herein described 3.77 acre tract;

THENCE North 37 degrees 53 minutes 09 seconds West, a distance of 142.79 feet to a 5/8 inch iron rod found in the east line of South Beach Street, being the beginning of a curve to the left, whose radius is 1512.70 feet and whose long chord bears North 12 degrees 44 minutes 34 seconds E, a chord distance of 145.81 feet;

THENCE along the east line of said South Beach Street and along said curve, through a central angle of 05 degrees 31 minutes 30 seconds, an arc distance of 145.87 feet to a 5/8 inch iron rod found at the northwest corner of said Tract III and being in the south line of Avenue J;

THENCE North 89 degrees 32 minutes 24 seconds East, along the south line of Avenue J, a distance of 621.40 feet to the POINT OF BEGINNING and containing 3.77 acres (164,129 square feet) of land, more or less.
EXHIBIT “B”

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF TARRANT §

THAT ______________________ (hereinafter called “Grantor”), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto, ______________________ (herein called “Grantee”), Grantee’s address for the purposes hereof being ______________________ the following described real property together with all improvements and fixtures (if any) thereon, and all rights and appurtenances pertaining to such real property, including any right, title and interest of Grantor in and to any and all roads or streets affecting, benefiting or bounding such real property, any easements benefiting such real property, and any strips or gores of property abutting or bounding such real property (collectively, the “Property”), to-wit:

See Exhibit A attached hereto.

This conveyance is made by Grantor and accepted by Grantee subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the Property to the extent such matters are validly existing and are applicable to the Property (the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its successors, assigns and legal representatives forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, assigns and legal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereto by, through or under Grantor but not otherwise, subject, however to the Permitted Exceptions.

GRANTOR CONVEYS THE PROPERTY “AS IS”, “WHERE IS” AND “WITH ALL FAULTS.” GRANTOR DISCLAIMS ALL EXPRESS WARRANTIES (OTHER THAN THE WARRANTY OF TITLE CONTAINED HEREIN), ALL STATUTORY WARRANTIES, AND ALL IMPLIED WARRANTIES WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, ALL WARRANTIES OF HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. GRANTOR DISCLAIMS ALL REPRESENTATIONS OTHER THAN FOR THOSE SET FORTH IN THE EARNEST MONEY CONTRACT FOR THIS PROPERTY.
Ad valorem taxes for the year 2020 have been prorated as of the effective date hereof between Grantor and Grantee, and payment of ad valorem taxes for 2020 and subsequent years for the Property is hereby assumed by Grantee.

EXECUTED as of the date of the acknowledgment hereto, and delivered and effective the ____ day of _____________, 2020.

GRANTOR:

By: ______________________________
Name: ______________________________
Title: ______________________________

STATE OF TEXAS §

COUNTY OF ___________§

This instrument was acknowledged before me on ________________, 2020, by ________________, _______________ of ________________, __________, on behalf of said _________________.

______________________________
Notary Public, State of Texas
Committee FOR TITLE INSURANCE (T-7)

Issued By:

Commonwealth Land Title Insurance Company

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 (Commonwealth Land 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:

Commonwealth Title of Dallas
5949 Sherry Lane, Suite 111
Dallas, TX 75225
Phone: 214-373-6100
Fax: 214-987-4202

By:

President

Attest:

Secretary

Authorized Signatory

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: December 26, 2019 at 8:00 AM
Commitment No.: 2200282000004

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: $425,000.00
      PROPOSED INSURED: CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership
   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount: TBD
      PROPOSED INSURED: TBD
      Proposed Borrower: CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount: TBD
      PROPOSED INSURED: TBD
      Proposed Borrower: TBD
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount: TBD
      PROPOSED INSURED: TBD
      Proposed Borrower: TBD
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Policy Amount: TBD
      PROPOSED INSURED: TBD
      Proposed Borrower: TBD
   f. OTHER
      Policy Amount: TBD
      PROPOSED INSURED: TBD

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:
   CSH Vault Holdings, LLC, a Texas limited liability company

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 portion of an 18.28 acre tract of land situated in the JOHN RINGER SURVEY, Abstract No. 1286, Tarrant County, Texas, as described by deed conveyed to Max Doyle Holcomb, recorded in Volume 15030, Page 56, Deed Records, Tarrant County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8 inch capped iron rod for corner, same being the northeast corner of former Block 34, now vacated, of Polytechnic Heights Addition to the City of Fort Worth, as recorded in Volume 63, Page 105, Plat Records, Tarrant County, Texas and being the intersection of the south line of Avenue I and the west line of Conner Avenue;

THENCE South 00 degrees 11 minutes 59 seconds East, along the west line of said Conner Avenue, a distance of 266.00 feet to a set 5/8 inch capped iron rod for corner, same being the intersection of the west line of said Conner Avenue and the north line of Avenue J;

THENCE North 89 degrees 38 minutes 48 seconds West, along the north line of said Avenue J, a distance of 416.87 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 85 degrees 31 minutes 00 seconds West, continuing along said north line, a distance of 102.30 feet to a set 5/8 inch capped iron rod for corner;

THENCE Due West, continuing along said north line, a distance of 50.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 37 degrees 27 minutes 00 seconds West, a distance of 147.90 feet to a 5/8 inch capped iron rod for corner, same being in a curve to the left with a radius of 1512.70 feet and being in the east line of Beach Street;

THENCE in a northerly direction, along said curve to the left, a chord bearing of North 13 degrees 12 minutes 12 seconds East and a chord distance of 145.84 feet to a set 5/8 inch capped iron rod for corner, same being in the east line of said Beach Street and the south line of said Avenue I;

THENCE Due East, along said south line, a distance of 621.50 feet to the POINT OF BEGINNING and containing 3.766 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No.: 2200282000004

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

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   
   Item 1, Schedule B is hereby 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 Mortgagee 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 Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee 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 Mortgagee 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 parties in possession.

b. 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.

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

d. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

e. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: January 6, 1949
Recording No: Volume 2057, Page 354, Real Property Records, Tarrant County, Texas


f. Easement(s) and rights incidental thereto, as granted in a document:
SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Grantees to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: October 24, 1960
Recording No: Volume 3496, Page 89, Real Property Records, Tarrant County, Texas


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

Dated: May 17, 2004
Prepared by: David J. Rose, Registered Professional Land Surveyor Number 5448
Matters shown:

a) Guy anchor located near the East property line

h. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: under Clerk's File No. D208241242, Real Property Records, Tarrant County, Texas

Which document contains the following language: All the oil, gas and other minerals in and under that may be produced from the property, including the rights of ingress and egress for mining, drilling, exploring, operating and developing such property

Said mineral interest not traced subsequent to the date of the above-cited instrument.

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 3, 2011, by and between David Anthony, Inc., a Texas corporation, as Lessor, and Chesapeake Exploration, L.L.C., an Oklahoma limited liability company, as Lessee, recorded February 17, 2011, under Clerk's File No. D211039614 of the Official Records of Tarrant County, Texas. 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).
SCHEDULE C

Commitment No.: 2200282000004
GF No.: CW-2228-2200282000004

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. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner's Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.

6. Vendor's Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

   Dated: September 14, 2018
   Grantor: David Anthony, Inc.
   Grantee: CHS Vault Holdings, LLC
   Note Amount: $369,700.00
   Payable to: David Anthony, Inc.
   Recording Date: October 3, 2018
   Recording No.: D218221906, Real Property Records, Tarrant County, Texas

   Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

   To: Rebecca S. Conrad, Trustee
   Loan No.: N/A
   Recording Date: October 3, 2018
   Recording No.: D218221907, Real Property Records, Tarrant County, Texas
SCHEDULE C
(continued)

7. The Company reserves the right to make additional requirements as may be deemed necessary after the examination of the following court case:

   Court:       TAX
   Cause No:    236D2178619
   Date entered: August 20, 2019
   County:      Tarrant
   Plaintiff:   City of Fort Worth
   Defendant:   CSH Vault Holdings, LLC

Pending Suit

8. 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:  CSH Vault Holdings, 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 requested documentation.

9. 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 limited partnership named below.

   Name:  CSH Avenue at Sycamore Park, Ltd., a limited partnership

   a) A complete copy of the limited partnership agreement and all amendments thereto.

   b) Satisfactory evidence that the partnership was validly formed and is in good standing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. 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:

   Grantor:  David Anthony, Inc.
   Grantee:  CSH Vault Holdings, LLC
SCHEDULE C  
(continued)

Recording Date: October 3, 2018  
Recording No: D218221906, Real Property Records, Tarrant County, Texas

11. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: CSH Avenue at Sycamore Park, Ltd., a limited partnership

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

12. An acceptable survey of subject property having been received, upon compliance with Rules P-2 and R-16, Schedule B, Item 2 will be amended to read "shortages in area" in its entirety.

13. 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 4% is $3.33. 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).

14. Except in an exempt transaction, the Company must be furnished with seller's social security number or tax identification number and all other information necessary to complete IRS Form 1099s.

15. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

16. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:

• Confirmation prior to closing that the County Clerk of Tarrant County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.

• Electronic recording of the instruments to be insured in the Official Public Records of Tarrant County, Texas.
SCHEDULE C
(continued)

- Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.

- Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.
SCHEDULE D

Commitment No.: 2200282000004

Commitment No.: 2200282000004

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, Commonwealth Land 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:** Chicago Title Insurance Company, which is owned 100% by 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, Marjorie Nemzura, Roger S. Jewkes, Steven G. Dey
   - **Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   - **Commonwealth Title of Dallas, Inc.**
     - (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 Commonwealth Title of Dallas, Inc.
     - (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:** Fidelity National Financial, Inc. owns 100% of FNTG Holdings, LLC, which owns 100% of FNTS Holdings, LLC, which owns 100% of Commonwealth Title of Dallas, Inc.
     - (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.
       - **Directors:** Raymond Randall Quirk, Anthony John Park
       - **Officers:** Raymond Randall Quirk (Chief Executive Officer), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer), Ronald K. Williams (President)
     - (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. **NONE.**
     - (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:

- Owner's Policy: $________
- Loan Policy: $________
- Total: $________

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 20% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Percent/Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
</table>

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.
WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.

- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

- **Federal Bureau of Investigation:**
  - [http://www.fbi.gov](http://www.fbi.gov)

- **Internet Crime Complaint Center:**
**FIDELITY NATIONAL FINANCIAL**  
**PRIVACY NOTICE**  
**Effective: May 1, 2015; Last Updated: March 1, 2017**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<table>
<thead>
<tr>
<th>Types of Information Collected</th>
<th>How Information is Collected</th>
</tr>
</thead>
<tbody>
<tr>
<td>You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver’s license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</td>
<td>We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use of Collected Information</th>
<th>When Information is Disclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</td>
<td>We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Choices With Your Information</th>
<th>Information From Children</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure of use of your information or choose to not provide any personal information to us.</td>
<td>We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Privacy Outside the Website</th>
<th>International Users</th>
</tr>
</thead>
<tbody>
<tr>
<td>We are not responsible for the privacy practices of third parties, even if our website links to those parties’ websites.</td>
<td>By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The California Online Privacy Protection Act</th>
<th>Your Consent To This Privacy Notice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</td>
<td>By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</td>
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<tr>
<th>Access and Correction, Contact Us</th>
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</tr>
</thead>
<tbody>
<tr>
<td>If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</td>
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**PRIVACY STATEMENT**  
**TXFNFITIF_PrivacyStatement.doc**
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015; Last Updated: March 1, 2017

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

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);
• social security number (SSN), driver's license, passport, and other government ID numbers;
• financial account information; and
• other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:
• Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
• browser language and type;
• domain name system requests;
• browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
• http headers, application client and server banners; and
• operating system and fingerprinting data.

How Information is Collected
In the course of our business, we may collect Personal Information about you from the following sources:
• applications or other forms we receive from you or your authorized representative;
• the correspondence you and others send to us;
• information we receive through the Website;
• information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
• information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect Browsing Information from you as follows:
• Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
• Cookies. When you visit our 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. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information
Information collected by FNF is used for three main purposes:
• To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
• To improve our products and services.
• To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.
When Information Is Disclosed
We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section “Choices With Your Personal Information” to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:
• to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
• to our affiliate financial service providers for their use to market their products or services to you;
• to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
• to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
• to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
• to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
• other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:
• comply with a legal process or applicable laws;
• enforce this Privacy Notice;
• investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
• protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party’s own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

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 our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information
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. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:
• for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
• for our own marketing purposes;
• for joint marketing with financial companies; and
• for our affiliates’ everyday business purposes – information about your transactions and experiences.
You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):
- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

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 and 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 share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children
The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). 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. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website
The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act
For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:
- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.
The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information: Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@lnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner’s Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator’s award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date

FORM T-7: Commitment for Title Insurance
(Deletion of Arbitration Provision) (01/03/14)
Title insurance insures you against loss resulting from certain risks to your title.

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

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

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de 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.
TEXAS TITLE INSURANCE INFORMATION
(Continued)

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.
Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By: Commonwealth Land Title Insurance Company
Commitment Number: CSH Vault Sycamore Park 2200282000004

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 (Commonwealth Land 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:
Commonwealth Title of Dallas
5949 Sherry Lane, Suite 111
Dallas, TX 75225
Phone: 214-373-6100
Fax: 214-987-4202

Commonwealth Land Title Insurance Company
By:

[Signature]
President

Attest:
[Signature]
Secretary

Authorized Signatory

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.

Form T-7: Commitment for Title Insurance (01/03/14)
SCHEDULE A

Effective Date: April 7, 2020 at 8:00 AM
Commitment No.: 2200282000004
Issued: April 15, 2020 at 8:00 AM

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: $425,000.00
      PROPOSED INSURED: CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership
   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: TBD
      PROPOSED INSURED: TBD
      Proposed Borrower: CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership
   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:
   CSH Vault Holdings, LLC, a Texas limited liability company

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

END OF SCHEDULE A
EXHIBIT "A"
Legal Description

BEING 3.77 acres situated in the JOHN RINGER SURVEY, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land described in deed as Tract III, recorded in Instrument Number D204217314, County Clerk's Records, Tarrant County, Texas, said 3.77 acres being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found stamped "Proline" at the northeast corner of former Block 64, now vacated, of Polytechnic Heights Addition, to the City of Fort Worth, as recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas and being the intersection of the south line of Avenue I and the west line of Conner Avenue;

THENCE South 00 degrees 40 minutes 12 seconds East, along the west line of said Conner Avenue, a distance of 265.91 feet to a set 5/8 inch capped iron rod found stamped "Proline" at the southeast corner of said Tract III and being the intersection of the west line of said Conner Avenue and the north line of Avenue J;

THENCE South 89 degrees 53 minutes 15 seconds West, along the north line of said Avenue J, a distance of 416.92 feet to a set 5/8 inch capped iron rod found stamped "Proline";

THENCE North 85 degrees 59 minutes 03 West continuing along said north line, a distance to a set 5/8 inch capped iron rod for corner; seconds West, of 102.22 feet to a 5/8 inch capped iron rod found stamped "Proline";

THENCE South 89 degrees 35 minutes 33 seconds West, continuing along said north line, a distance of 50.07 feet to a 5/8 inch capped iron rod found stamped "Proline" at the most southerly southwest corner of the herein described 3.77 acre tract;

THENCE North 37 degrees 53 minutes 09 seconds West, a distance of 142.79 feet to a 5/8 inch iron rod found in the east line of South Beach Street, being the beginning of a curve to the left, whose radius is 1512.70 feet and whose long chord bears North 12 degrees 44 minutes 34 seconds E, a chord distance of 145.81 feet;

THENCE along the east line of said South Beach Street and along said curve, through a central angle of 05 degrees 31 minutes 30 seconds, an arc distance of 145.87 feet to a 5/8 inch iron rod found at the northwest corner of said Tract III and being in the south line of Avenue J;

THENCE North 89 degrees 32 minutes 24 seconds East, along the south line of Avenue J, a distance of 621.40 feet to the POINT OF BEGINNING and containing 3.77 acres (164,129 square feet) of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.
In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney’s fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   - Item 1, Schedule B is hereby 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 Mortgagee 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 Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee 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 Mortgagee 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 parties in possession.

b. 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.

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

d. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

e. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: January 6, 1949
Recording No: Volume 2057, Page 354, Real Property Records, Tarrant County, Texas

Noted on survey dated February 21, 2018, last revised April 15, 2020, by Barron Stark Engineers, prepared by Charles F. Stark, Registered Professional Land Surveyor Number 5084, Job Number 346-9463.
f. Easement(s) and rights incidental thereto, as granted in a document:

- **Granted to:** Texas Electric Service Company
- **Purpose:** As provided in said document
- **Recording Date:** October 24, 1960
- **Recording No:** Volume 3496, Page 89, Real Property Records, Tarrant County, Texas

Shown on survey dated February 21, 2018, last revised April 15, 2020, by Barron Stark Engineers, prepared by Charles F. Stark, Registered Professional Land Surveyor Number 5084, Job Number 346-9463.

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

- **Job No.** 346-9463
- **Dated:** February 21, 2018, last revised April 15, 2020
- **Prepared by:** Charles F. Stark, Registered Professional Land Surveyor Number 5084

- **Matters shown:** Rights of third parties in and to guy anchors/wires, utility poles and overhead electric lines.

h. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

- **Recording No.:** under Clerk's File No. D208241242, Real Property Records, Tarrant County, Texas

- **Which document contains the following language:** All the oil, gas and other minerals in and under and that may be produced from the property, including the rights of ingress and egress for mining, drilling, exploring, operating and developing such property

- **Said mineral interest not traced subsequent to the date of the above-cited instrument.**

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 3, 2011, by and between David Anthony Inc., a Texas corporation, as Lessor, and Chesapeake Exploration, L.L.C., an Oklahoma limited liability company, as Lessee, recorded February 17, 2011, under Clerk's File No. D211039614 of the Official Records of Tarrant County, Texas. 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).
SCHEDULE C

Commitment No.: 2200282000004  GF No.: 2200282000004

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. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner’s Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.

6. Vendor’s Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

   Dated: September 14, 2018
   Grantor: David Anthony, Inc.
   Grantee: CHS Vault Holdings, LLC
   Note Amount: $369,750.00
   Payable to: David Anthony, Inc.
   Recording Date: October 3, 2018
   Recording No.: D218221906, Real Property Records, Tarrant County, Texas

   Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

   To: Rebecca S. Conrad, Trustee
   Loan No.: N/A
   Recording Date: October 3, 2018
   Recording No.: D218221907, Real Property Records, Tarrant County, Texas
7. The Company reserves the right to make additional requirements as may be deemed necessary after the examination of the following court case:

- Court: TAX
- Cause No: 236D2178619
- Date entered: August 20, 2019
- County: Tarrant
- Plaintiff: City of Fort Worth
- Defendant: CSH Vault Holdings, LLC

Pending Suit

8. 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: CSH Vault Holdings, 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 requested documentation.

9. 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 limited partnership named below.

- Name: CSH Avenue at Sycamore Park, Ltd., a limited partnership
  a) A complete copy of the limited partnership agreement and all amendments thereto.
  b) Satisfactory evidence that the partnership was validly formed and is in good standing.

- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. 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:
  - Grantor: David Anthony, Inc.
  - Grantee: CSH Vault Holdings, LLC
11. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: CSH Avenue at Sycamore Park, Ltd., a limited partnership

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

12. An acceptable survey of subject property having been received, upon compliance with Rules P-2 and R-16, Schedule B, Item 2 will be amended to read "shortages in area" in its entirety.

13. 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 4% is $3.33. 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).

14. Except in an exempt transaction, the Company must be furnished with seller’s social security number or tax identification number and all other information necessary to complete IRS Form 1099S.

15. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form (“ICF”) prior to closing the transaction contemplated herein.

16. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:

• Confirmation prior to closing that the County Clerk of Tarrant County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.

• Electronic recordation of the instruments to be insured in the Official Public Records of Tarrant County, Texas.
SCHEDULE C
(continued)

• Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.

• Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.

17. Due to office closures related to COVID-19, we may be temporarily unable to record/access documents in the normal course of business. As such, we will require our AFFIDAVIT OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO CORONAVIRUS PANDEMIC to be signed by all parties.
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, Commonwealth Land 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:** Chicago Title Insurance Company, which is owned 100% by 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, Marjorie Nemzura, Roger S. Jewkes, Steven G. Day

   **Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

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

   **Commonwealth Title of Dallas, Inc.**

   **(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 Commonwealth Title of Dallas, Inc.

   **(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:** Fidelity National Financial, Inc. owns 100% of FNTG Holdings, LLC, which owns 100% of FNTS Holdings, LLC, which owns 100% of Commonwealth Title of Dallas, Inc.

   **(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.

      **Directors:** Raymond Randall Quirk, Anthony John Park

      **Officers:** Raymond Randall Quirk (Chief Executive Officer), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer), Ronald K. Williams (President)

   **(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. **NONE.**

   **(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:

- **Owner's Policy**
- **Loan Policy**
- **Total**

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 20% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
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<tr>
<th>Percent/Amount</th>
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<th>For Services</th>
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*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.
WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify.** **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.

- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
[http://www.fbi.gov](http://www.fbi.gov)

**Internet Crime Complaint Center:**  
At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<table>
<thead>
<tr>
<th>Types of Information Collected</th>
<th>How Information is Collected</th>
<th>Use of Collected Information</th>
<th>When Information Is Disclosed</th>
<th>Choices With Your Information</th>
<th>Information From Children</th>
<th>Privacy Outside the Website</th>
<th>International Users</th>
<th>The California Online Privacy Protection Act</th>
<th>Your Consent To This Privacy Notice</th>
<th>Access and Correction: Contact Us</th>
</tr>
</thead>
<tbody>
<tr>
<td>You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</td>
<td>We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</td>
<td>We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</td>
<td>We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</td>
<td>Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</td>
<td>We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</td>
<td>We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</td>
<td>By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</td>
<td>Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</td>
<td>By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</td>
<td>If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</td>
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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015; Last Updated: March 1, 2017

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

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);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:
- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected
In the course of our business, we may collect Personal Information about you from the following sources:
- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect Browsing Information from you as follows:
- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our 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. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information
Information collected by FNF is used for three main purposes:
- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates’ and third parties’ products and services, jointly or independently.
When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section “Choices With Your Personal Information” to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

• to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
• to our affiliate financial service providers for their use to market their products or services to you;
• to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
• to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
• to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
• to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
• other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

• comply with a legal process or applicable laws;
• enforce this Privacy Notice;
• investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
• protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

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 our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

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. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

• for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
• for our own marketing purposes;
• for joint marketing with financial companies; and
• for our affiliates’ everyday business purposes – information about your transactions and experiences.
You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):
- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

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 and 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 share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children
The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). 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. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website
The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
FNF’s headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act
For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:
- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.
The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

Signature

Date

FORM T-7: Commitment for Title Insurance
(Deletion of Arbitration Provision) (01/03/14)
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.
El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment 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.
TEXAS TITLE INSURANCE INFORMATION
(Continued)

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.
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019.

Map Options

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

Select Year

- 2020
- 2019

Development Site
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>1</th>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td>Street Address</td>
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</tr>
<tr>
<td>Contact Name for Seller</td>
<td>Name of Seller Entity</td>
<td>Only list if owner has owned &lt;36 mos.</td>
<td>Only list if owner has owned &lt;36 mos.</td>
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</tr>
<tr>
<td>Contact Name for Previous Seller</td>
<td>Name of Previous Seller Entity</td>
<td>Only list if owner has owned &lt;36 mos.</td>
<td>Only list if owner has owned &lt;36 mos.</td>
<td></td>
</tr>
<tr>
<td>Seller Address</td>
<td>City</td>
<td>State</td>
<td>Zip</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: **N/A**

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

a. **Address** | **Abbreviated Legal** | **Acres**

b. **Address** | **Abbreviated Legal** | **Acres**

c. **Address** | **Abbreviated Legal** | **Acres**

<table>
<thead>
<tr>
<th>2</th>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
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If yes above, describe relationship: 

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

a. **Address** | **Abbreviated Legal** | **Acres**

b. **Address** | **Abbreviated Legal** | **Acres**

c. **Address** | **Abbreviated Legal** | **Acres**

If a revised form is submitted, date of submission: 

2/28/2020
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<tr>
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</table>

**Street Address**

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

**Contact Name for Previous Seller**

<table>
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<tr>
<th>Name of Previous Seller Entity</th>
</tr>
</thead>
</table>

**Seller Address**

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<tr>
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<th>Zip</th>
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</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:**

**Contact Name for Seller**

**Name of Seller Entity**

**Contact Name for Previous Seller**

**Name of Previous Seller Entity**

<table>
<thead>
<tr>
<th>Address</th>
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If a revised form is submitted, date of submission:

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

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</table>

If a revised form is submitted, date of submission: [N/A]

(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 were identified in the Pre-Application, and there have been no changes. (If box above is checked, the rest of the form may be left BLANK.)

- **Elected officials have changed since the Pre-Application was submitted**, and information regarding notifications or re-notifications is entered below.

- **No Pre-Application was submitted**.

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th><strong>US Representative</strong></th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State Senator</strong></td>
<td>District</td>
</tr>
<tr>
<td>Support Letter</td>
<td>Support Letter</td>
</tr>
<tr>
<td>City Mayor</td>
<td>County Judge</td>
</tr>
<tr>
<td>School Superintendent</td>
<td>District Name</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Presiding officer of Board of Trustees</td>
<td>Email</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
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</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.
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>
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<tbody>
<tr>
<td>Address</td>
<td>City</td>
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<tr>
<td>Zip</td>
<td>Phone</td>
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</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):

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.

### Part 2. Notifications made at Application:

- **Re-notifications made at Application (Competitive HTC only):**
  I (We) certify that the pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by 10 TAC §11.203.

- **Notifications made at Application:**
  - No pre-application was submitted, and I (We) certify that the all required entities were notified as required by 10 TAC §11.203.
  - One or more 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.
  - 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 3. Neighborhood Organizations (competitive HTC only):

Pursuant to 10 TAC §11.203, I (We) certify that a reasonable search for applicable entities has been conducted and all Neighborhood Organizations for which this Application would be eligible to receive points under 10 TAC §11.9(d)(4) of the QAP or for which notification is required have been listed in the pre-application and/or the Application.

Certify on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

By: Eleanor M.C. Fanning  
Signature of Applicant/Development Owner  2-24-20
Date

Printed Name  
Eleanor M.C. Fanning

Notary Public, State of  
Texas

County of  
Dallas

My Commission expires:  
January 04, 2023

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the 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 24th day of February, 2020

Notary Public Signature  
Elaine

RUCHI ADHIKARY
Notary ID #128423614
My Commission Expires January 4, 2023

2/21/2020
Development Narrative

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

- New Construction

(adaptive reuse select New Construction here and adaptive reuse in next box)

- and/or: ____________________________

NOTE: Definition of "Adaptive Reuse" has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.

Previous TDHCA # ____________________________

If Acquisition/Rehab or Rehab, original construction year: ____________________________

If Reconstruction, ____________________________ Units Demolished ____________________________ Units Reconstructed ____________________________

2. The Target Population will be:

**General**

NOTE: If "Elderly Development", review 10 TAC §11.1(d)(47) to ensure compliance.

- Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act.
- Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.
  
  Selection is based on funding from (select from list):

  - ____________________________

- Development will receive other funding that has a requirement for a preference or limitation with regard to the population(s) served. If so, please explain in the box below.

  ____________________________

Certification for Supportive Housing Applications

If Supportive Housing is selected (10 TAC §11.1(d)(122)), the Applicant or General Partner confirms that:

- The proposed Development is intended for and targets occupancy for households in need of specialized and specific non-medical services in order to maintain housing or transition into independent living.
- Supportive services are tailored for members of a household with specific non-medical needs (select all that apply):
  - Homeless or Persons at-risk of homelessness
  - Persons with physical, intellectual, and/or developmental disabilities
  - Youth aging out of foster care
  - Persons eligible to receive primarily non-medical home or community-based services
  - Persons transitioning out of institutionalized care
  - Persons unable to secure permanent housing elsewhere due to high barriers
  - Persons with Special Housing Needs (alcohol and/or drug addictions, VAWA protections, HIV/AIDS, Veterans with Disabilities
  - Other target populations that are served by a federal or state housing program (provide documentation behind this Tab)

  Describe: ____________________________

- Services will be provided by the Applicant or an Affiliate of the Applicant.
- Services will be provided by a Third Party provider and evidence that the provider has at least a three-year record of providing substantive services similar to those proposed in the subject Application in residential settings is provided behind this Tab.
Supportive services will meet the minimum requirements provided in clauses (i) –(iv) of §11.1(d)(122)(D) of the Qualified Allocation Plan.

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

Evidence of the Applicant’s or General Partner’s history of fundraising activities reasonably deemed to be sufficient to address any 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?**

   n/a

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

4. **Narrative**

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

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

   The Development does violate TR 1.42-9 and the Application includes a private letter ruling ("PLR").

   Development financing includes a funding source that specifically allows for the intended Target Population. A copy of that funding sources’ authority to target the intended population is included behind this tab.

   Development does not violate the Department’s Integrated Housing Rule under 10 TAC §1.15 regarding restricting occupancy to persons with disabilities or in combination with other populations with special needs.

   **If a revised form is submitted, date of submission:**
Avenue Sycamore Park is a proposed 108 unit project located in the Polytech area of Fort Worth, Texas. The property will serve families and offer a mix of 1-bed/1-bath, 2-bed/2-bath and 3-bed/2-ba units. The development provides a mix of affordable units, in each configuration, at the 30% AMI, 50% AMI and 60% AMI thresholds, as well as 17 market rate units. The development is typical for the target population and area and doesn't have any particularly unusual aspects.

5. Funding Request:
Complete the table below to describe this Application’s funding request. If applying for Multifamily Direct Loan funds, please select only one type of loan.

<table>
<thead>
<tr>
<th>Department Funds applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm (Repayable)</td>
<td></td>
<td>Interest Rate (%) 0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$1,475,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. Set-Aside (For Competitive HTC (10 TAC §11.5) and/or Multifamily Direct Loan (10 TAC §13.4(a)) Applications Only)
Identify any and all set-asides the application will be applying under with an “x”.
Set-Asides 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>
</tbody>
</table>

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

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

7. Previously Awarded State and Federal Funding
Has this site/activity previously applied for TDHCA funds? No
Has this site/activity previously received TDHCA funds? No
If "Yes" Enter Project Number: 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?  
No

8. Qualified Low Income Housing Development Election (HTC Applications only)

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

☐ At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.

☒ At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.

☐ Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission:  

**Development Activities I**

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

<table>
<thead>
<tr>
<th># of Units</th>
<th>must qualify for</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td></td>
<td>14</td>
</tr>
</tbody>
</table>

   Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

2. **Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]**

   **A. Unit Sizes**

   - Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:
     - Bedroom Size: 0, 1, 2, 3, 4
     - Square Footage: 500, 600, 800, 1,000, 1,200

   **OR:**

   - Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and is not required to meet the size requirements above.

   **B. Unit Requirements (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)**

   - Application is a **Tax Exempt Bond Development** and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).
   - Application is requesting **Direct Loan and not concurrently layered with Housing Tax Credits** and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

   ****Rehabilitation Developments and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6(2), see Tab 19 for Resident Services scoring elections)**

   - Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).
   - Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. **Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207]; [10 TAC §11.101(b)(8)]**

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

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

   and

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

   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).**

2/28/2020
1. **Points claimed: 6**

   Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; OR meets the minimum size requirements below: (6 points)

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

   Specific amenities and quality features will be provided in every Unit at no extra charge to the resident; Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B). *(9 points)*

   * Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

2. **Points claimed: 9**

   Application is seeking points for Rent Levels of Residents.

   Direct Loan Points Claimed: 0

   At least 20 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   At least 5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.

   * Applicants electing to restrict units at 30% AMGI for Competitive HTC or income averaging purposes may not count those same units for scoring points under §13.6(5). However, units restricted to ≥40% AMGI for HTC purposes that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(5). Points claimed here will appear on the MFDL Self Score tab.

3. **Points claimed: 0**

   Application is seeking points for Rent Levels of Residents.

   Direct Loan Points Claimed: 0

   At least 20 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   At least 5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

   In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.

   * Applicants electing to restrict units at 30% AMGI for Competitive HTC or income averaging purposes may not count those same units for scoring points under §13.6(5). However, units restricted to ≥40% AMGI for HTC purposes that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(5). Points claimed here will appear on the MFDL Self Score tab.

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

   *30% boost Units and 30% Units used for other scoring items must not be included in the units needed to achieve the Application’s scoring elections here.*

   Application proposes to use the 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.

<table>
<thead>
<tr>
<th>Total Number of Units at 50% or less of AMGI</th>
<th>Number of 30% Units used to score points under §11.9(c)(2)*</th>
<th>Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)</th>
<th>Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)</th>
<th>Percentage used for calculation of eligible points under §11.9(c)(1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>47</td>
<td>10</td>
<td>0</td>
<td>37</td>
<td>40.66%</td>
</tr>
</tbody>
</table>

   **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 (DO NOT COMPLETE BOTH)**

   These boxes calculate the score based on information entered but do not populate the Self Score form. Select elected points in the yellow box below.
C. Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA
   - The Average Income for the proposed Development will be 54% or lower (15 points).
   - 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
   - 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 (11 points).
   - The Average Income for the proposed Development will be 57% or lower (11 points).

5. Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]
   If selecting points from §11.9(c)(1)(A) or §11.9(c)(1)(B), these levels are in addition to those committed under paragraph (1) of this subsection. If selecting points from §11.9(c)(1)(C) or §11.9(c)(1)(D), these levels are included in the income average calculation under paragraph (1) of this subsection. These units must be maintained at this rent level throughout the Affordability Period regardless of the Average Income calculation. Mark only one box below:
   - Development is Supportive Housing proposed by a Qualified Nonprofit, and at least 20% (less Units used for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (13 points)
   - Development is Urban, and at least 10% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
   - Development is Rural, and at least 7.5% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
   - At least 5% (less Units used for eligibility for boost or in A or B above) of all low-income Units at 30% or less of AMGI. (7 points)

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 points)
   - 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 point)

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)

8. Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]
   - Development is requesting Pre-Application Points. (6 points)

9. Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]
   - Development will maintain a 35 year Affordability Period. (0 points)
   - Development will maintain a 40 year Affordability Period. (0 points)
   - Development will maintain a 45 year Affordability Period. (4 points)

Application proposes to use the Average Income election under §42(g)(1)(C) of the Code (if so, complete the average income worksheet at Tab 24)

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

The Average Income from Tab 24

Development will maintain a 35 year Affordability Period.

Development will maintain a 40 year Affordability Period.

Development will maintain a 45 year Affordability Period.

Application is seeking points for Income Levels of Residents.
Points Claimed: 15

Application is seeking points for Rent Levels of Residents.
Points Claimed: 11

Application is seeking points for Resident Services.
Points Claimed: 11

Application is seeking points for Residents with Special Housing Needs.
Points Claimed: 3

Application is seeking points for Pre-Application Participation.
Points Claimed: 6

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

This box will populate after the calculation is completed.
<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>10.</strong> Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]</td>
<td>[ ] Application requests points for Historic Preservation.</td>
<td><img src="image1.png" alt="Ticket" /></td>
<td>[ ] Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.</td>
<td><img src="image2.png" alt="Ticket" /></td>
</tr>
<tr>
<td><strong>11.</strong> Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</td>
<td>[x] Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.</td>
<td><img src="image9.png" alt="Ticket" /></td>
<td><img src="image10.png" alt="Ticket" /></td>
<td></td>
</tr>
<tr>
<td><strong>12.</strong> Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</td>
<td>[x] Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.</td>
<td><img src="image11.png" alt="Ticket" /></td>
<td><img src="image12.png" alt="Ticket" /></td>
<td></td>
</tr>
</tbody>
</table>
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
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:

N/A

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

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? __________________________

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

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

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

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)? __________________________

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

How many buildings will be acquired for the Development? __________________________
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>
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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>
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</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. [ ]
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 tenants and those not (§2306.6705(6)).

**Uniform Relocation Act (URA) Applicability for Direct Loan Applications**

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: (if not, skip the remainder of this section)
  [https://www.tdhca.state.tx.us/program-services/ura/relocation.htm](https://www.tdhca.state.tx.us/program-services/ura/relocation.htm)
  - Number of housing units (including Manufactured Housing Units) on the site:
    - Owned or controlled by the Seller
    - Rented to another person or entity
  - Number of businesses on the site:
    - Owned or controlled by the Seller
    - Rented to another person or entity
  - Number of nonprofit organizations on the site:
    - Owned or controlled by the Seller
    - Rented to another person or entity
  - Number of farms on the site:
    - Owned or controlled by the Seller
    - Rented to another person or entity

Each of the following items, as applicable, is provided behind this tab:

- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;
- Dated Voluntary Acquisition Notification to Owner; and
- HUD Relocation Brochure issued to tenants that will be displaced (if known).
Relocation Certification for Direct Loan Applications

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Printed Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

The purpose and goals of the RARAP is to:

1) Provide (through its subgrantees) Relocation Assistance
2) Minimize Displacement
3) Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department’s approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply with all parts of the plan as they apply to this Application.

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Printed Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

2/28/2020
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

Site Plan which:

- states the size of the site on its face;
- includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings and Units, stating sizes, etc.;
- includes a table matrix specifying the square footage of Common Area space on a building by building basis;
- identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
- shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
- indicates the location and number of parking spaces, garages and carports, as applicable;
- indicates the location and number of accessible parking spaces, including van accessible spaces;
- includes information regarding local parking requirements, as applicable;
- indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
- indicates placement of detention/retention pond(s) or states there are no detention ponds;
- clearly delineates the flood plain boundary lines or states there is no floodplain;
- describes, if applicable, how flood mitigation or other required mitigation will be accomplished;
- identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(l)); and
- identifies all Amenities.

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

- separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, balconies, porches and patios, and any other square footage not included in NRA; and
- location of accessible units (unless included on Site Plan).

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

- spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);
- spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and

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

Unit floor plans for each type of Unit:

- must include the square footage of each type of Unit; and
- must include floor plans for the accessible Units.

Elevations for each side of each building type which include:

- a percentage estimate of the exterior composition of each elevation; and
- roof pitch.

Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.
7. Tab 22. Site Plan - I was unable to find any discussion of the flood mitigation that will be used on the site. Provide a narrative for this.

Applicant Response: The Applicant is currently pursuing a LOR/R process with the City of Fort Worth Floodplain Administrator to effect the removal of the area of the site affected by the FEMA mapped 100-year floodplain. Upon completion the result will officially revise the effective National Flood Insurance Program map. To date, the Applicant has engaged City staff and has started this process. Feedback received from the City staff has been positive because the mapped 100-year floodplain is minimally impactful to the site. The City has access to additional base flood elevation studies that have been performed since the date of the current FEMA map, and because this is a typical process utilized in comparable development cases within the City of Fort Worth. The Applicant intends to complete the entire process within 3-6 months.

2. Tab 22. Site Plan - There is an area in the top right corner that isn't named. It looks like it could be a garage or a small shed. What is this area?

Applicant Response: Consult the intended use of this area is a garage andStorm water.
UNIT AMENITIES:
- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- REFRIGERATOR WITH ICemaker
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM

GREAT ROOM
12'-4"x14'-4"

ENTRY

KITCHEN
CLO.
W.I.C.
P.
LIN.
5S
5S 1R-1S
2R-1S

BEDROOM
12'-6"x11'-8"

30"x60" TUB

UNIT A1-HC
ONE BEDROOM, ONE BATH
695 S.F.

A2.1
A1-HC UNIT
Copyright © 2020

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS
UNIT AMENITIES:

- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- REFRIGERATOR WITH ICEMAKER
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS
UNIT AMENITIES:
- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- REFRIGERATOR WITH ICEMAKER
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS

B1 TWO BEDROOM, TWO BATH
928 S.F.

SCALE 1/4" = 1'-0"
UNIT AMENITIES:
- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE Ovens
- SELF-CLEANING Ovens
- REFRIGERATOR WITH ICEMAKER
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM
UNIT AMENITIES:
- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- REFRIGERATOR WITH ICEMAKER
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS

B2 TWO BEDROOM, TWO BATH 1,055 S.F.

SCALE 1/4" = 1' - 0'

Copyright © 2020
UNIT AMENITIES:
- COVERED ENTRIES
- NINE FOOT CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- REFRIGERATOR WITH ICEMAKER
- BREAKFAST BAR
- KITCHEN PANTRY
- HARD SURFACE FLOORING
- THIRTY YEAR ARCHITECTURAL ROOF
- 15 SEER HVAC
- CEILING FAN IN ALL BEDROOMS
- WALK-IN CLOSET IN MASTER BEDROOM

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS

C1-HC UNIT
Copyright © 2020

A2.7

C1-HC THREE BEDROOM, TWO BATH 1,125 S.F.

SCALE 1/4" = 1 - 0"
FIRST FLOOR NON A.C. S.F.
BREEZEWAY S.F. 3,231 S.F.
SECOND FLOOR NON A.C. S.F.
BREEZEWAY S.F. 1,554 S.F.
THIRD FLOOR NON A.C. S.F.
BREEZEWAY S.F. 1,554 S.F.
TOTAL NON A.C. S.F. 6,339 S.F.

BUILDING 'A' - S.F. TOTALS
NET RENTABLE AREA (A.C.) 65,256 S.F.
COMMON AREA 2,272 S.F.
BREEZEWAY AREA (NON A.C.) 6,339 S.F.
TOTAL S.F. 73,867 S.F.
FIRST FLOOR NON A.C. S.F.
BREEZEWAY S.F.: 1,178 S.F.

SECOND FLOOR NON A.C. S.F.
BREEZEWAY S.F.: 628 S.F.

THIRD FLOOR NON A.C. S.F.
BREEZEWAY S.F.: 628 S.F.

TOTAL NON A.C. S.F.: 2,434 S.F.

BUILDING 'B' S.F. TOTALS
NET RENTABLE AREA (A.C.) 31,007 S.F.
COMMON AREA 2,289 S.F.
BREEZEWAY AREA (NON A.C.) 2,434 S.F.
TOTAL NON A.C. S.F. 35,730 S.F.
EMPLOYEE AND TENANT FLOOR AREA BUILDING TYPE 'B'

CONDITIONED SPACE S.F.

EMPLOYEE ONLY S.F.
MAINTENANCE 375 S.F.
TOTAL EMPLOYEE ONLY S.F. 375 S.F.

TENANT ACCESS S.F.
FITNESS 584 S.F.
MEN'S RR 88 S.F.
WOMEN'S RR 88 S.F.
HALL 52 S.F.
ENTRY HALL 111 S.F.
MULTI-FUNCTION 991 S.F.
TOTAL TENANT ACCESS S.F. 1,914 S.F.
TOTAL CONDITIONED SPACE S.F. 2,289 S.F.

CLUBHOUSE SQUARE FOOTAGE BREAK DOWN:

CONDITIONED SPACE S.F. 2,289 S.F.
TOTAL 2,289 S.F.

AVENUE AT SYCAMORE PARK
FORT WORTH, TEXAS

Copyright © 2020
ross architects
01

BUILDING 'B' CLUBHOUSE 2,289 S.F.
SCALE 1/8" = 1'-0"
**Specifications and Building/Unit Type Configuration**

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

### Building Configuration (Check all that apply)

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

### Development will have:

- Fire Sprinklers
- Elevators
- # of Elevators
- Wt. Capacity

### Number of Parking Spaces (consistent with Architectural Drawings):

- Shed or Flat Roof Carport Spaces
- Attached Garage Spaces
- Uncovered Spaces
- Detached Garage Spaces
- Structured Parking Garage Spaces

### Floor Composition/Wall Height:

- % Carpet/Vinyl/Resilient Flooring
- Ceiling Height
- % Ceramic Tile
- Upper Floor(s) Ceiling Height (Townhome Only)
- % Other

### Information below to be used by Supportive Housing Applicants only.

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

### Building Label (A, B, C, etc.)

#### Total # of Residential Buildings

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Buildings</th>
<th>Number of Stories</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>1</td>
<td>18</td>
<td>1000</td>
</tr>
<tr>
<td>A2</td>
<td>1</td>
<td>1</td>
<td>12</td>
<td>999</td>
</tr>
<tr>
<td>B1</td>
<td>2</td>
<td>2</td>
<td>26</td>
<td>999</td>
</tr>
<tr>
<td>B2</td>
<td>2</td>
<td>2</td>
<td>14</td>
<td>1095</td>
</tr>
<tr>
<td>C1</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>1125</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td>74</td>
<td>96,263</td>
</tr>
</tbody>
</table>

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

Enter Total Development Common Area as specified on Architect Certification: ____________________________

**Net Rentable Square Footage from Rent Schedule:** 96,263

**Common Area Square Footage (as specified on Architect Certification):** (Enter here if NOT Supportive Housing)

**Information below to be used by Supportive Housing Applicants only.**

Enter Total Development Common Area as specified on Architect Certification: ____________________________

**Ensure that this number matches your architectural drawings.**

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: ____________________________

The lesser of these two numbers added to NRA: ____________________________

Use this number to figure points under 11.9(e)(2)

**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.**
# 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>108</td>
<td>5%</td>
<td>5.4</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>A</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>B</td>
<td>57</td>
<td>5%</td>
<td>2.85</td>
<td>2.85</td>
<td>3</td>
</tr>
<tr>
<td>C</td>
<td>9</td>
<td>5%</td>
<td>0.45</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D</td>
<td>70</td>
<td>5%</td>
<td>3.5</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: [Signature]  
Adam Everett  
Printed Name  
02/25/2020  
Cross Architects, PLLC  
Firm Name (If applicable)  
2/25/2020
# Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

1. Distributed throughout the Unit types AND the Development; and
2. Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

### Hearing/Visual

<table>
<thead>
<tr>
<th>Unit Description</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></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>A</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>57</td>
<td>2%</td>
<td>1.14</td>
<td>1.14</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>9</td>
<td>2%</td>
<td>0.18</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3.14</td>
<td>3</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>Unit Description</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></td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>1.36</td>
<td></td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: [Signature]

Printed Name: Adam Everett

Date: 02/25/2020

Firm Name (If applicable): Cross Architects, PLLC

2/25/2020
## Accessible Parking Calculation

This worksheet is applicable to cases where ADA applies and all parking spaces are within a single parking lot. In cases where this worksheet cannot be used, create a certification specifying the types and numbers of parking spaces applicable, including standard and accessible parking for dwelling units and for amenities (e.g., office, mail kiosk, dumpster, pool, playground, etc.), and for each type of parking (e.g., surface spaces, carparks, 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, carparks, 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, carparks, garages, etc.), the number of accessible parking spaces required will be the number indicated by ADA table 208.2, and the number of van accessible parking will be one for every six (6) of the accessible spaces required. These calculations must be made independently for each type of parking space.

**When parking spaces are in more than one parking lot:**

If parking spaces are in separate lots (e.g., inside and outside a gate, on different Development Sites, or on the same Development Site but only accessible to each other by driving outside the Development Site to drive into the other lot) that are not connected by accessible routes, use whichever set of instructions above applies to each of the lots. These calculations must be made independently for each such parking lot. Use as many copies of this form as needed to create your parking certification.

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). Links to the applicable accessibility rules are provided below.


## Accessible Parking for Facilities and Amenities

Determining the number of APSs that serve the dwelling units requires accounting for APSs that do not serve dwelling units. In the yellow spaces below, identify the individual amenities served by an APS and/or groups of amenities in close proximity that share a single APS. In the space to the right, state the number of APSs designated to serve the amenity or group identified. If parking is provided near dumpsters, at least 1 dumpster must have an APS. The total will be subtracted from the total of all types of parking spaces to determine the number of spaces that serve the dwelling units. **DO NOT INCLUDE PARKING SPACES THAT SERVE DWELLING UNITS IN THIS AMENITY SECTION.**

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>Clubhouse</td>
<td>2</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td>Trash Enclosure</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 2:</td>
<td>Pool</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 4

2/25/2020
# Accessible Parking for Residential Units

Enter the information indicated below.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dwelling Units in the Development:</td>
<td>108</td>
</tr>
<tr>
<td>Total surface parking spaces (including non-residential):</td>
<td>193</td>
</tr>
<tr>
<td>Total carports (including non-residential):</td>
<td>0</td>
</tr>
<tr>
<td>Total garages (including non-residential):</td>
<td>0</td>
</tr>
<tr>
<td>Total parking spaces of all types:</td>
<td>193</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td>4</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>189</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>6</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>81</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>2</td>
</tr>
<tr>
<td>Total APSs required (including dwelling units and facilities/amenities):</td>
<td>12</td>
</tr>
</tbody>
</table>

### Distribution of APSs Among the Various Types of Parking

All Developments, including those having fewer than one parking space serving each dwelling unit, should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total of each type of parking space, i.e., surface spaces, carports, etc., including both amenity spaces and dwelling unit spaces.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs:</td>
<td>12</td>
</tr>
<tr>
<td>Minimum number of carports that must be APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Number of garages that must be APSs:</td>
<td>0</td>
</tr>
</tbody>
</table>

### APSs that Must Be Van Spaces

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Van APSs required, including all types of spaces:</td>
<td>2</td>
</tr>
<tr>
<td>Minimum number of surface parking spaces that must be van APSs:</td>
<td>2</td>
</tr>
<tr>
<td>Minimum number of carports that must be van APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Minimum number of garages that must be van APSs:</td>
<td>0</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendixes B and D. There will be at least one accessible parking space per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.

---

Signature: [Signature]

Printed Name: Adam Everett

Date: 02/25/2020

Cross Architects, PLLC

Printed Name (if applicable): [Printed Name]
### Rent Schedule

**Rent Designations (select from Drop down menu):**

<table>
<thead>
<tr>
<th>HTC Units</th>
<th>MFDL HOME Units</th>
<th>MFDL -NHTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy Units</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total 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>2</td>
<td>1</td>
<td>1.0</td>
<td>695</td>
<td>1,390</td>
<td>427</td>
<td>59</td>
<td>368</td>
<td>736</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>8</td>
<td>1</td>
<td>1.0</td>
<td>695</td>
<td>5,560</td>
<td>712</td>
<td>59</td>
<td>653</td>
<td>5,224</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>10</td>
<td>1</td>
<td>1.0</td>
<td>695</td>
<td>6,950</td>
<td>855</td>
<td>59</td>
<td>796</td>
<td>7,960</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>4</td>
<td>1</td>
<td>1.0</td>
<td>695</td>
<td>2,780</td>
<td>900</td>
<td>0</td>
<td>900</td>
<td>3,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>2</td>
<td>1</td>
<td>1.0</td>
<td>779</td>
<td>1,558</td>
<td>427</td>
<td>59</td>
<td>368</td>
<td>736</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>6</td>
<td>1</td>
<td>1.0</td>
<td>779</td>
<td>4,674</td>
<td>712</td>
<td>59</td>
<td>653</td>
<td>3,918</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>7</td>
<td>1</td>
<td>1.0</td>
<td>779</td>
<td>5,453</td>
<td>855</td>
<td>59</td>
<td>796</td>
<td>5,572</td>
<td></td>
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</tr>
<tr>
<td>MR</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
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<td>925</td>
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<td>2</td>
<td>2.0</td>
<td>928</td>
<td>2,784</td>
<td>513</td>
<td>70</td>
<td>443</td>
<td>1,329</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
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<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>12,064</td>
<td>855</td>
<td>70</td>
<td>785</td>
<td>10,205</td>
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<tr>
<td>TC 60%</td>
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<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>13,920</td>
<td>1,026</td>
<td>70</td>
<td>956</td>
<td>14,340</td>
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<tr>
<td>MR</td>
<td>6</td>
<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>5,568</td>
<td>1,075</td>
<td>0</td>
<td>1,075</td>
<td>6,450</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>2</td>
<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>2,110</td>
<td>513</td>
<td>70</td>
<td>443</td>
<td>886</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>7</td>
<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>7,385</td>
<td>855</td>
<td>70</td>
<td>785</td>
<td>5,495</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>8</td>
<td>2</td>
<td>2.0</td>
<td>1055</td>
<td>8,440</td>
<td>1,026</td>
<td>70</td>
<td>956</td>
<td>7,648</td>
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</tr>
<tr>
<td>MR</td>
<td>3</td>
<td>2</td>
<td>2.0</td>
<td>1055</td>
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<td>1,075</td>
<td>0</td>
<td>1,075</td>
<td>3,225</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>3</td>
<td>2.0</td>
<td>1125</td>
<td>1,125</td>
<td>592</td>
<td>85</td>
<td>507</td>
<td>507</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>3</td>
<td>3</td>
<td>2.0</td>
<td>1125</td>
<td>3,375</td>
<td>988</td>
<td>85</td>
<td>903</td>
<td>2,709</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>4</td>
<td>3</td>
<td>2.0</td>
<td>1125</td>
<td>4,500</td>
<td>1,185</td>
<td>85</td>
<td>1,100</td>
<td>4,400</td>
<td></td>
<td></td>
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<tr>
<td>MR</td>
<td>1</td>
<td>3</td>
<td>2.0</td>
<td>1125</td>
<td>1,125</td>
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<td>1,225</td>
<td>1,225</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### RENT LIMITS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>AMPI %</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>410</td>
</tr>
<tr>
<td>1</td>
<td>342</td>
</tr>
<tr>
<td>2</td>
<td>308</td>
</tr>
<tr>
<td>3</td>
<td>209</td>
</tr>
<tr>
<td>4</td>
<td>154</td>
</tr>
<tr>
<td>5</td>
<td>98</td>
</tr>
</tbody>
</table>

**Non Rental Income** per unit/month:

- **Cleaning, Late Fees, NSF Fees, App Fees** $10.42

**Potential Gross Monthly Income** $90,065

**Provision for Vacancy & Collection Loss % of Potential Gross Income**: 7.50% $6,755

**Rental Concessions (enter as a negative number)**

**Effective Gross Monthly Income**: $83,310

**Effective Gross Annual Income**: $999,722

If a revised form is submitted, date of submission: 

---

2/28/2020
### Rent Schedule (Continued)

#### HOUSING

<table>
<thead>
<tr>
<th>TC</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
<th>90%</th>
</tr>
</thead>
<tbody>
<tr>
<td>LI</td>
<td>0%</td>
<td>10.99%</td>
<td>40.66%</td>
<td>48.35%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>% of Total</td>
<td>0%</td>
<td>9%</td>
<td>34%</td>
<td>41%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### TAX CREDITS

<table>
<thead>
<tr>
<th>HTC</th>
<th>LI Total</th>
<th>91</th>
</tr>
</thead>
<tbody>
<tr>
<td>EO</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>19%</td>
<td>16%</td>
</tr>
<tr>
<td>MR Total</td>
<td>16%</td>
<td>17%</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>108</td>
<td></td>
</tr>
</tbody>
</table>

#### DIRECT LOAN (NHTF)

<table>
<thead>
<tr>
<th>NHTF</th>
<th>LI Total</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>HTF Total</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

#### MORTGAGE REVENUE

<table>
<thead>
<tr>
<th>MRB</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>LI</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>% of Total</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### BOND

<table>
<thead>
<tr>
<th>MRB</th>
<th>MR Total</th>
<th>0%</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB MR Total</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

#### DIRECT LOAN (HOME, TCAP RF, and/or NSP1 PI)

<table>
<thead>
<tr>
<th>NHTF</th>
<th>LI Total</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

#### OTHER

| Other | OT Units | 0 |

#### BEDROOMS

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Cost Per Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>$116.63</td>
</tr>
<tr>
<td>1</td>
<td>$116.63</td>
</tr>
<tr>
<td>2</td>
<td>$116.63</td>
</tr>
<tr>
<td>3</td>
<td>$116.63</td>
</tr>
<tr>
<td>4</td>
<td>$92.57</td>
</tr>
<tr>
<td>5</td>
<td>$92.57</td>
</tr>
</tbody>
</table>

**ACQUISITION + HARD**

- Cost Per Sq Ft: $116.63
- **HARD**
- Cost Per Sq Ft: $116.63
- **BUILDING**
- Cost Per Sq Ft: $92.57

**DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2).** At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
### Utility Allowances [§10.614]

Applicant must attach documentation to this form to support the “Utility Allowance” estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614(k). This exhibit must clearly indicate which utility costs are included in the estimate.

If tenants will be required to pay any other mandatory fees (e.g. renter's insurance) please provide an estimate, description and documentation of those as well.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>Tenant</td>
<td></td>
<td>$ 13</td>
<td>$ 16</td>
<td>$ 19</td>
<td></td>
<td></td>
<td>Fort Worth Housing Solutions 1/2/20</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td></td>
<td>$ 3</td>
<td>$ 4</td>
<td>$ 5</td>
<td></td>
<td></td>
<td>Fort Worth Housing Solutions 1/2/20</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
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<td>$ 12</td>
<td>$ 14</td>
<td>$ 17</td>
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<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
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<td>$ 19</td>
<td>$ 21</td>
<td>$ 25</td>
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<td>Fort Worth Housing Solutions 1/2/20</td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
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<td>$ 15</td>
<td>$ 19</td>
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<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td>$ 18</td>
<td>$ 24</td>
<td>$ 32</td>
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<td>Fort Worth Housing Solutions 1/2/20</td>
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<tr>
<td>Sewer</td>
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<td>$ -</td>
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<td>Fort Worth Housing Solutions 1/2/20</td>
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<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<td>Fort Worth Housing Solutions 1/2/20</td>
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<tr>
<td><strong>Total Paid by Tenant</strong></td>
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<td></td>
<td>$ -</td>
<td>$ 59.0</td>
<td>$ 70.0</td>
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<td>Fort Worth Housing Solutions 1/2/20</td>
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</table>

**Other (Describe)**

ALL BASED ON FWHS UA DATED 1/2/2020

If a revised form is submitted, date of submission: 

---

2/28/2020
Utility Allowance Schedule
See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 7/31/2022

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

<table>
<thead>
<tr>
<th>Locality/PHA</th>
<th>Utility Allowance Schedule</th>
<th>Unit Type</th>
<th>Date (mm/dd/yyyy)</th>
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<td>Multi-Family</td>
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<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Fuel Type</th>
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<th>5 BR</th>
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<td></td>
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<td></td>
<td></td>
<td></td>
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<td>Electric</td>
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<td>16</td>
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<tr>
<td></td>
<td>Electric – Heat Pump</td>
<td>7</td>
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<td></td>
<td>Fuel Oil</td>
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<td></td>
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<td>Sewer</td>
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<td>Trash Collection</td>
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</tr>
<tr>
<td>Range/Microwave</td>
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<td>10</td>
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</tr>
<tr>
<td>Refrigerator</td>
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<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

FWHS Representative

Utility/Service/Appliance | Allowance
---|---
Heating |  
Cooking |  
Other Electric |  
Air Conditioning |  
Water Heating |  
Water |  
Sewer |  
Trash Collection |  
Other |  
Range/Microwave |  
Refrigerator |  
Total |  

Previous versions are obsolete.

Form HUD-52667 (7/2019)
### ANNUAL OPERATING EXPENSES

#### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Accounting</td>
<td>$6,900</td>
</tr>
<tr>
<td>Advertising</td>
<td>$4,800</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$4,800</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$3,600</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$4,800</td>
</tr>
<tr>
<td>Telephone</td>
<td>$18,000</td>
</tr>
<tr>
<td>Bank Fees, Travel, Training, Uniforms, Dues/Memberships</td>
<td>$10,800</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total General & Administrative Expenses: $53,700

#### Management Fee:

Percent of Effective Gross Income: 5.00%  $49,986

#### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$68,400</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$59,500</td>
</tr>
<tr>
<td>Benefits, Insurance, Payroll, Worker's Comp</td>
<td>$40,970</td>
</tr>
<tr>
<td>Other</td>
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</tbody>
</table>

Total Payroll, Payroll Tax & Employee Benefits: $168,870

#### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
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<tr>
<td>Exterminating</td>
<td>$6,600</td>
</tr>
<tr>
<td>Grounds</td>
<td>$13,500</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$20,100</td>
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<tr>
<td>Repairs</td>
<td>$18,480</td>
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<tr>
<td>Pool</td>
<td>$1,800</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Repairs & Maintenance: $60,480

#### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$25,800</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$</td>
</tr>
<tr>
<td>Trash</td>
<td>$12,000</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$62,500</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Utilities: $100,300

#### Annual Property Insurance:

Rate per net rentable square foot: $0.47  $45,000

#### Property Taxes:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Property Taxes</td>
<td>$105,000</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
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</tbody>
</table>

Total Property Taxes: $105,000

#### Reserve for Replacements:

Annual reserves per unit: $300  $32,400

#### 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>$17,000</td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$3,640</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td>$</td>
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<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>$2,400</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
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</table>

Total Other Expenses: $23,040

#### TOTAL ANNUAL EXPENSES

Expense per unit: $5915  $638,776

Expense to Income Ratio: 63.90%

#### NET OPERATING INCOME (before debt service)

$360,946

#### Annual Debt Service

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dougherty Mortgage 221d4</td>
<td>$291,556</td>
</tr>
<tr>
<td>TDHCA Bond-Issuer Admin Fee (0.10%)</td>
<td>$</td>
</tr>
</tbody>
</table>

TOTAL ANNUAL DEBT SERVICE: $291,556

Debt Coverage Ratio: 1.24  $291,556

#### NET CASH FLOW

$69,390

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

Dougherty Mortgage 221d4  

TDHCA Bond-Issuer Admin Fee (0.10%)  

2/28/2020
# 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
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<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$1,067,280</td>
<td>$1,088,626</td>
<td>$1,110,398</td>
<td>$1,132,606</td>
<td>$1,155,258</td>
<td>$1,275,498</td>
<td>$1,408,253</td>
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<td>Secondary Income</td>
<td>$13,500</td>
<td>$13,770</td>
<td>$14,045</td>
<td>$14,326</td>
<td>$14,613</td>
<td>$16,134</td>
<td>$17,813</td>
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<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$1,080,780</td>
<td>$1,102,396</td>
<td>$1,124,444</td>
<td>$1,146,932</td>
<td>$1,169,871</td>
<td>$1,291,632</td>
<td>$1,426,066</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($81,059)</td>
<td>($82,680)</td>
<td>($84,333)</td>
<td>($86,020)</td>
<td>($87,740)</td>
<td>($96,872)</td>
<td>($106,955)</td>
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<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$0</td>
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<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$999,722</td>
<td>$1,019,716</td>
<td>$1,040,110</td>
<td>$1,060,912</td>
<td>$1,082,131</td>
<td>$1,194,760</td>
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### EXPENSES

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<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$53,700</td>
<td>$55,311</td>
<td>$56,970</td>
<td>$58,679</td>
<td>$60,440</td>
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<td>$50,986</td>
<td>$52,005</td>
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<td>$59,738</td>
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<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$168,870</td>
<td>$173,936</td>
<td>$179,154</td>
<td>$184,529</td>
<td>$190,065</td>
<td>$220,337</td>
<td>$255,431</td>
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<td>Repairs &amp; Maintenance</td>
<td>$60,480</td>
<td>$62,294</td>
<td>$64,163</td>
<td>$66,088</td>
<td>$68,071</td>
<td>$78,913</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$25,800</td>
<td>$26,574</td>
<td>$27,371</td>
<td>$28,192</td>
<td>$29,038</td>
<td>$33,663</td>
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<td>Water, Sewer &amp; Trash Utilities</td>
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<td>$76,735</td>
<td>$79,037</td>
<td>$81,408</td>
<td>$83,850</td>
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<td>Reserve for Replacements</td>
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<td>$33,372</td>
<td>$34,373</td>
<td>$35,404</td>
<td>$36,466</td>
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<td>$24,443</td>
<td>$25,176</td>
<td>$25,932</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$638,776</td>
<td>$657,439</td>
<td>$676,653</td>
<td>$696,432</td>
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<td>NET OPERATING INCOME</td>
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<td>$362,558</td>
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### DEBT SERVICE

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<td>Second Deed of Trust Annual Loan Payment</td>
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<td>Third Deed of Trust Annual Loan Payment</td>
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### ANNUAL NET CASH FLOW

<p>| | | | | | | | |</p>
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<td>$69,390</td>
<td>$70,721</td>
<td>$71,902</td>
<td>$72,924</td>
<td>$73,780</td>
<td>$75,228</td>
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<td>1.25</td>
<td>1.25</td>
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<tr>
<td>Other (Describe)</td>
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<td></td>
</tr>
</tbody>
</table>

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Phone:

Email:

Date

Signature, Authorized Representative, Syndicator

Printed Name

Date

If a revised form is submitted, date of submission: 2/28/2020
### 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 offsite costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Columns A and C:** 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>
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</thead>
<tbody>
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</table>

Lines 35-37 hidden

**Total**                                                                                                                                     **$85,590**

---

**Signature of Registered Engineer responsible for Budget Justification**

**Printed Name:**

**Date of Submission:**

**If a revised form is submitted, date of submission:**
### 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 D:** 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 E:** 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 B:** 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 these 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>
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</thead>
<tbody>
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<td>$ 27,900.00</td>
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<td>4&quot; Dia Manhole</td>
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<td>$ 9,000.00</td>
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<td>Stone Silt Basin</td>
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<tr>
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</tbody>
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Subtotal: $15,860.00
Subtotal: $17,500.00
Subtotal: $40,000.00

Total: $1,247,568

Signature of Registered Engineer:

Printed Name:

Date: 2/27/2020

If a revised form is submitted, date of submission:

STATE OF TEXAS
PROFESSIONAL ENGINEER

CHARLES F. STARK
57357
## Development Cost Schedule

**TOTAL DEVELOPMENT SUMMARY**

<table>
<thead>
<tr>
<th>Total</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost</td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

### ACQUISITION

- **Site acquisition cost**: $425,000
- **Existing building acquisition cost**: 
- **Closing costs & acq. legal fees**: 
- **Other (specify) - see footnote 1**: 
- **Other (specify) - see footnote 1**: 

**Subtotal Acquisition Cost**: $425,000 $0 $0

### OFF-SITES

- **Off-site concrete**: 
- **Storm drains & devices**: 
- **Water & fire hydrants**: 
- **Off-site utilities**: 
- **Sewer lateral(s)**: 
- **Off-site paving**: $85,599
- **Off-site electrical**: 
- **Other (specify) - see footnote 1**: 
- **Other (specify) - see footnote 1**: 

**Subtotal Off-Sites Cost**: $85,599 $0 $0

### SITE WORK

- **Demolition**: 
- **Asbestos Abatement (Demolition Only)**: 
- **Detention**: 
- **Rough grading**: $334,360 $334,360
- **Fine grading**: 
- **On-site concrete**: 
- **On-site electrical**: 
- **On-site paving**: $573,561 $573,561
- **On-site utilities**: $282,148 $282,148
- **Decorative masonry**: 
- **Bumper stops, striping & signs**: 
- **Lighting & Franchise Utilities**: $57,500 $57,500

**Subtotal Site Work Cost**: $1,247,568 $0 $1,247,568

### SITE AMENITIES

- **Landscaping**: $200,000 $200,000
- **Pool and decking**: $207,500 $207,500
- **Athletic court(s), playground(s)**: 
- **Fencing**: $90,000 $90,000
- **Other Ext Amenities - BBQ, Shade St**: $25,000 $25,000

**Subtotal Site Amenities Cost**: $522,500 $0 $522,500

---

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:

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>1,075,000</td>
<td>975,000</td>
</tr>
<tr>
<td>Masonry</td>
<td>600,000</td>
<td>600,000</td>
</tr>
<tr>
<td>Metals</td>
<td>88,000</td>
<td>88,000</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>2,607,000</td>
<td>2,607,000</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>110,000</td>
<td>110,000</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>194,000</td>
<td>194,000</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>354,000</td>
<td>354,000</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,433,000</td>
<td>1,433,000</td>
</tr>
<tr>
<td>Specialties</td>
<td>128,000</td>
<td>128,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>237,000</td>
<td>237,000</td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,268,000</td>
<td>1,268,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>917,000</td>
<td>917,000</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structured Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Individually itemize costs below:

<table>
<thead>
<tr>
<th>Subtotal Building Costs Before 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,011,000</td>
</tr>
</tbody>
</table>

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

|.Entry Amount to be used to achieve desired score.|
|-$76.43 psf|
| $7,357,381 |

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</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 11.9(e)(2)</td>
</tr>
<tr>
<td>$10,781,068</td>
</tr>
<tr>
<td>Contingency</td>
</tr>
<tr>
<td>6.67%</td>
</tr>
<tr>
<td>$725,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL HARD COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,591,667</td>
</tr>
</tbody>
</table>

<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>6.00%</td>
<td>695,000</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.98%</td>
<td>230,000</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>1.98%</td>
<td>195,000</td>
</tr>
</tbody>
</table>

| Contractor profit (<6%) | 6.00% | 695,000 |
| TOTAL CONTRACTOR FEES | $1,620,000 |

<table>
<thead>
<tr>
<th>TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$13,211,667</td>
</tr>
</tbody>
</table>

Voluntary Eligible “Hard Costs” (After 11.9(e)(2))*

<table>
<thead>
<tr>
<th>Entry Amount to be used to achieve desired score.</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.
### SOFT COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>175,000</td>
<td>175,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>70,000</td>
<td>70,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>135,000</td>
<td>135,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>60,000</td>
<td>60,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>40,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>305,941</td>
<td>305,941</td>
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<tr>
<td>Building permits &amp; related costs</td>
<td>98,542</td>
<td>98,542</td>
</tr>
<tr>
<td>Appraisal</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>12,500</td>
<td>12,500</td>
</tr>
<tr>
<td>Soils report</td>
<td>12,000</td>
<td>12,000</td>
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<tr>
<td>Survey</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>160,000</td>
<td>160,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>23,000</td>
<td>23,000</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>As-Built Survey</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Subtotal Soft Cost

| Amount | 1,529,983 | 0 | $1,379,983 |

### FINANCING:

#### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>341,440</td>
<td>250,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>30,400</td>
<td>30,400</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td>40,000</td>
<td></td>
</tr>
</tbody>
</table>

#### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>85,000</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>100,000</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>35,000</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td>40,000</td>
<td></td>
</tr>
</tbody>
</table>

#### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>173,733</td>
<td>100,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/28/2020
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>48,750</td>
<td></td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Payment bonds</td>
<td>65,000</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>65,000</td>
<td>65,000</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Financing Cost**

- $1,215,323
- $0
- $605,400

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,200,000</td>
<td>1,965,000</td>
</tr>
</tbody>
</table>

**Subtotal Developer Fees**

- $2,200,000
- $0
- $1,965,000

**14.71%**

### RESERVES

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
<td>105,000</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
<td>145,778</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
<td>32,400</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
<td>150,000</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Reserves**

- $433,178
- $0
- $0

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

### TOTAL HOUSING DEVELOPMENT COSTS

- $19,015,151
- $0
- $15,177,832

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      | $15,177,832 |
|                                     |         |             |

**Total Adjusted Basis**

| $0 | $19,731,182 |
|--------------------------------------|

**Applicable Fraction**

- 84.26%

**Total Qualified Basis**

| $16,625,348 | $0 | $16,625,348 |
|--------------------------------------|

**Applicable Percentage**

- 9.00%

**Credits Supported by Eligible Basis**

| $1,496,281 | $0 | $1,496,281 |
|--------------------------------------|

**Credit Request** (from 17. Development Narrative)

<table>
<thead>
<tr>
<th>$1,475,000</th>
</tr>
</thead>
</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.*

**Requested Score for 11.9(e)(2)**

<table>
<thead>
<tr>
<th>12</th>
</tr>
</thead>
</table>

**Name of contact for Cost Estimate:**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
</table>

**Phone Number for Contact:**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
</table>

If a revised form is submitted, date of submission:

- 2/28/2020
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>48,750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td>50,000</td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td>65,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>65,000</td>
<td>65,000</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>1,215,323</td>
<td>0</td>
<td>$605,400</td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,200,000</td>
<td>1,965,000</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>14.71%</td>
<td>$2,200,000</td>
<td>$1,965,000 14.87%</td>
</tr>
</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>105,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td>145,778</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>145,778</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td>32,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$433,178</td>
<td>0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
<th>Amount 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL HOUSING DEVELOPMENT COSTS</strong></td>
<td>19,015,151</td>
<td>0</td>
<td>15,177,832</td>
</tr>
</tbody>
</table>

The following calculations are for HTC Applications only.

**Deduct From Basis:**
- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Eligible Basis</strong></td>
<td>0</td>
<td>15,177,832</td>
</tr>
<tr>
<td><strong>High Cost Area Adjustment (100% or 130%)</strong></td>
<td></td>
<td>130%</td>
</tr>
<tr>
<td><strong>Total Adjusted Basis</strong></td>
<td>0</td>
<td>19,731,182</td>
</tr>
<tr>
<td><strong>Applicable Fraction</strong></td>
<td></td>
<td>84.26%</td>
</tr>
<tr>
<td><strong>Total Qualified Basis</strong></td>
<td>$16,625,348</td>
<td>0</td>
</tr>
<tr>
<td><strong>Applicable Percentage</strong></td>
<td></td>
<td>9.00%</td>
</tr>
</tbody>
</table>

### Credits Supported by Eligible Basis

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Credit Request (from 17.Development Narrative)</td>
<td>$1,496,281</td>
<td>0</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: **Michael Czapski**

Phone Number for Contact: **713-863-7547**

If a revised form is submitted, date of submission: **4/16/2020**
### 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).

#### Financing Participants

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Lien Position</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Amortization</td>
<td>Term (Yrs)</td>
<td>Syndication Rate</td>
<td>Lien Position</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>$0</td>
<td>0.00%</td>
<td>30</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>$0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Debt

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Lien Position</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Amortization</td>
<td>Term (Yrs)</td>
<td>Syndication Rate</td>
<td>Lien Position</td>
</tr>
<tr>
<td></td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$5,250,000</td>
<td>4.25%</td>
<td>1st</td>
<td>$5,250,000</td>
<td>4.60%</td>
<td>40</td>
<td>40</td>
<td>1st</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$7,505,051</td>
<td>5.25%</td>
<td>2nd</td>
<td>$</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conventional Loan</td>
<td>$7,505,051</td>
<td>5.25%</td>
<td>2nd</td>
<td>$</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conventional/FHA</td>
<td>$5,250,000</td>
<td>4.25%</td>
<td>1st</td>
<td>$5,250,000</td>
<td>4.60%</td>
<td>40</td>
<td>40</td>
<td>1st</td>
<td></td>
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</table>

#### Third Party Equity

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>HTC</td>
<td>$1,475,000</td>
<td>$2,684,232</td>
<td>$13,421,158</td>
<td>0.91</td>
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</table>

#### Grant

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>§11.9(d)(2)LPS Contribution</td>
<td>$1,900,000</td>
<td>$343,993</td>
<td>$19,015,151</td>
<td>1.38</td>
<td>$19,015,151</td>
<td>19,015,151</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Direct Loan Match</td>
<td>$17,339,283</td>
<td>$19,015,151</td>
<td>$19,015,151</td>
<td>1.38</td>
<td>$19,015,151</td>
<td>19,015,151</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**INSTRUCTIONS:** Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

Sources of funds: FHA loan, equity from sale of LIHTC credits, City of Fort Worth providing $2,500 local contribution. FHA loan application will be anticipated to be submitted in November 2020 and anticipate closing financing by January-February 2021. Equity contract will be negotiated upon receipt of tax credit commitment and will close commensurate with FHA closing. City's funding will be in the form of waived fees. Uses of funds will be for the hard and soft costs of development and will occur over the construction and leaseup period until permanent loan conversion. Expenses after permanent loan closing will be limited to developer's fees and some professional fees, cost certification, surveying.

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.

**FHA reserve requirements include $250 minimum replacement reserve, 4% working capital/construction contingency, 50% annual debt service as operating 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.

None

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.

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Printed Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Telephone:**

<table>
<thead>
<tr>
<th>Email address:</th>
</tr>
</thead>
</table>

If a revised form is submitted, date of submission: 2/28/2020
Financial Capacity, Owner Equity, and Loan-to-Cost Requirements
[10 TAC §13.8(c)(8) and (9) and/or 10 TAC §11.204(7)(C) as applicable ]

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>N/A</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)

### 1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))

Name of the Local Political Subdivision providing the funding:

- **City of Fort Worth**

  - **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))

- **x** Eligible Pro-Forma and letter stating the Development is financially feasible. 24
- **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% |
| HTC funding request as a percent of Total Housing Development Cost | 7.76% |

**Eligibility for points:**

- Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding 0
- 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
Supporting Documents Should be Included Behind this Tab

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

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**NOTE:** Term sheets and/or loan documents from debt and equity providers must **include a statement confirming they are aware the Applicant intends to elect income averaging.** If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- **n/a** Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.
- **x** Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- **n/a** Evidence of Rental Assistance/Subsidy
# 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro formas 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>$1,067,280</td>
<td>$1,088,626</td>
<td>$1,110,398</td>
<td>$1,132,606</td>
<td>$1,155,258</td>
<td>$1,275,498</td>
<td>$1,408,253</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$13,500</td>
<td>$13,770</td>
<td>$14,045</td>
<td>$14,326</td>
<td>$14,613</td>
<td>$16,134</td>
<td>$17,813</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$1,080,780</td>
<td>$1,102,396</td>
<td>$1,124,444</td>
<td>$1,145,932</td>
<td>$1,169,871</td>
<td>$1,291,632</td>
<td>$1,426,066</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($81,059)</td>
<td>($82,680)</td>
<td>($84,333)</td>
<td>($86,020)</td>
<td>($87,740)</td>
<td>($96,872)</td>
<td>($106,955)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$999,722</td>
<td>$1,019,716</td>
<td>$1,040,110</td>
<td>$1,060,912</td>
<td>$1,082,131</td>
<td>$1,194,760</td>
<td>$1,319,111</td>
</tr>
</tbody>
</table>

**EXPENSES**

<table>
<thead>
<tr>
<th>General &amp; Administrative Expenses</th>
<th>$53,700</th>
<th>$55,311</th>
<th>$56,970</th>
<th>$58,679</th>
<th>$60,440</th>
<th>$70,066</th>
<th>$81,226</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management Fee</td>
<td>$49,986</td>
<td>$50,986</td>
<td>$52,005</td>
<td>$53,046</td>
<td>$54,106</td>
<td>$59,736</td>
<td>$65,955</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$168,870</td>
<td>$173,936</td>
<td>$179,154</td>
<td>$184,529</td>
<td>$190,065</td>
<td>$220,337</td>
<td>$255,431</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$60,480</td>
<td>$62,294</td>
<td>$64,163</td>
<td>$66,088</td>
<td>$68,071</td>
<td>$78,913</td>
<td>$91,481</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$25,800</td>
<td>$26,574</td>
<td>$27,371</td>
<td>$28,192</td>
<td>$29,038</td>
<td>$33,663</td>
<td>$39,025</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$74,500</td>
<td>$76,735</td>
<td>$79,037</td>
<td>$81,408</td>
<td>$83,850</td>
<td>$97,206</td>
<td>$112,688</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$45,000</td>
<td>$46,350</td>
<td>$47,741</td>
<td>$49,173</td>
<td>$50,648</td>
<td>$58,715</td>
<td>$68,067</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$105,000</td>
<td>$108,150</td>
<td>$111,365</td>
<td>$114,736</td>
<td>$118,176</td>
<td>$137,001</td>
<td>$158,822</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$32,400</td>
<td>$33,372</td>
<td>$34,373</td>
<td>$35,404</td>
<td>$36,456</td>
<td>$42,275</td>
<td>$49,008</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$23,040</td>
<td>$23,731</td>
<td>$24,443</td>
<td>$25,176</td>
<td>$25,932</td>
<td>$30,062</td>
<td>$34,850</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$638,776</td>
<td>$657,439</td>
<td>$676,053</td>
<td>$696,432</td>
<td>$716,795</td>
<td>$827,975</td>
<td>$956,553</td>
</tr>
</tbody>
</table>

**NET OPERATING INCOME**

| $360,946              | $362,277              | $363,458              | $364,480              | $365,336              | $366,784              | $362,558              |

**DEBT SERVICE**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Other Annual Required Payment</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$69,390</td>
<td>$70,721</td>
<td>$71,902</td>
<td>$72,924</td>
<td>$73,780</td>
<td>$75,228</td>
<td>$71,002</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$69,390</td>
<td>$140,110</td>
<td>$212,012</td>
<td>$284,936</td>
<td>$358,716</td>
<td>$731,236</td>
<td>$1,096,813</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.24</td>
<td>1.24</td>
<td>1.25</td>
<td>1.25</td>
<td>1.25</td>
<td>1.26</td>
<td>1.24</td>
</tr>
</tbody>
</table>

By signing below I (we) are certifying that the above 15 Year pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year remains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

**Jeffrey L. Rogers**  
Phone: 214-207-7030  
Email: jrogers@doughertymarkets.com

Signature, Authorized Representative, Construction or Permanent Lender

Date: 2-27-20

Signature, Authorized Representative, Syndicator

If a revised form is submitted, date of submission:

2/27/2020
# 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$1,067,280</td>
<td>$1,088,626</td>
<td>$1,110,398</td>
<td>$1,132,606</td>
<td>$1,155,258</td>
<td>$1,275,498</td>
<td>$1,408,253</td>
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<tr>
<td>Secondary Income</td>
<td>$13,500</td>
<td>$13,770</td>
<td>$14,045</td>
<td>$14,326</td>
<td>$14,613</td>
<td>$16,134</td>
<td>$17,813</td>
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<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$1,080,780</td>
<td>$1,102,396</td>
<td>$1,124,444</td>
<td>$1,146,932</td>
<td>$1,169,871</td>
<td>$1,291,632</td>
<td>$1,426,066</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($81,059)</td>
<td>($82,680)</td>
<td>($84,333)</td>
<td>($86,020)</td>
<td>($87,740)</td>
<td>($96,872)</td>
<td>($106,955)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$999,722</td>
<td>$1,019,716</td>
<td>$1,040,110</td>
<td>$1,060,912</td>
<td>$1,082,131</td>
<td>$1,194,760</td>
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</table>

### EXPENSES

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$53,700</td>
<td>$55,311</td>
<td>$56,970</td>
<td>$58,679</td>
<td>$60,440</td>
<td>$70,066</td>
<td>$81,226</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$49,986</td>
<td>$50,986</td>
<td>$52,005</td>
<td>$53,046</td>
<td>$54,106</td>
<td>$59,738</td>
<td>$65,955</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$168,870</td>
<td>$173,936</td>
<td>$179,154</td>
<td>$184,529</td>
<td>$190,065</td>
<td>$200,337</td>
<td>$255,431</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$60,480</td>
<td>$62,294</td>
<td>$64,163</td>
<td>$66,088</td>
<td>$68,071</td>
<td>$78,913</td>
<td>$91,481</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$25,800</td>
<td>$26,574</td>
<td>$27,371</td>
<td>$28,192</td>
<td>$29,038</td>
<td>$33,663</td>
<td>$39,025</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$74,500</td>
<td>$76,735</td>
<td>$79,037</td>
<td>$81,408</td>
<td>$83,850</td>
<td>$97,206</td>
<td>$112,688</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$45,000</td>
<td>$46,350</td>
<td>$47,741</td>
<td>$49,173</td>
<td>$50,648</td>
<td>$58,715</td>
<td>$68,067</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$105,000</td>
<td>$108,150</td>
<td>$111,395</td>
<td>$114,736</td>
<td>$118,178</td>
<td>$137,001</td>
<td>$158,822</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$32,400</td>
<td>$33,372</td>
<td>$34,373</td>
<td>$35,404</td>
<td>$36,466</td>
<td>$42,275</td>
<td>$49,008</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$23,040</td>
<td>$23,731</td>
<td>$24,443</td>
<td>$25,176</td>
<td>$25,932</td>
<td>$30,062</td>
<td>$34,850</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$638,776</td>
<td>$657,439</td>
<td>$676,653</td>
<td>$696,432</td>
<td>$716,795</td>
<td>$827,975</td>
<td>$956,553</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$360,946</td>
<td>$362,277</td>
<td>$363,458</td>
<td>$364,480</td>
<td>$365,336</td>
<td>$366,784</td>
<td>$362,558</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$69,390</td>
<td>$70,721</td>
<td>$71,902</td>
<td>$72,924</td>
<td>$73,780</td>
<td>$75,228</td>
<td>$71,002</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$69,390</td>
<td>$140,110</td>
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<td>$284,936</td>
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<tr>
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<td>1.24</td>
<td>1.24</td>
<td>1.25</td>
<td>1.25</td>
<td>1.25</td>
<td>1.26</td>
<td>1.24</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below I (we) am certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

David N. Payne
Phone: (214) 220-6171
Email: davidn.payne@regions.com
Date: 02/27/20
February 27, 2020

CSH Avenue at Sycamore Park, Ltd.
3701 Kirby Drive, Suite 860
Houston, TX 77098

Re: Avenue at Sycamore Park (HTC #20115)
   108 Units under 221(d)(4) New Construction
   2601 Avenue J
   Fort Worth, TX 76105

Dear CSH Avenue at Sycamore Park, Ltd.:

The undersigned has made application to Dougherty Mortgage LLC for a loan to develop the captioned proposed rental apartment project that would be inclusive of the construction stage for such project, and the permanent financing aspect on a long-term amortizing basis based upon the following terms and conditions.

1. LENDER: Dougherty Mortgage LLC
2. PROPOSED BORROWER: CSH Avenue at Sycamore Park, Ltd.
3. GUARANTOR OF LOAN: Secretary of Housing and Urban Development
4. PROPERTY: Avenue at Sycamore Park
   Fort Worth, TX 76105
5. TERM/AMORTIZATION OF LOAN: 40 years, plus construction period
6. LOAN AMOUNT: $5,250,000 (First Lien-FHA 221d4)
   (Includes Construction and Permanent Loan)
7. **ANTICIPATED INTEREST RATE:**

<table>
<thead>
<tr>
<th>Note Rate (Taxable)</th>
<th>4.25%</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIP</td>
<td>0.35% (*)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4.60%</td>
</tr>
</tbody>
</table>

Final Note Rate to be determined at the time of HUD Commitment Issuance based on market conditions of GNMA Securities at the time of Rate Lock. (*) MIP of 35 basis points is based on affordable percentages.

8. **ANTICIPATED LOAN CONSTANT:**

5.553442% (Including Non Amortizing MIP)

9. **DEBT COVERAGE RATIO:**

Minimum of 1.15x on all non cash flow loans

10. **MAXIMUM LOAN TO COST:**

87%

11. **OPERATING EXPENSES:**

$638,776

12. **NET OPERATING INCOME:**

$360,946

13. **DEBT SERVICE:**

$291,556 (First Lien including MIP)

14. **RESERVES REQUIRED Include:**

- **ON-GOING ANNUAL:** $32,400 ($250/Unit Minimum)
- **WORKING CAPITAL:** $210,000 (4% of Loan Amount)
- **OPERATING DEFICIT:** $145,778

15. **INITIAL 1-15 YEAR DEBT COVERAGE RATIO:**

Project maintains a minimum 1.15x ratio throughout Years 1-15 shown on the attached pro forma estimates.

16. **ASSESSMENT OF FEASIBILITY:**

The attached 15-year pro forma was prepared by CSH Avenue at Sycamore Park, Ltd. for Avenue at Sycamore Park located in Fort Worth, TX. The pro forma is consistent with the unit rental assumptions, total operating expenses, net operating income, and debt service coverage based on Dougherty Mortgage LLC current underwriting parameters and consistent with the loan terms indicated is preliminarily considered feasible, pending further due diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.
17. CREDIT WORTHINESS  

Additionally, we have performed a preliminary review of the credit worthiness of CSH Avenue at Sycamore Park, Ltd. and its Principals. At this time, Dougherty Mortgage LLC has no reservation with the Development Owner 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.

18. OTHER SOURCES OF FUNDS  

It is acknowledged by the undersigned that other sources of funds currently consist of a $7,505,051 bridge loan from Regions Bank during the construction period and $13,421,158 in tax credit equity from Regions Bank which will pay off the bridge loan.

Since the final loan amount and borrower approval is to be determined by HUD as the maximum principal amount HUD will insure, the foregoing indications of loan amount and borrower approval are subject to change.

Subject to Lender's obtaining from HUD a firm Commitment for Insurance of a Mortgage Loan, in an amount and reflecting such terms and conditions as are acceptable to Lender and to Proposed Borrower, and further subject to all terms, conditions and provisions stated herein, as executed below by Lender, this document evidences the agreement of the Lender to make a loan (the "Loan") to the Proposed Borrower, to be secured by a credit instrument and security instrument (the "Mortgage") covering real property with existing improvements thereon.

Although this document is subject to final underwriting of Dougherty Mortgage LLC and HUD, third party report verification of underwriting as well as receipt of an award of tax credits, it does represent the understanding of the parties as to the contemplated loan, and it is on the basis of this Term Letter as Proposed Lender, will proceed toward applying for a HUD commitment.

Unless otherwise agreed, there will be no personal liability for defaults in payment of interest and/or principal on the Loan.

Additional Provisions:

Documents are to be executed on such forms and are to contain such terms and provisions as Lender deems necessary or appropriate and as required by FHA.

This Term Letter and any related application or commitment issued by FHA are subject to current Regulations, policies and procedures of FHA and any changes thereto.
The Lender serves in no fiduciary capacity or relationship to Borrower and/or Mortgagor.

This term letter will expire on September 30, 2020.


DOUGHERTY MORTGAGE LLC

Signature: 

Printed Name: Jeffrey L. Rogers, MAI, CCIM
Title: Senior Vice President
Date: February 27, 2020

C王某 Avenue at Sycamore Park, Ltd.

Signature: 

Printed Name: Eleanor M.C. Fanning
Title: Executive Director of Brompton Community Housing Corp.
Date: February 28, 2020
Dear Mr. Higgins:

This letter sets forth the business terms under which Regions Bank (the “Bank”) is considering making available a bridge loan (the “Bridge Loan”) on the terms and conditions specified in this letter to CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership (the “Company”), the general partner of which is CSH Avenue at Sycamore Park GP, LLC, a Texas limited liability company that has been organized to develop, construct and operate a 108-unit apartment complex in Fort Worth, Tarrant County, Texas (the “Property”) to be known as Avenue at Sycamore Park (the “Project”).

**BRIDGE LOAN AMOUNT**: $7,505,051

**INTEREST RATE**: A variable interest rate equal to three percent (3.00%) above the 30-day LIBOR rate.

**LOAN TERM**: Up to twenty-four (24) months from the closing.

**ORIGINATION FEES**: One percent (1.00%) of the Bridge Loan Amount, or $75,051. Such fee shall be fully earned and non-refundable when paid.

**COMPUTATION OF INTEREST**: Interest shall be computed on the basis of a 360 day year for the actual number of days elapsed.

**INTEREST PAYMENTS**: Payment of accrued interest on the Bridge Loan will be required monthly.

**PRINCIPAL PAYMENTS**: The principal shall be payable in full on or before the maturity date, which will be for a period not to exceed twenty-four (24) months from the closing date.

**PREPAYMENT**: The Bridge Loan may be prepaid at any time in an amount equal to the entire principal balance, plus any accrued interest and fees, without premium or penalty.

**GUARANTEES**: IFG Guarantor, LLC, Texas Inter-Faith Management Corporation and any other guarantor deemed necessary by Regions Bank (collectively, the “Credit Guarantor”) will provide joint and several completion and repayment guaranties in a Credit Guaranty Agreement (the “Credit Guaranty Agreement”). The Bank’s obligations hereunder are conditioned on there being no material adverse change in the financial condition of any Credit Guarantor. The Credit Guarantor will covenant, in the Credit Guaranty Agreement, to provide annual financial statements, along with verification of liquid assets, reviewed by an accountant which demonstrate unencumbered liquid assets of $1,000,000 and a tangible net worth of $3,000,000. The reviews shall be prepared in accordance with the tax basis of accounting.

**USE OF PROCEEDS**: All proceeds of the Bridge Loan will be used in the development of the Project on a site in Fort Worth, Tarrant County, Texas (the “Land”) for the Project.
CONSTRUCTION CONSULTANT: The Bank shall commission, at the expense of the Company, a preliminary review of the Project and all related contracts and plans and specifications by the Bank’s construction consultant (the “Construction Consultant”) to confirm, in an upfront cost and plan review, that the Company’s budget is sufficient to complete the Project. The Bank shall, at the expense of the Company, have the Project inspected by the Construction Consultant from time-to-time during construction at such intervals as may be acceptable to the Bank. All requests for advances of the Bridge Loan proceeds will be reviewed and approved by the Construction Consultant.

AVAILABILITY OF PROCEEDS: Except for the initial draw of Bridge Loan proceeds, advances of the Bridge Loan proceeds shall be made at the written request of the Company, but only on the certificate of, and after inspection of the Project by, the supervising architect and the Construction Consultant, which certificates shall be attached as the estimate of the Construction Consultant of the items to be paid out of proceeds of each advance.

SECURITY: In addition to the guarantees of the Credit Guarantor, the Bridge Loan shall be secured by the following:

(a) [intentionally omitted].

(b) [intentionally omitted].

(c) A first priority assignment of the construction contract, architect contract and plans and specifications for the Project, property management agreement, development agreement and any other loan commitments along with the rights of the Company under all other contracts relating to the construction, ownership, use, management or operation of the Project.

(d) [intentionally omitted].

(e) An environmental indemnity agreement entered into by the Company and the Credit Guarantor.

(f) A first priority assignment of general partnership interest.

(g) A first priority assignment of the capital contribution to be made by the limited partner.

REQUIREMENTS RELATED TO SECURITY AND COLLATERAL:

1. [Intentionally Omitted].

2. Prior to the closing, the Bank shall be furnished an ALTA survey of the Property, certified by a registered surveyor to the Bank and to the title insurance company, showing (i) the location of all present improvements, (ii) boundaries, (iii) means of public ingress and egress, (iv) building set-back lines, (v) rights-of-way, (vi) easements, (vii) encroachments and (viii) such other matters as shall be required by the Bank. The matters set forth on the survey must be satisfactory to the Bank. The survey must contain the Bank’s required form of certification and be in form and substance satisfactory to the Bank. The Company shall provide foundation surveys as construction progresses and an ALTA “as-built” survey upon completion of construction.

3. The Company shall provide (i) builders risk/extended multi-peril on, and with respect to, the Project, (ii) general liability insurance for the Company, contractor and property manager and professional liability insurance for the architect, engineer and environmental consultant and (iii) workmen’s compensation insurance for the contractor and property manager, underwritten by companies approved by the Bank, in form and substance and containing such coverage as shall be required by the Bank. The builder’s risk/extended multi-peril policies shall cover all risks, pursuant to 100% non-reporting policies in form and substance acceptable to the Bank and shall provide thirty (30) calendar days’ written notice of cancellation to the Bank. The Bank shall be named as “Lender’s Loss Payee” in all builders’ risk/multi-peril hazard insurance policies. The Bank will order a flood certificate at the Company’s cost. Flood insurance will be required if it is determined that any
improvements constituting part of the Project lie within a designated flood hazard area. If the project is determined to be located in a designated flood zone, additional private flood insurance in excess of the National Flood Insurance Program may be required.

4. Prior to the closing, the Bank shall receive and approve (i) a Phase I Environmental Report and (ii) soil or geotechnical report, in form and content satisfactory to the Bank. Additionally, as part of the Phase I Environmental Report, or in a separate report, the Bank shall receive a report that shall certify the results related to toxic and other substances on the Property. Any Phase I Environmental Reports and soil or geotechnical report must be acceptable to the Bank. A review of the Phase I Environmental Report is required, and an environmental review fee will be paid by the Company to the Bank.

5. The Bank’s letter of intent is subject to the Bank’s receipt, and approval, of (i) the developer, contractor, architect, engineer and property manager selected by the Company, (ii) the executed development, construction, architectural, engineer and property management contracts, (iii) assignments thereof, (iv) lien waivers of the contractor, architect and engineer and a subordination from the property manager and developer, (v) building permits and such other permits as may be required for the development of the Project by the applicable governmental authorities and (vi) the final plans and specifications approved by the Bank and the Construction Consultant. Any changes in the construction, architect, property manager or developer contracts and plans and specifications shall be subject to the Bank’s prior approval.

6. During the term of the Bridge Loan, the Company will not further encumber or convey the Property in any manner without the prior written approval of the Bank.

7. The Bank’s letter of intent is subject to receipt, review and approval by the Bank of a current appraisal and market study (including information on capture rate, absorption rate and demand rate) of the Project addressed to the Bank or Texas Department of Housing and Community Affairs (the “Texas Housing Tax Credit Agency”) and prepared (within the last six months) by an independent appraiser/market study professional approved by the Bank or the Texas Housing Tax Credit Agency. Such appraisal and market study shall be in form and content satisfactory to the Bank. An appraisal review fee shall be paid by the Company to the Bank.

8. The Bank’s letter of intent is contingent upon receipt of a copy of the Texas Housing Tax Credit Agency’s reservation letter (the “Housing Tax Credit Reservation Letter”) reflecting total Federal Housing Tax Credits available to the Company in a minimum amount of $1,475,000 per annum. The terms, conditions and contents of the Housing Tax Credit Reservation Letter shall be acceptable to the Bank in its sole discretion. The Company shall provide to the Bank and its legal counsel copies of the Housing Tax Credit application, Housing Tax Credit Reservation Letter, carryover allocation agreement and all related documents. Additionally, the Company shall provide copies of such other documents as may be requested by the Bank or its legal counsel, including but not limited to those set forth on a closing or due diligence checklist provided by the Bank’s legal counsel.

9. The Bank’s letter of intent is subject to the Company obtaining, and accepting, a commitment from Regions Bank for the investment in the limited partnership interest in the Company entitled to an allocation of Federal Housing Tax Credits such that the combination of other financing sources and the equity will allow for a viable project. All equity proceeds shall be used for the Project and related expenses in accordance with the development budget.

10. The Company shall provide an opinion of its counsel, covering such matters as shall be required, to the Bank.

11. The Company shall provide a commitment for a HUD for a 221(d)(4) permanent mortgage loan in an amount not less than $5,250,000 with an interest rate not greater than 4.60% per annum (including MIP), an amortization period not less than 40 years and a maturity not less than 40 years from closing of such loan (the “First Mortgage Loan”). Such commitment shall be in form and substance acceptable to the Bank.
12. Construction must commence within thirty (30) calendar days from the date of the closing. Construction must be pursued with reasonable diligence and shall be completed within twenty-four (24) months from such closing. Time is of the essence.

13. No later than twenty-four (24) months from closing of the Bridge Loan, the Company must have achieved a Debt Service Coverage Ratio of 1:15.1 based on the previous three (3) months operations. The Debt Service Coverage Ratio is defined as the ratio of Net Operating Income to Debt Service. Net Operating Income shall be defined as the Effective Gross Income of the Project less Operating Expenses and shall include the Replacement Reserve Amount and the greater of (i) the actual vacancy rate or (ii) seven percent (7.00%) and a deduction for the greater of (i) proforma operating expenses or (ii) actual Operating Expenses. Effective Gross Income shall mean the gross receipts of the Company. Operating Expenses shall include a minimum property management fee of five percent (5.00%) of Effective Gross Income. Debt Service will be determined using a forty (40) year amortization of principal at an interest rate of four and six tenths percent (4.60%) per annum.

FINANCIAL FEASIBILITY: The attached 15-year pro forma was prepared by CSH Avenue at Sycamore Park, Ltd. and reviewed by Regions Bank for Avenue at Sycamore Park located in Fort Worth, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Regions 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, we have performed a preliminary review of the credit worthiness of IFG Guarantor, LLC, Texas Inter-Faith Management Corporation and its Principals. At this time, Regions Bank has no reservations with the Development Owner 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.

DOCUMENTATION OF THE LOAN: The Bank shall be furnished with such loan and security instruments, as the Bank shall deem necessary for its protection under this letter of intent including representations and warranties and covenants (affirmative and negative) customary for transactions of this type. All documentation shall be satisfactory to the Bank and its legal counsel, Jones Walker LLP. Without limiting the generality of the foregoing, the Bank and the Company will enter into a Credit Agreement that will provide for financial reporting and tax returns for the Company and each Credit Guarantor will execute and deliver to the Bank the Credit Guaranty Agreement that will provide for financial reporting and tax returns as required by the Bank.

INFORMATION: The Bank has issued this letter of intent based upon the information supplied by the Company. The Bank has the right to cancel this letter of intent, whereupon the Bank shall have no obligations hereunder, in the event of: (i) a material adverse change in the financial condition, operations, management, prospects or ownership of (A) the Company, (B) the General Partner or (C) any Credit Guarantor; (ii) a material adverse change in the accuracy of the information, representations, exhibits or other materials submitted by the Company in connection with its request for financing; or (iii) (A) loss of, (B) damage to, (C) a taking of, (D) or the presence of any hazardous substances at, or on, the Property. The requirements of this letter of intent include, but are not limited to: (i) receipt of satisfactory financial statements of (A) the General Partner, (B) the Company and (C) the Credit Guarantor (not more than six months old); (ii) receipt of a satisfactory third party market study setting forth (A) capture rate, (B) absorption rate and (C) demand analysis consistent with the Bank’s underwriting standards; (iii) satisfactory site inspection by the Bank and the Construction Consultant; and (iv) satisfactory review of the background and credit worthiness of (A) the General Partner and (B) the Credit Guarantor.

EXPENSES: By the Company’s acceptance of this letter of intent, the Company and each Credit Guarantor, unconditionally agrees to pay all expenses incurred by the Bank in connection with the underwriting, closing, servicing or collection of the Bridge Loan and First Mortgage Loan including, but not limited to, legal fees of the Bank’s legal counsel, loan origination fees, appraisal fees, insurance premiums, survey costs, title insurance premiums, other insurance premiums, intangible taxes, other taxes, mortgage taxes, transfer taxes, recording costs and all license and permit fees, whether or not any of such loans actually close.
CUSTOMER IDENTIFICATION PROGRAM - IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask you for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver’s license or other identifying documents.

THIS LETTER OF INTENT DOES NOT, NOR DOES IT INTEND TO CONTAIN, ALL OF THE TERMS AND CONDITIONS OF THE PROPOSED TRANSACTION. THIS LETTER OF INTENT IS SUBJECT TO THE CUSTOMARY DUE DILIGENCE PROCESS OF THE BANK AND ITS LEGAL COUNSEL. THE BANK RESERVES THE RIGHT TO REQUIRE OTHER INFORMATION AND DOCUMENTS AS OUR COUNSEL AND THE BANK REQUIRE. THE BANK RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE CLOSING OR DUE DILIGENCE CHECKLIST. FURTHERMORE, CHANGES MAY BE MADE TO THIS LETTER OF INTENT DURING THE DUE DILIGENCE REVIEW PROCESS OR AT THE REQUEST OF, OR RECOMMENDATION OF, THE BANK’S COUNSEL, JONES WALKER LLP.

THIS LETTER OF INTENT WILL EXPIRE IF NOT ACCEPTED BY THE GENERAL PARTNER, ON BEHALF OF THE COMPANY, AND THE CREDIT GUARANTOR BY MARCH 2, 2020. IF THIS LETTER OF INTENT IS ACCEPTED BY MARCH 2, 2020, IT WILL TERMINATE IF THE TRANSACTIONS CONTEMPLATED HEREBY ARE NOT CLOSED WITHIN ONE HUNDRED TWENTY (120) DAYS OF THE AWARD OF FEDERAL HOUSING TAX CREDITS BY THE TEXAS HOUSING TAX CREDIT AGENCY.

Best Regards,

David N. Payne
Senior Vice President
Regions Bank

Signature: ____________________________
Printed Name:________________________
Title: ________________________________
Date: ________________________________
February 26, 2020

Matt Higgins
CSH Avenue at Sycamore Park, Ltd.
3701 Kirby Drive, Suite 860
Houston, Texas 77098

RE: Potential Equity Investment for Avenue at Sycamore Park, a 108-unit Affordable Housing property to be located in Fort Worth, Tarrant County, Texas

Dear Mr. Higgins:

This letter sets forth the business terms under which Regions Bank, an Alabama banking corporation, or its assignee (the “Investment Limited Partner”) and RB Affordable Housing, Inc., an Alabama corporation, an affiliate of the Investment Limited Partner (the “Special Limited Partner”) is considering acquiring a limited partnership interest in CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership (the “Partnership”). CSH Avenue at Sycamore Park GP, LLC, a Texas limited liability company (the “General Partner”), will serve as the General Partner of the Partnership. The Partnership owns, or expects to own, certain property upon which will be located, a 108-unit apartment complex in Fort Worth, Tarrant County, Texas, named Avenue at Sycamore Park (the “Project”). The Project will be on a site (the “Land”), which will be for a purchase price of $425,000 which amount is not greater than the appraised value of the Land. The Land Transferor is not a related person to the General Partner. The Partnership will apply for a reservation of $1,475,000 in low income housing tax credits under Section 42 of the Internal Revenue Code of 1986 (the “Federal Housing Tax Credits”) from the Texas Department of Housing and Community Affairs (the “Texas Housing Tax Credit Agency”).

The business terms are based on information you have supplied to us and are subject to additional validation and verification. This letter is not, and should not be, construed as a binding commitment upon the Investment Limited Partner and the Special Limited Partner and the Investment Limited Partner and the Special Limited Partner reserve the right to amend or withdraw this letter at any time. This letter supersedes any prior understanding or agreement, or perceived prior understanding or agreement, with respect to the matters described herein.

Investment Limited Partner Capital Contribution – The Investment Limited Partner will contribute to the capital of the Partnership an amount which is estimated to be approximately $13,421,158 (calculated as follows: \[ \frac{($1,475,000 \times 10)}{99.99\%} \times 91.00\% = $13,648,635 \]), in the manner as provided below. Of the amount set forth in the preceding sentence $100 will be allocated to the Special Limited Partner. The Investment Limited Partner and the Partnership shall agree on a construction schedule prior to closing the partnership investment. The admission of the Investment Limited Partner and the terms of its capital contribution shall be evidenced by an Amended and Restated Agreement of Limited Partnership (the “Partnership Agreement”) to be drafted by counsel to the Investment Limited Partner. The Investment Limited Partner and the Special Limited Partner will have the option to sell a participation of the limited partnership interest of the Investment Limited Partner and the Special Limited Partner to a third party investor.

Capital Contribution Schedule of the Investment Limited Partner – Subject to revision after CPA and other due diligence review by the Investment Limited Partner and its counsel of the proposed investment, the following sets forth the anticipated pay-in of the Capital Contribution of the Investment Limited Partner:

A. Subject to the provisions of the last paragraph of this Section, $2,684,232 or 20.00% of the capital contribution (the “First Installment”) upon the latest of:
(i) fully executed Partnership Agreement and Equity Indemnity and Guaranty Agreement;

(ii) the property and partnership due diligence documents, including but not limited to (a) valid tax credit reservation, (b) carryover allocation agreement and written certification from an independent accountant/CPA of carryover basis and backup documentation evidencing costs, if applicable (the “Carryover Certification”), (c) the title insurance policy or pro forma policy with signed escrow letter, (d) fully executed credit agreement, other financing documents and closing documents for (i) a Bridge Loan to be made by Regions Bank to the Partnership and (ii) a HUD 221(d)(4) loan to the Partnership in the amount of $5,250,000 (the “First Mortgage Loan”), (e) [intentionally omitted], (f) proper issuance of building permits, stormwater discharge permits, other environmental permits and wetlands permits, to the extent applicable, and all regulatory approvals necessary for commencement of construction, (g) receipt and Consent by the Special Limited Partner of the Construction Consultant Report, (h) [intentionally omitted], (i) evidence that the Project Budget contains the Minimum Contingency, (j) receipt of a copy of the Payment and Performance Bonds, if required, (k) [intentionally omitted] and (l) all other documents identified on the closing checklist prepared by the Investment Limited Partner’s counsel (the “Closing Checklist”) other than those identified as post-closing; and

(iii) an opinion issued by the Partnership’s counsel, no earlier than the date of closing; and

(iv) receipt of the most recent prior year paid property tax receipt that is actually available.

B. Subject to the provisions of the last paragraph of this Section, $8,723,753 or 65.00% of the capital contribution (the “Second Installment”) upon the following:

(i) satisfaction of all conditions of the First Installment;

(ii) (a) lien-free construction completion, (b) receipt of a Certificate of Occupancy for each building in the Project and each Low-Income Unit and (c) receipt of a Certificate of Substantial Completion, AIA Form G704-2000 signed by all parties thereto;

(iii) verification that the Partnership and Project are covered by insurance in accordance with the requirements of the Partnership Agreement;

(iv) the Bridge Loan is fully satisfied;

(v) no event giving rise to the obligation of the Partnership to repurchase the interest of the Investment Limited Partner or the Special Limited Partner under the Partnership Agreement shall have occurred and not been waived by the Investment Limited Partner or the Special Limited Partner;
(vi) receipt of a certificate of the General Partner that all of its representations and warranties set forth in the Partnership Agreement are true and correct in all material respects and no event of default with respect to the indebtedness of the Partnership has occurred and is existing; and

(vii) receipt of the most recent prior year paid property tax receipt that is actually available.

C. Subject to the provisions of the last paragraph of this Section, $1,342,116 or 15.00% the capital contribution (the “Third Installment”) upon the latest of:

(i) satisfaction of all conditions of the Second Installment;

(ii) receipt of an “as-built” ALTA survey;

(iii) the final development cost and qualified basis certification prepared by an accountant/CPA for submission to the Texas Housing Tax Credit Agency;

(iv) the HUD final endorsement has been provided;

(v) Achievement of Required Debt Service Coverage Ratio (as hereinafter defined) for 3 consecutive months before payment of this installment;

(vi) 95% physical occupancy by tax credit qualified tenants;

(vii) the reserves required to be funded pursuant to the Partnership Agreement have been fully funded;

(viii) verification that the Partnership and Project are covered by insurance in accordance with the requirements of the Partnership Agreement;

(ix) no event giving rise to the obligation of the Partnership to repurchase the Interest of the Investment Limited Partner or the Special Limited Partner under the Partnership Agreement shall have occurred and not been waived by the Investment Limited Partner or the Special Limited Partner;

(x) receipt of a certificate of the General Partner that all of its representations and warranties set forth in the Partnership Agreement are true and correct in all material respects and no event of default with respect to the indebtedness of the Partnership has occurred and is existing; and

(xi) receipt of the most recent prior year paid property tax receipt that is actually available.

D. Subject to the provisions of the last paragraph of this Section, the balance of the capital contribution (the “Final Installment”) upon the latest of:

(i) satisfaction of all conditions of the Third Installment;
(ii) IRS Form(s) 8609 issued by Texas Housing Tax Credit Agency for each residential building in the Project;

(iii) (a) Depreciation schedule, (b) reconciliation of depreciable basis to eligible basis, (c) occupancy schedule for the first year in the Credit Period and (d) an updated financial forecast of income and operating expenses;

(iv) the Tax Certification Letter with the blanks completed and any additions, deletions or modifications as necessary to make the statements contained therein true and correct in all material respects;

(v) verification that the Partnership and Project are covered by insurance in accordance with the requirements of the Partnership Agreement;

(vi) no event giving rise to the obligation of the Partnership to repurchase the Interest of the Investment Limited Partner or the Special Limited Partner under the Partnership Agreement shall have occurred and not been waived by the Investment Limited Partner or the Special Limited Partner;

(vii) receipt of a certificate of the General Partner that all of its representations and warranties set forth in the Partnership Agreement are true and correct in all material respects and no event of default with respect to the indebtedness of the Partnership has occurred and is existing; and

(viii) receipt of the most recent prior year paid property tax receipt that is actually available.

Notwithstanding anything the contrary in this section, $50,000 of the Final Installment shall be retained by the Investment Limited Partner until such time as Partnership’s tax return (and evidence of filing) showing the tax credits for the first year of the Credit Period, including Schedules K-1 for the Limited Partners, is received and approved by the Investment Limited Partner.

Payment of each Installment will be conditioned upon a “date-down” of the Owner’s Title Insurance Policy and, with the exception of the amount set forth on the Closing Statement to be paid at closing from the First Installment, upon submission of a draw request in such form and content as shall be determined by the Special Limited Partner to be paid on a draw basis as needed for costs incurred. Notwithstanding the foregoing, a final “date-down” endorsement of the Title Insurance Policy, “dating-down” the effective date of the Title Insurance Policy and all endorsements attached thereto together with the issuance of an ALTA 3.1 endorsement, an ALTA “same as survey” endorsement shall be provided to the Special Limited Partner prior to the payment of the Final Installment.

Ownership Entity and Allocation of Profits and Losses – A Texas limited partnership. As stated above, the Investment Limited Partner’s legal counsel will draft the Partnership Agreement and such other ancillary documents as are needed.

99.990% Partnership Interest – To be held by the Investment Limited Partner or its assignees, as a limited partner;

0.001% Partnership Interest – To be held by the Special Limited Partner, an affiliate of the Investment Limited Partner, as a limited partner; and
0.009% Partnership Interest – To be held by the General Partner, as a general partner.

Subject to certain special allocation provisions, Profits and Losses of the Partnership shall be allocated in accordance with the foregoing percentage interests.

**Federal Housing Tax Credit Delivery** – The proposed investment by the Investment Limited Partner is based upon the anticipated allocation of Federal Housing Tax Credits to it in accordance with a schedule to be agreed upon by the parties. The Partnership Agreement will contain provisions allowing for the adjustment of the amount of the Capital Contribution if such delivery is different than agreed upon or if the amount of the Federal Housing Tax Credits is less than projected or subject to recapture.

**Guaranty** – IFG Guarantor, LLC, Texas Inter-Faith Management Corporation and any other guarantor deemed necessary by Regions Bank (whether one or more, the “Equity Guarantor”) shall provide in an Equity Indemnity and Guaranty Agreement the following indemnities and warranties to the Investment Limited Partner:

1. **Operating Deficit Guaranty** – The Equity Guarantor shall provide an unlimited operating deficit guaranty (the “Operating Deficit Guaranty”) for all operating deficits until payment of the Final Installment referred to herein as the “Guaranty Modification Date”. Thereafter, the Operating Deficit Guaranty will be eliminated on the date that is five (5) years after the Guaranty Modification Date, but only if (a) the Operating Deficit Reserve Account is fully funded and (b) the Project has maintained a 1.20 to 1 Debt Service Coverage Ratio for the last twelve (12) months in such five (5) year period. The Operating Deficit Guaranty is in addition to an Operating Deficit Reserve Account to be established as hereafter provided.

2. **Tax Indemnity** – Should the Federal Housing Tax Credits be reduced for any reason after the pay-in period described above, the Equity Guarantor shall reimburse Investment Limited Partner 91.00% for every dollar reduction. The Equity Guarantor shall reimburse the Investment Limited Partner for all amounts, including interest and penalties, should the Partnership become obligated to recapture the Federal Housing Tax Credits due to violation of the Partnership Agreement, the Construction Mortgage Loan, the Bridge Loan or the Permanent Mortgage Loan or applicable law by the General Partner. Any payment required as provided above shall be known as an “Adjustment Amount.”

3. **Guaranty of Completion** – The Equity Guarantor shall guaranty that the Project is built on budget and on time, and in accordance with the plans and specifications. The Guaranty of Completion shall expire upon payment of the Final Installment.

4. **Guaranty of General Partner’s Obligation** – The Equity Guarantor shall guarantee certain obligations of the General Partner under the Partnership Agreement to contribute capital to pay any unpaid, deferred development fee and to fulfill the repurchase obligation under certain circumstances.

5. **Liquidity and Net Worth Covenant** – The Equity Guarantor will covenant, in the Equity Indemnity and Guaranty Agreement, to provide annual financial statements reviewed by an accountant which demonstrate unencumbered liquid assets of $1,000,000 and a tangible net worth of $3,000,000. The reviews shall be prepared in accordance with the tax basis of accounting.

**Property Management** – The General Partner agrees that Texas Inter-Faith Management Corporation, a Texas 501(c)(3) nonprofit corporation, will serve as the property manager of CSH Avenue at Sycamore Park, Ltd. and cannot, without prior approval of the Investment Limited Partner, transfer its property management obligation. Texas Inter-Faith Management Corporation shall assess a property management fee
consistent with standards established by the Texas Housing Tax Credit Agency, but not in excess of 5.00% of gross rental receipts.

**Distribution of Net Cash Flow** – Net Cash Flow (as will be defined in the Partnership Agreement) shall be distributed not later than forty-five (45) days after the end of each fiscal year, or, if later, within fourteen (14) days of the receipt of any required authorization from the First Mortgage lender or the Texas Housing Tax Credit Agency to distribute such Net Cash Flow, as follows:

(a) First, to the payment of any Adjustment Amount, together with any accrued interest thereon, with respect to the Partnership;

(b) Second, to the Developer (as hereafter defined) an amount equal to the Deferred Development Fee (as hereafter defined) until such time as the Deferred Development Fee shall be satisfied;

(c) Third, to the Special Limited Partner or any affiliate thereof, for payment of any other fees, debts, liabilities, or obligations owed to any such person including Special Additional Capital Contribution (as will be defined in the Partnership Agreement) and Limited Partner Advances (as will be defined in the Partnership Agreement);

(d) Fourth, to replenish the Operating Deficit Reserve Account and then to the General Partner or Equity Guarantor for repayment of any outstanding Operating Deficit Loans (as will be defined in the Partnership Agreement) and GP Loans (as will be defined in the Partnership Agreement) made with respect to the Partnership;

(e) Fifth, to the Investment Limited Partner, an amount equal to 40% of the taxable income, if any, reflected on the total of lines 1 through 7 of the Form K-1 received by the Investment Limited Partner with respect to such year as a result of an allocation hereof, and any amount which would have been distributed in prior years but for there being insufficient Net Cash Flow;

(f) Sixth, in an amount equal to 89.990% of Net Cash Flow for such year remaining after the payment of any items under (a) through (e) hereof for such year, to the General Partner for the Partnership Management Fee (as to be defined in the Partnership Agreement);

(g) Seventh, any remaining Net Cash Flow shall be distributed to 99.990% to the Investment Limited Partner, 0.001% to the Special Limited Partner and 0.009% to the General Partner.

Notwithstanding the foregoing, (i) Net Cash Flow shall not be distributed to either the General Partner or any of its Affiliates if either the General Partner or any of its Affiliates is subject to removal hereunder or has failed to perform any of its obligations under any of the Project Documents and (ii) Net Cash Flow shall not be distributed in amounts greater than permitted by the financing documents anticipated to be entered between the Partnership and any applicable Lender or Texas Housing Tax Credit Agency requirement. Notwithstanding anything to the contrary, in no event shall less than ten percent (10%) of the any Net Cash Flow paid pursuant to clauses (f) and (g) above, in the aggregate from any Net Cash Flow paid or distributed to the Investment Limited Partner and Special Limited Partner, and clauses (f) and (g) above shall be modified to the extent necessary so that the Investment Limited Partner and Special Limited Partner in the aggregate will receive ten percent (10%) of any Net Cash Flow paid or distributed pursuant to clauses (f) and (g) above. Finally, if Net Cash Flow for any Fiscal Year is not sufficient to pay the Partnership Management Fee for such Fiscal Year, such fee shall lapse to the extent not paid.

**Distribution of Net Cash Proceeds from a Sale or Refinancing** – In the event of a liquidating distribution, the Net Cash Proceeds resulting from a Refinancing or from a Sale (as to be defined in the
Partnership Agreement) in excess of the amount applied to Partnership mortgage obligations encumbering the property refinanced or sold shall be distributed and applied in the following order of priority:

(a) To the payment of the expenses of the Sale or Refinancing (as to be defined in the Partnership Agreement) and the debts and liabilities of the Partnership then due, excluding obligations to any Partner or Affiliates thereof other than accrued Investor Services Fee (as hereafter defined).

(b) To the setting up of any required reserves for any contingent or unforeseen liabilities or obligations of the Partnership; provided, however, that said reserves shall be deposited with a bank or trust company designated by the General Partner (or other Person(s) conducting the winding up of the Partnership) in escrow at interest for the purpose of disbursing such reserves for the payment of any of the aforementioned contingencies and, at the expiration of such period as the General Partner (or other Person(s) conducting the winding up of the Partnership) shall deem advisable, for the purpose of distributing the balance remaining thereafter as provided for hereinafter.

(c) To the payment, of any Adjustment Amount, together with any accrued interest thereon, with respect to the Partnership.

(d) To the General Partner for payment of Special Additional Capital Contribution and to the Investment Limited Partner for payment of Special Additional Capital Contribution and Limited Partner Advances and to any other advances or expenses incurred by the Special Limited Partner, the Investment Limited Partner, or any Affiliates thereof on behalf of the Partnership then due and payable.

(e) To the payment of any outstanding Operating Deficit Loans and/or GP Loans made with respect to the Partnership.

(f) To the General Partner, the amount, if any, of its Capital Contributions made to the Partnership in accordance with the terms of the Guaranty of Completion, or relating to unpaid Deferred Development Fees, reduced by the amount, if any, of prior distributions.

(g) To the Investment Limited Partner and the Special Limited Partner, an amount equal to any Federal income tax incurred as a result of a Sale or Refinancing.

(h) To the Partners with positive Capital Account balances (calculated prior to the allocation of Net Profit from Sale), pro-rata in accordance with their respective positive Capital Account balances until the Capital Accounts of all Partners with positive Capital Accounts shall have been reduced to zero.

(i) Finally, any remaining Net Cash Proceeds shall be distributed 9.990% to the Investment Limited Partner, 0.010% to the Special Limited Partner and 90.000% to the General Partner.

Notwithstanding anything to the contrary set forth in Section 4.5 of the Agreement, in no event shall less than ten percent (10%) of the any Net Cash Proceeds paid pursuant to clauses (h) and (i) above in the aggregate from shall be paid or distributed to the Investment Limited Partner and Special Limited Partner, and clauses (h) and (i) above shall be modified to the extent necessary so that the Investment Limited Partner and Special Limited Partner in the aggregate will receive ten percent (10%) of any Net Cash Proceeds paid or distributed pursuant to clauses (h) and (i) above. Except as will be otherwise provided in the Partnership Agreement, the other agreements entered in connection with the Partnership Agreement or by law, the General Partner shall have no personal liability with respect to a return of the Capital Contributions of the Investment Limited Partner.

Sale of Project – At the end of the Compliance Period (as to be defined in the Partnership Agreement), the Investment Limited Partner shall have the right to market the Project. Should the General Partner object to any proposed sale, it shall have a right of first refusal and may purchase the Project at the
same price and on the same terms as set forth in any offer that the Investment Limited Partner might receive, with the Investment Limited Partner entitled to proceeds as noted above. In addition, the Partnership Agreement will grant to the Investment Limited Partner and Special Limited Partner the right to “put” their partnership interest to the General Partner at the end of both the Credit Period (as to be defined in the Partnership Agreement) and the Compliance Period for a payment of $1,000.

Financial Accounting – Among other reports, the General Partner shall provide the following reports to the Investment Limited Partner and Special Limited Partner:

1. By October 31, an annual budget for the upcoming year.
2. By February 28, the Partnership tax return and Schedule K-1 for the prior fiscal year.
3. By March 15, audited financial statements for the prior fiscal year.
4. Such other reports as the Investment Limited Partner or Special Limited Partner shall require.

Legal Review – The Partnership agreements, all guaranty agreements and other legal documents referencing the investment by the Limited Partner are subject to review by the Investment Limited Partner and preparation by Jones Walker LLP as legal counsel for the Investment Limited Partner. The Partnership Agreement will contain representations, warranties and covenants typical to limited partnership agreements for national syndication for investment in Federal Housing Tax Credit transactions.

Due Diligence – From the date of the receipt of all due diligence items, set forth on the Due Diligence Checklist to be prepared by legal counsel for the Investment Limited Partner, the Investment Limited Partner shall have thirty (30) days to complete its due diligence review. The Investment Limited Partner’s due diligence shall include, but not be limited to, a review of the market study, an appraisal prepared by a third party independent appraiser, an ALTA survey with such survey certificate as the Investment Limited Partner may require, title commitment for an owner’s policy in the amount of the sum of the Investment Limited Partner’s capital contribution plus the amount of the permanent debt of the Partnership, any deferred development fee and any other sources with such endorsements as the Investment Limited Partner may require, and a Phase I Environmental Review, all of which shall be paid for by the Partnership and shall be in form and substance acceptable to the Investment Limited Partner.

Federal Housing Tax Credit Adjuster – Should the final Federal Housing Tax Credits earned by the Project be greater than, or less than, $1,475,000 per annum the capital contribution by the Investment Limited Partner shall be increased or decreased accordingly by 91.00% for each dollar of Federal Housing Tax Credit increased or decreased, utilizing the same formula as set forth above for calculation of the capital contribution; provided, however, in no event will any additional capital contribution exceed five percent (5.00%) of the Limited Partner’s Capital Contribution.

Development Fee – Brompton Development, LLC, a Texas limited liability company, shall be the developer for the Project. A fee to be paid the Developer (the “Development Fee”) shall be payable in accordance with a schedule to be agreed upon by the partners. In the event that the sources of funds are not sufficient to pay all of the Development Fee such portion (the “Deferred Development Fee”) shall be deferred and paid out of Net Cash Flow as hereinbefore provided. Any Deferred Development Fee not paid by the thirteenth (13th) anniversary of the Completion Date (as such term will be defined in the Partnership Agreement) will be paid from a special contribution of capital to the Partnership by the General Partner.

Required Reserves – $218,667 or six (6) months of operating expenses, annual debt service and replacement reserves (the “Operating Deficit Reserve”) shall be paid from the Third Installment into an Operating Deficit Reserve Account, which Operating Deficit Reserve Account shall be established with the
Investment Limited Partner. If funds are withdrawn from the Operating Deficit Reserve Account, such funds must be restored from that portion of Net Cash Flow that would otherwise be paid to the General Partner as the Partnership Management Fee. A replacement reserve (the “Replacement Reserve”) in an amount of $300 per residential rental unit, per year (increasing 3.00% annually) will be established with the Investment Limited Partner. The Partnership will establish with the Investment Limited Partner on the Completion Date a tax and insurance reserve account to which the Partnership will deposit on the tenth (10th) day of each month an amount equal to one twelfth of the annual property tax and insurance premium, which tax and insurance premium will be paid from such account to the extent of funds then on deposit.

Financing – The amount, terms and conditions of the construction and permanent financing, if not provided by Regions Bank, must be acceptable to Investment Limited Partner.

Investor Service Fee – The Investment Limited Partner will receive an Investment Limited Partner service fee in the amount of $8,100 per year, increasing 3.00% annually, which shall have payment priority after the payment of operating expenses, debt service and funding of required reserves.

Further Documents – The General Partner and the Investment Limited Partner intend to enter into definitive written agreements acceptable to each incorporating therein all of the terms, provisions and conditions of this transaction, as stated herein, together with the customary representations, warranties, covenants and indemnities which shall survive the closing, including but not limited to warranties of title; absence of defaults, litigation, liens, and undisclosed liabilities, existence of insurance; full compliance with applicable laws, regulatory agreements and environmental regulations; defect-free construction of the Project; authority of the General Partner, and the truth and accuracy and completeness of all assumptions expressed by the General Partner.

The Partnership shall be responsible for all costs incurred in the preparation of the Partnership Agreement and related documents, the Investment Limited Partner’s legal counsel, due diligence efforts, recording fees and similar matters.

CUSTOMER IDENTIFICATION PROGRAM - IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask you for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver’s license or other identifying documents.

THIS LETTER OF INTENT DOES NOT, NOR DOES IT INTEND TO CONTAIN ALL OF THE TERMS AND CONDITIONS OF THE PROPOSED TRANSACTION. THIS LETTER OF INTENT IS SUBJECT TO THE NORMAL APPROVAL AND DUE DILIGENCE PROCESS OF THE INVESTMENT LIMITED PARTNER AND ITS LEGAL COUNSEL, JONES WALKER LLP. THE INVESTMENT LIMITED PARTNER RESERVES THE RIGHT TO REQUIRE OTHER INFORMATION AND DOCUMENTS AS OUR COUNSEL AND THE INVESTMENT LIMITED PARTNER REASONABLY REQUIRE. THE INVESTMENT LIMITED PARTNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE CLOSING CHECKLIST. FURTHERMORE, CHANGES MAY BE MADE TO THIS LETTER OF INTENT DURING THE INVESTMENT APPROVAL PROCESS OR AT THE REQUEST OF OR RECOMMENDATION OF THE INVESTMENT LIMITED PARTNER'S COUNSEL OR CERTIFIED PUBLIC ACCOUNTANT. THIS LETTER OF INTENT IS NOT A COMMITMENT TO INVEST, BUT A FRAMEWORK THAT HAS BEEN INITIALLY APPROVED BY THE INVESTMENT LIMITED PARTNER'S INVESTMENT COMMITTEE.
THIS LETTER OF INTENT WILL EXPIRE IF NOT ACCEPTED BY THE GENERAL PARTNER ON BEHALF OF THE PARTNERSHIP AND THE EQUITY GUARANTOR BY MARCH 2, 2020. IF THIS LETTER OF INTENT IS ACCEPTED BY MARCH 2, 2020, IT WILL TERMINATE IF THE TRANSACTIONS CONTEMPLATED HEREBY ARE NOT CLOSED WITHIN ONE HUNDRED TWENTY (120) DAYS OF THE AWARD OF FEDERAL HOUSING TAX CREDITS BY THE TEXAS HOUSING TAX CREDIT AGENCY.

We appreciate having the opportunity to invest in this Partnership. Please feel free to give me a call if you have any questions or comments about this proposal. If the terms of this letter are satisfactory, please sign and return to me and I will proceed with getting the final approval of the Investment Limited Partner’s investment committee.

Very truly yours,

[Signature]

David N. Payne
Senior Vice President
Regions Bank

Signature: ____________________________
Printed Name: ____________________________
Title: __________________________________
Date: ____________________________
February 18, 2020

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

RE: Commitment of Development Funding for CSH Avenue at Sycamore Park, Ltd.
TDHCA 9% HTC Application No. 20115 (Avenue at Sycamore Park)

Dear Ms. Holloway:

On behalf of the City of Fort Worth, I wish to confirm that the City has committed $2,500.00 in fee waivers to CSH Avenue at Sycamore Park, Ltd. for the proposed development of 114 units at 2601 Avenue J, Fort Worth, TX 76105.

Neither the Applicant, the Consultant, General Contractor, Guarantor nor any affiliate of the Applicant first provided funds to the City for purposes of this Commitment of Development Funding by the Local Political Subdivision.

Thank you for your consideration. Please feel free to contact me at 817-392-8187 if you have any questions regarding this commitment of funding.

Sincerely,

Victor T. Turner, Director

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
## 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>Permalink Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0 0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0 0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0 0.00%</td>
<td>-</td>
</tr>
<tr>
<td>Dougherty Mortgage 221d4</td>
<td>Conventional/FHA</td>
<td>$5,250,000 4.25%</td>
<td>1st</td>
</tr>
<tr>
<td>Regions Bank Bridge Loan</td>
<td>Conventional Loan</td>
<td>$7,505,051 5.25%</td>
<td>2nd</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regions Bank</td>
<td>HTC 1,475,000</td>
<td>$2,684,232</td>
<td>$13,421,153</td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$11.9(d)2LPS Contribution</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSH Avenue at Sycamore Park, Ltd.</td>
<td>1,900,000</td>
<td>$343,993</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total Sources of Funds</td>
<td>$17,339,283 $19,015,151</td>
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<td></td>
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<tr>
<td>Total Uses of Funds</td>
<td>$19,015,151</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/27/2020
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).

Sources of funds: FHA loan, equity from sale of LIHTC credits, City of Fort Worth providing $2,500 local contribution. FHA loan application will be anticipated to be submitted in November 2020 and anticipate closing financing by January-February 2021. Equity contract will be negotiated upon receipt of tax credit commitment and will close commensurate with FHA closing. City's funding will be in the form of waived fees. Uses of funds will be for the hard and soft costs of development and will occur over the construction and leaseup period until permanent loan conversion. Expenses after permanent loan closing will be limited to developer's fees and some professional fees, cost certification, surveying.

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.

FHA reserve requirements include $250 minimum replacement reserve, 4% working capital/construction contingency, 50% annual debt service as operating 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.

None

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

[Signature]
Jeffrey L. Rogers
Printed Name
2-27-20
Date

Telephone: 214-207-7030
Email address: jrogers@dcoghertymarkets.com

If a revised form is submitted, date of submission: 2/27/2020
## 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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<th>Construction Period</th>
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| Total Sources of Funds | $17,339,283 | | $19,015,151 | |

2/27/2020
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None

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

[Signature]
David N. Payne
Printed Name
Date 02/27/20

Signature, Authorized Representative, Construction or Permanent Lender
Telephone: (214) 220-6171
Email address: davidn.payne@regions.com

If a revised form is submitted, date of submission: 2/27/2020
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below;

1. Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:

   - Yes If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - No 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: 100.00%
     - Cash flow from operations: 100.00%
     - Developer Fee: 100.00%
     - Total: 300.00% (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
- Construction
- Development
- Financing
- Compliance

- No Principals of the Qualified Nonprofit or HUB are related Parties to or Affiliates of any other Principals of the Applicant or Developer.
- 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
Brompton Community Housing Development Corporation ("BCHD") is a non-profit 501(c)(3) which specifically has the development and operation of low-income housing as one of missions. BCHD will be the Sole Member of the General Partner as well as the Developer for this development. BCHD will be responsible for arranging financing, sale of the LIHTCs, complete plans and specifications and obtain permits, negotiate construction contracts, supervise development, oversee lease-up and asset management, and ensure compliance.

BCHDC was created in 1996, as its own operating entity as a CHDO and a mission based non-profit corporation in good standing in Texas. The Owner and Developer of the proposed Avenue at Sycamore Park are both controlled by BCHDC. BCHDC’s housing experience includes being the sole owner of Brompton Community III, LLC, dba Enclave at Buckhorn Crossing (acquired in 2003) located at 6650 Prue Road in San Antonio, Texas with 240 apartment units. Additionally, BCHDC is the sole owner of the 214-unit Brompton Square Apartments (acquired in 1996) property located at 1323 Witte Road in Houston, Texas. Brompton Square Apartments currently complies with City of Houston CDBG rent restrictions. Both properties are financed through the Department of Housing and Urban Development (HUD) pursuant to Section 223 (f). Most recently, BCHDC acquired the General Partner interest in a 636-unit LIHTC portfolio in the Dallas-Fort Worth metroplex. BCHDC has decades of experience in management, development, and tenant services and materially participates as such in all of its developments, including the future development of Avenue at Sycamore Park.
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 instrumentalties of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

**Org. Chart Example:**

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

ALL Persons who have actual or apparent authority to exercise Control must be identified on the Organizational Chart.

Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.
If a revised chart is submitted, include the date of submission!
OWNER ORGANIZATION CHART

HTC #20115
AVENUE AT SYCAMORE PARK
Fort Worth, Texas

Operating Partnership
CSH Avenue at Sycamore Park, Ltd.
A to-be-formed Texas Limited Partnership

00.01% General Partner
CSH Avenue at Sycamore Park GP, LLC,
a to-be-formed Texas Limited Liability Corporation

99.99% Proposed Investor Limited Partner
Investment Limited Partner

100% Member/Manager
Brompton Community Housing Development Corporation
a Non-Profit 501(c)(3) Corporation

Ellie M.C. Fanning*, Executive Director, 0%
Casey Carson, President, 0%
Marvin Spivey, VP/Resident Rep, 0%
Mike Clark, Sec/Treasurer, 0%
Ladebb Johnson, Resident Rep, 0%
Cynthia Barkdale, Board, 0%
Ryan Ross, Board, 0%

*Denotes Ability to Exercise Control
DEVELOPER ORGANIZATION CHART

HTC #20115
AVENUE AT SYCAMORE PARK
Fort Worth, Texas

Developer (100%)
Brompton Development, LLC,
a Texas Limited Liability Corporation

100% Member/Manager
Brompton Community Housing Development Corporation
a Non-Profit 501(c)(3) Corporation

Ellie M.C. Fanning*, Executive Director, 0%
Casey Carson, President, 0%
Marvin Spivey, VP/Resident Rep, 0%
Mike Clark, Sec/Treasurer, 0%
Ladebb Johnson, Resident Rep, 0%
Cynthia Barksdale, Board, 0%
Ryan Ross, Board, 0%

*Denotes Ability to Exercise Control
GUARANTOR ORGANIZATION CHART

HTC #20115
AVENUE AT SYCAMORE PARK
Fort Worth, Texas

GUARANTOR
IFG Guarantor, LLC
a Texas limited liability company

100% Member/Manager
Texas Inter-Faith Management Corporation
a 501(c)(3) Corporation
Marie Compton, Executive Director, 0%
Robert Gallman, President, 0%
Casey Carson, Vice President, 0%
Dean O'Kelley, Vice President, 0%
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Applicant Legal Name:</th>
<th>CSH Avenue at Sycamore Park, Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>3701 Kirby Drive, Suite 860</td>
</tr>
<tr>
<td>City:</td>
<td>Houston</td>
</tr>
<tr>
<td>State:</td>
<td>Tx</td>
</tr>
<tr>
<td>Zip:</td>
<td>77098</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name(s) of Entities the Organization Owns or Controls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
</tr>
</tbody>
</table>

| Organization legally formed? | No |
| Date formed: | NA |
| Legal Org is or will be: Limited Partnership |

| Previous TDHCA Experience? | No |
| Phone:     | 7132054024 |
| Email:     | emcfanning@bromptonchdc.org |

| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development?: | Yes |

List of Sub-Entities or Principals:

1. **Brompton Community Housing Development Corp**
   - TDHCA Experience: Yes

2. **CSH Avenue at Sycamore Park, Ltd.**
   - Date formed: 6/4/1996
   - Legal Org is or will be: Non-Profit
   - Previous TDHCA Experience: Yes
   - Phone: 7132054024
   - Email: emcfanning@bromptonchdc.org

3. Organization is identified on Org. Chart: Yes
4. Ability to exercise Control over the Development?: Yes

List of Sub-Entities or Principals:

1. **Eleanor M.C. Fanning**
   - TDHCA Experience: Yes

2. **Casey Carson**
   - TDHCA Experience: Yes

3. **Marvin Spivey**
   - TDHCA Experience: No

4. **Mike Clark**
   - TDHCA Experience: Yes

5. **Ladebb Johnson**
   - TDHCA Experience: No

6. **Cynthia Barksdale**

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Continued from above for Brompton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Role/Title:</td>
<td>Sole Member of GP</td>
</tr>
<tr>
<td>Address:</td>
<td>3701 Kirby Drive, Suite 860</td>
</tr>
<tr>
<td>City:</td>
<td>Houston</td>
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<tr>
<td>State:</td>
<td>Tx</td>
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</tbody>
</table>

| Organization legally formed? | Yes |
| Date formed: | 6/4/1996 |
| Legal Org is or will be: Non-Profit |

| Previous TDHCA Experience? | Yes |
| Phone:     | 7132054024 |
| Email:     | emcfanning@bromptonchdc.org |

| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development?: | Yes |

List of Sub-Entities or Principals:

1. **Ryan Ross**
   - TDHCA Experience: No

2. **Mike Clark**
   - TDHCA Experience: Yes

3. **Ladebb Johnson**
   - TDHCA Experience: No

4. **Cynthia Barksdale**
   - TDHCA Experience: No

5. **Eleanor M.C. Fanning**
   - TDHCA Experience: Yes

6. **Casey Carson**
   - TDHCA Experience: Yes

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.
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<tbody>
<tr>
<td>Brompton Development, LLC</td>
<td>Developer</td>
</tr>
</tbody>
</table>

**Address:** 3701 Kirby Drive, Suite 860  
**City:** Houston  
**State:** TX  
**Zip:** 77098

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<th>Yes</th>
</tr>
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<tbody>
<tr>
<td>Date formed:</td>
<td>3/29/2019</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Previous TDHCA Experience?</th>
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<tbody>
<tr>
<td>Phone:</td>
<td>7132054024</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:emcfanning@bromptonchdc.org">emcfanning@bromptonchdc.org</a></td>
</tr>
</tbody>
</table>

| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development?: | Yes |

**List of Sub-Entities or Principals:**

1. **Brompton Community Housing Development Corp**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes

2. **Eleanor M.C. Fanning**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

3. **Casey Carson**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

4. **Marvin Spivey**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

5. **Mike Clark**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

6. **Ladebb Johnson**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

7. **Cynthia Barksdale**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

---

**Organization Legal Name:** Brompton Community Housing Development Corp  
**Role/Title:** Member of Developer

**Address:** 3701 Kirby Drive, Suite 860  
**City:** Houston  
**State:** TX  
**Zip:** 77098

**Name(s) of Entities the Organization Owns or Controls:** Brompton Development, LLC

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| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development?: | Yes |

**List of Sub-Entities or Principals:**

1. **Eleanor M.C. Fanning**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

2. **Casey Carson**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

3. **Marvin Spivey**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

4. **Mike Clark**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

5. **Ladebb Johnson**  
   - TDHCA Experience: Yes  
   - TDHCA Experience: Yes  
   - TDHCA Experience: No

6. **Cynthia Barksdale**  
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   - TDHCA Experience: Yes  
   - TDHCA Experience: No

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**Organization Legal Name:** Continued from above for Brompton  
**Role/Title:**  

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<tr>
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<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
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<tr>
<th>Previous TDHCA Experience?</th>
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<tbody>
<tr>
<td>Phone:</td>
<td>7132054024</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:emcfanning@bromptonchdc.org">emcfanning@bromptonchdc.org</a></td>
</tr>
</tbody>
</table>

| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development?: | Yes |

**List of Sub-Entities or Principals:**

1. **Ryan Ross**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

2. **Texas Inter-Faith Management Corp**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

3. **IFG Guarantor, LLC**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

---

**Organization Legal Name:** IFG Guarantor, LLC  
**Role/Title:** Guarantor

**Address:** 3701 Kirby Drive, Suite 860  
**City:** Houston  
**State:** TX  
**Zip:** 77098

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<tr>
<th>Name(s) of Entities the Organization Owns or Controls:</th>
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1. **Texas Inter-Faith Management Corp**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

2. **IFG Guarantor, LLC**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

3. **Brompton Development, LLC**  
   - TDHCA Experience: No  
   - TDHCA Experience: No  
   - TDHCA Experience: No

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2/28/2020
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<td>1. Marie Compton</td>
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<tr>
<td>2. Robert Gallman</td>
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<tr>
<td>3. Casey Carson</td>
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</tr>
<tr>
<td>4. Dean O'Kelley</td>
<td>IFG Guarantor, LLC</td>
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<td>5.</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).

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</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, Texas</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
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</tr>
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1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

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<td></td>
<td>CSBG</td>
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<td>LIHEAP</td>
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<td>HRA</td>
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Person/Role:  

CSH Avenue at Sycamore Park GP, LLC / General Partner

Email Address:  

etmcn@bromptonchdc.org

City & State of Home Addr:  

Houston, Texas

Applicant Legal Name:  

CSH Avenue at Sycamore Park, Ltd.

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:** Brompton Community Housing Development Corporation / Sole Member of GP and Developer

**Email Address:** emcfanning@bromptonchdc.org

**City & State of Home Addr:** Houston, Texas

**Applicant Legal Name:** CSH Avenue at Sycamore Park, Ltd.

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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<td>CDBG</td>
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Email Address: emcfanning@bromptonchdc.org

City & State of Home Addr: Houston, Texas

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1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

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<th>TDHCA ID#</th>
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<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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<td>HTC</td>
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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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<th>Community Affairs:</th>
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Person/Role: IFG Guarantor, LLC / Guarantor

Email Address: mcompton@ti-f.org

City & State of Home Addr: Houston, Texas

Applicant Legal Name: CSH Avenue at Sycamore Park, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

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**Previous Participation Form**

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<table>
<thead>
<tr>
<th>Person/Role:</th>
<th>Texas Inter-Faith Management Corporation / Sole Member of Guarantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:mcompton@ti-f.org">mcompton@ti-f.org</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Houston, Texas</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>CSH Avenue at Sycamore Park, Ltd.</td>
</tr>
</tbody>
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**1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.**

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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:** Mike Clark / Board Member

**Email Address:** mclark@abres.com

**City & State of Home Addr:** Colleyville, Texas

**Applicant Legal Name:** CSH Avenue at Sycamore Park, Ltd.

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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<td>Mansions of Hastings Green Senior</td>
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<td>Lansborough Apartments</td>
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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

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<th>Person/Role:</th>
<th>Cynthia Barksdale / Board Member</th>
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<td>Email Address:</td>
<td><a href="mailto:cynthiacbarksdale@yahoo.com">cynthiacbarksdale@yahoo.com</a></td>
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<tr>
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### Previous Participation Form

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**Person/Role:** Ryan Ross / Board Member

**Email Address:** ryan.ross@kochind.com

**City & State of Home Addr:** Dallas, Texas

**Applicant Legal Name:** CSH Avenue at Sycamore Park, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

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### Person/Role:

| Marvin Spivey / Board Member |

### Email Address:

| spivey.bubba@yahoo.com |

### City & State of Home Addr:

| San Antonio, Texas |

### Applicant Legal Name:

| CSH Avenue at Sycamore Park, Ltd. |

### 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:  Ladebb Johnson / Board Member
Email Address:  ladebb.johnson82@gmail.com
City & State of Home Addr:  Arlington, Texas
Applicant Legal Name:  CSH Avenue at Sycamore Park, Ltd.

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:** Marie Compton / Board Member

**Email Address:** mcompton@ti-f.org

**City & State of Home Addr:** Houston, Texas

**Applicant Legal Name:** CSH Avenue at Sycamore Park, Ltd.

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: Robert Gallman / Board Member
Email Address: rgallman@rangerealtyadvisors.com
City & State of Home Addr: Dallas, Texas
Applicant Legal Name: CSH Avenue at Sycamore Park, Ltd.

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:**  Csaey Carson / Board Member

**Email Address:**  casey@gemstarconstruction.com

**City & State of Home Addr:**  Spring, Texas

**Applicant Legal Name:**  CSH Avenue at Sycamore Park, Ltd.

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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<td>Other:</td>
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<tr>
<td>Other:</td>
<td></td>
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</tbody>
</table>
### Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** Dean O'Kelley / Board Member  
**Email Address:** deano@thelibertygroup.com  
**City & State of Home Addr:** Houston, Texas  
**Applicant Legal Name:** CSH Avenue at Sycamore Park, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   - By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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</thead>
<tbody>
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</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.

   - By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<td>LIHEAP</td>
<td>TBRA</td>
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<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
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<tr>
<td>HOME:</td>
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<td>HRA</td>
<td>SFD</td>
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<td>HTF/OCI:</td>
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<td>Other:</td>
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<tr>
<td>Other:</td>
<td></td>
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</tbody>
</table>
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:**

| Brompton Community Housing Development Corporation |

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:  

| 6/4/1996 |

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?  

| No |

If “Yes”, will this nonprofit organization Control the Applicant?  

|  |

What is the ownership percentage of this nonprofit organization?  

|  |

2) Describe the nonprofit’s participation:  

| Sole Member of the General Partner and Developer |

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

**Brompton Community Housing Dev Corp will be the Sole Member of both the General Partner as well as the Developer overseeing development and construction property and asset management after placed in service.**

4) Will the nonprofit receive part of the development fees paid in connection with the development?  

| Yes |

If "Yes," explain:  

| The non-profit will receive 100% of the Developer Fees for its participation. |

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>
</tr>
</thead>
<tbody>
<tr>
<td>Casey Carson</td>
<td>President</td>
</tr>
<tr>
<td>3222 West Bender Landing</td>
<td></td>
</tr>
<tr>
<td>Spring</td>
<td>Texas</td>
</tr>
<tr>
<td>77386</td>
<td></td>
</tr>
<tr>
<td>(713) 822-1376</td>
<td><a href="mailto:casey@gemstarconstruction.com">casey@gemstarconstruction.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Marvin Spivey</td>
<td>Vice President</td>
</tr>
<tr>
<td>65 Prue Road #311</td>
<td></td>
</tr>
<tr>
<td>San Antonio</td>
<td>Texas</td>
</tr>
<tr>
<td>78240</td>
<td></td>
</tr>
<tr>
<td>(210) 394-2081</td>
<td><a href="mailto:spivey.bubba@yahoo.com">spivey.bubba@yahoo.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Mike Clark</td>
<td>Secretary/Treasurer</td>
</tr>
<tr>
<td>6502 Diamond Court</td>
<td></td>
</tr>
<tr>
<td>Colleyville</td>
<td>Texas</td>
</tr>
<tr>
<td>76034</td>
<td></td>
</tr>
<tr>
<td>(972) 643-3205</td>
<td><a href="mailto:mclark@abres.com">mclark@abres.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Ladebb Johnson</td>
<td>Board Member</td>
</tr>
<tr>
<td>2501 Meadow Wood Trail #2201</td>
<td></td>
</tr>
<tr>
<td>Arlington</td>
<td>Texas</td>
</tr>
<tr>
<td>76014</td>
<td></td>
</tr>
<tr>
<td>(469) 855-0987</td>
<td><a href="mailto:ladebb.johnson82@gmail.com">ladebb.johnson82@gmail.com</a></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Cynthia Barksdale</td>
<td>Board Member</td>
</tr>
<tr>
<td>4421 Brampton Cour</td>
<td></td>
</tr>
<tr>
<td>Fort Worth</td>
<td>Texas</td>
</tr>
<tr>
<td>76116</td>
<td></td>
</tr>
<tr>
<td>(512) 619-9053</td>
<td><a href="mailto:cynthiacbarksdale@yahoo.com">cynthiacbarksdale@yahoo.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td>Ryan Ross</td>
<td>Board Member</td>
</tr>
<tr>
<td>6914 Northwood Road</td>
<td></td>
</tr>
<tr>
<td>Dallas</td>
<td>Texas</td>
</tr>
<tr>
<td>75225</td>
<td></td>
</tr>
<tr>
<td>(214) 668-2023</td>
<td><a href="mailto:ryan.ross@kochind.com">ryan.ross@kochind.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Eleanor M.C. Fanning</td>
<td>Executive Director</td>
</tr>
<tr>
<td>3315 Northaven Road</td>
<td></td>
</tr>
<tr>
<td>Dallas</td>
<td>Texas</td>
</tr>
<tr>
<td>75229</td>
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<tr>
<td>(713) 205-4024</td>
<td><a href="mailto:emcfanning@bromptonchdc.org">emcfanning@bromptonchdc.org</a></td>
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</table>
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

BOARD OF DIRECTORS
OF
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

WHEREAS, Brompton Community Housing Development Corporation, a 501(c)(3) non-profit corporation (the “Corporation”), has determined that the actions set out in the following resolution reasonably may be expected to benefit the Corporation; and

WHEREAS, the Corporation is the managing member of CSH Avenue at Sycamore Park GP, LLC, a Texas limited liability company (“General Partner”), the general partner of CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership (the “Partnership”); and

WHEREAS, the names of the executive director and board members who may act on the Corporation’s behalf are hereby provided;

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATION THAT:

SECTION ONE. The Corporation hereby approves and acknowledges that it is aware of the organization’s participation in TDHCA Application # 20115.

SECTION TWO. The Corporation hereby approves that Eleanor M.C. Fanning in her capacity as Executive Director be, and is hereby, authorized, empowered and directed on behalf of the Corporation to execute the TDHCA Application documents and all subsequent transaction documents attributed to the General Partner and Partnership, and to perform all acts and do all things which may be deemed necessary or desirable to complete the transactions contemplated therein.

PASSED AND APPROVED this 12th day of February, 2020.
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

By: ________________, Board Member

(PRINT)

By: ________________, Board Member

(PRINT)

By: ________________, Board Member

(PRINT)

By: ________________, Board Member

(PRINT)

By: ________________, Board Member

(PRINT)

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BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

By: 

______________________________

______________________________, Board Member

(PRINT)

By: 

______________________________

______________________________, Board Member

(PRINT)

By: 

______________________________

______________________________, Board Member

(PRINT)

By: 

______________________________

______________________________, Board Member

(PRINT)

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BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

By: ____________________________

______________________________, Board Member

(PRINT)

By: ____________________________

______________________________, Board Member

(PRINT)

By: ____________________________

______________________________, Board Member

(PRINT)

By: ____________________________

______________________________, Board Member

(PRINT)

By: ____________________________

______________________________, Board Member

(PRINT)
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

By:  

CYNTHIA C. BARKSDALE, Board Member

(PRINT)

By:  

__________________________________________

__________________________________________, Board Member

(PRINT)

By:  

__________________________________________

__________________________________________, Board Member

(PRINT)

By:  

__________________________________________

__________________________________________, Board Member

(PRINT)

By:  

__________________________________________

__________________________________________, Board Member

(PRINT)

Page 2 of 2
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

By: [Signature]

[PRINT]

Board Member

By: [Signature]

[PRINT]

Board Member

By: [Signature]

[PRINT]

Board Member

By: [Signature]

[PRINT]

Board Member

By: [Signature]

[PRINT]

Board Member
Dear Taxpayer:

This is in response to your Aug. 09, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in JANUARY 1999.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.
If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

S. A. Martin, Operations Manager
Accounts Management Operations
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION
% JOT COUCH JR
3131 W ALABAMA ST STE 300
HOUSTON TX 77098-2038

CUT OUT AND RETURN THE VOUCHER AT THE BOTTOM OF THIS PAGE IF YOU ARE MAKING A PAYMENT, EVEN IF YOU ALSO HAVE AN INQUIRY.
February 27, 2020

Via e-mail
Texas Department of Housing and Community Affairs
P.O. Box 13941
221 East 11th Street
Austin, Texas 78711-3941

Re: Name of Development: Avenue at Sycamore Park (“Development”)
Address of Development: 2601 Avenue J, Fort Worth, Texas 76105
Development Owner: CSH Avenue at Sycamore Park, Ltd. (“Applicant”)

Ladies and Gentlemen:

CSH Avenue at Sycamore Park, Ltd., a Texas limited partnership, is the Applicant. Brompton Community Housing Development Corporation, a Texas non-profit corporation, exempt under §501(c)(3) (“BCHDC”), is the managing member of CSH Avenue at Sycamore Park GP, LLC, a Texas limited liability company (“General Partner”), being the sole general partner of the Applicant. We have been asked to render our legal opinion to meet the requirements of Tex. Gov’t Code, §2306.6706 and 10 TAC §11.204(14)(A)(iii). This opinion is issued to the Texas Department of Housing and Community Affairs (the “Department”) so that the Department, its governing board, and its staff may rely on it in making any determinations that the Applicant is eligible under Tex. Gov’t Code, §2306.6706(b) for a housing tax credit allocation from the nonprofit set-aside.

In rendering our opinion, we have reviewed the Certificate of Formation and Bylaws of BCHDC, as amended, the managing member of General Partner, being the sole general partner of the Applicant and the Letter of Determination dated April 18, 2011 from the Internal Revenue Service regarding the BCHDC’s status as an organization exempt from taxes under the Internal Revenue Code. We have also examined the records of BCHDC to determine whether or not there exists any identity of interest between BCHDC and any for-profit sponsors of the above-referenced development (the “Development”). We have reviewed the original or certified copies of the such documents, instruments, and writings as we deemed necessary or advisable to enable us to render this opinion. We have assumed and relied upon the genuineness of all certifications and have no reason to question them. The review of all such documents, individually and collectively, forms the basis for our opinion.
Based upon the foregoing, it is our opinion that:

1. BCHDC is not affiliated with or Controlled (within the meaning of 10 TAC §11.1(d)(30)) by a for-profit organization with respect to the Development.

2. BCHDC is a “Qualified Nonprofit Organization” within the meaning of §2306.6706 and §42(h)(5) of the Internal Revenue Code.

3. BCHDC is an organization described in paragraph (3) of §501(c), is exempt from taxation under §501(c) of the Internal Revenue Code, and is an organization that has its Internal Revenue Service documentation of designation as a Section 501(c)(3) organization as of the beginning of the Application Acceptance Period. BCHDC is the sole managing member of General Partner, which is the sole general partner of the Applicant.

4. BCHDC is an organization which specifically has the providing of low-income housing as one of its tax-exempt purposes and the development and operation of the Development as low-income housing is a legal purpose of the Applicant.

5. CSH Avenue at Sycamore Park, Ltd. is eligible for a housing credit allocation from a set-aside reserved for the use of qualified nonprofit organizations. BCHDC will be the sole member of General Partner, which will be the sole general partner of Applicant. BCHDC will control Applicant and will materially participate in the Development.

6. BCHDC will have an affiliate or subsidiary that is also a nonprofit entity or its nonprofit affiliate or subsidiary meeting the requirements of §2306.6706 and §2306.6729 of the Tex. Gov’t Code and §42(h)(5) of the Internal Revenue Code be the Developer or co-Developer as evidenced in a development agreement.

7. BCHDC prohibits any member of its board of directors, other than a chief staff member, serving concurrently as a member of the board, from receiving material compensation for service on the Board.

8. BCHDC has the ability to do business as a nonprofit in Texas.

Sincerely,

Shackelford, Bowen, McKinley & Norton, LLP

Shackelford, Bowen, McKinley & Norton, LLP
TABLE OF CONTENTS

Independent Auditor's Report 1 - 2
Statement of Financial Position 3
Statement of Activities 4
Statement of Cash Flows 5
Notes to Financial Statements 6 – 11
INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Brompton Community Housing Development Corporation

We have audited the accompanying financial statements of Brompton Community Housing Development Corporation (a Texas non-profit organization), which comprise the statement of financial position as of December 31, 2018, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.
Basis for Qualified Opinion

As discussed in Note 2 to the financial statements, the Organization reports its activities in four owned subsidiaries on the basis of amounts which have been advanced to those subsidiaries and no results of operations of these subsidiaries have been included in these financial statements. We have audited two of the subsidiaries, IFG Community, LLC, and Brompton Community, LLC, and the remaining two subsidiaries have been audited by another licensed public accounting firm, Novogradac & Company LLP. In our opinion, accounting principles generally accepted in the United States of America require that all majority-owned subsidiaries be accounted for as consolidated subsidiaries. If the financial statements of these three owned subsidiaries had been consolidated with those of Brompton Community Housing Development Corporation, total assets and total liabilities would be increased by $15,446,330 as of December 31, 2018, and revenues and expenses would be increased by $4,609,471 for the year then ended.

Qualified Opinion

In our opinion, except for the effects of not consolidating all majority-owned subsidiaries, as discussed in the Basis for Qualified Opinion paragraph, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of Brompton Community Housing Development Corporation as of December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

As discussed in Notes 1, 2 and 5 to the financial statements, this organization has complied with all the terms and conditions of the exemption under Sec 11.182 of the tax code of the State of Texas.

Kahanek, Franke & Associates, L.C.

Kahanek, Franke & Associates, L.C.
Houston, Texas
April 5, 2019
**BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION**

**STATEMENT OF FINANCIAL POSITION**
**DECEMBER 31, 2018**

**ASSETS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$626,419</td>
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<tr>
<td>Marketable securities (note 4)</td>
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<tr>
<td>Prepaid insurance</td>
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</tr>
<tr>
<td><strong>Total current assets</strong></td>
<td><strong>1,006,685</strong></td>
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</tbody>
</table>

**Total assets**

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,006,685</td>
</tr>
</tbody>
</table>

**LIABILITIES & NET ASSETS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable</td>
<td>115,640</td>
</tr>
<tr>
<td><strong>Total current liabilities</strong></td>
<td><strong>115,640</strong></td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>115,640</strong></td>
</tr>
<tr>
<td>Unrestricted</td>
<td>891,045</td>
</tr>
<tr>
<td><strong>Total net assets</strong></td>
<td><strong>891,045</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total liabilities and net assets</strong></td>
<td><strong>$1,006,685</strong></td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2018

Revenues:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net investment loss (note 4)</td>
<td>$(694)</td>
</tr>
<tr>
<td>Distributions from subsidiaries</td>
<td>811,639</td>
</tr>
<tr>
<td>Asset management fee</td>
<td>39,996</td>
</tr>
<tr>
<td>Interest income</td>
<td>47</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>850,988</strong></td>
</tr>
</tbody>
</table>

Expenses:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries and employee benefits</td>
<td>202,245</td>
</tr>
<tr>
<td>Professional fees</td>
<td>502,157</td>
</tr>
<tr>
<td>Rent</td>
<td>13,533</td>
</tr>
<tr>
<td>Insurance</td>
<td>7,224</td>
</tr>
<tr>
<td>Supplies</td>
<td>497</td>
</tr>
<tr>
<td>Subscriptions and licenses</td>
<td>450</td>
</tr>
<tr>
<td>Contributions and donations</td>
<td>72,500</td>
</tr>
<tr>
<td>Telephone</td>
<td>773</td>
</tr>
<tr>
<td>Postage</td>
<td>105</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>799,484</strong></td>
</tr>
</tbody>
</table>

Increase in net assets                   | 51,504   |

Net assets, beginning of year            | 839,541  |

Net assets, end of year                  | $891,045 |

The accompanying notes are an integral part of these financial statements.
BROMPTON COMMUNITY HOUSING
DEVELOPMENT CORPORATION

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018

Cash flows from operating activities:
  Increase in net assets $ 51,504
  Adjustments to reconcile net assets to net cash used in operating activities:
    Decrease in marketable securities 3,785
    Increase in prepaid insurance (2,523)
    Increase in accounts payable 96,806
  Net cash provided by operating activities 149,572

Net increase in cash 149,572

Cash at beginning of year 476,847

Cash at end of year $ 626,419

The accompanying notes are an integral part of these financial statements.
1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Brompton Community Housing Development Corporation ("BCHDC") is a Texas Non-Profit Corporation that is organized for, and engages solely in, providing affordable housing and related activities. The Corporation is a qualified CHDO which complies with the Texas Property Code 11.182 as a Community Housing Development Organization ("CHDO").

Financial Statement Presentation

BCHDC has adopted Statement ASC Topic 958 Not-For-Profit Entities. Under ASC Topic 958, BCHDC is required to report information regarding its financial position and activities according to three classes of net assets (unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets) based upon the existence or absence of donor-imposed restrictions.

Basis of Accounting

These financial statements were prepared using accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Under this method of accounting, revenues are recognized when earned. Liabilities and expenses are recorded when incurred. Asset additions are recognized at the time a liability arises which is normally at the time title passes or a service is received.

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Taxes

Brompton Community Housing Development Corporation is a non-profit charitable organization under Section 501(c)(3) of the Internal Revenue Code, and is not subject to federal income tax.

BCHDC, as a CHDO, gets an annual exemption from real estate taxes as it provides housing to low and moderate income individuals and makes significant community contributions.
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORP.

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

Recent Accounting Pronouncements

In May 2014, the FASB release ASU 2014-09, Revenue from Contracts with Customers, which changes the requirements for recognizing revenue when entities enter into contracts with customers. Under the new provisions, an entity will recognize revenue when it transfers promised goods or services to customers in an amount that reflects what it expects in exchange for the goods or services. It also requires more detailed disclosures to enable users of financial statements to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers. The guidance is effective for annual reporting periods beginning after December 15, 2018, with early adoption permitted. Management is currently evaluating the impact of this guidance and its effect on the financial statements.

In August 2016, the FASB released ASU 2016-14, Presentation of Financial Statements of Not-for-Profit Entities, with the goal of improving not-for-profit entity (NFP) financial statements to provide more useful information to donors, grantors, creditors, and other financial statement users. The ASU significantly changes how NFPS present net assets on the face of the financial statements, as well as requires additional disclosures for expenses by nature and function and for the liquidity and availability of resources. The guidance is effective for annual reporting periods beginning after December 15, 2017, with early adoption permitted. Management is currently evaluating the impact of this guidance and its effect on the financial statements.

2. INVESTMENTS IN SUBSIDIARIES

One Brompton Square, LLC — BCHDC is the sole managing member of One Brompton Square, LLC which owns the property known as Brompton Square Apartments consisting of 214 units. This ownership was effective on December 29, 2003. In such form and with community contributions including but not limited to rent reductions, One Brompton Square, L.L.C. complies with the Texas Property Code Section 11.182 and has obtained a property tax exemption from Harris County Appraisal District.

BCHDC received asset management fees totaling $39,996 from Brompton Square Apartments during 2018. Additionally, BCHDC received distributions of $203,210 during 2018 from this property.
2. INVESTMENTS IN SUBSIDIARIES – CONTINUED

Brompton Community III, LLC (formerly Enclave at Buckhorn Apartments, Ltd.) – This limited liability company owns the 240 unit Enclave at Buckhorn Crossing Apartments in San Antonio. BCHDC acquired the control on December 31, 2003. In such form and with community contributions including but not limited to rent reductions, Brompton Community III, L.L.C. complies with the Texas Property Code Section 11.182 for a property tax exemption.

BCHDC received distributions of $608,429 from Buckhorn Crossing Apartments during 2018.

A description and update of the property tax appeal and tax contingencies for the Enclave at Buckhorn Crossing Apartments is further described in Note 5.

Brompton Community, LLC – BCHDC is the sole managing member of this limited liability company formed on August 2, 2017 for the mission and purpose of pursuing ventures which serve the under-privileged by increasing the quality and quantity of affordable housing support, creating jobs, and providing social services. During 2018 it signed 2 Membership Interests and Purchase Agreements to acquire Ground Floor Holdings LLC, the General partner of four communities in the Dallas/Fort Worth area. These four communities are as follows:

<table>
<thead>
<tr>
<th>Name of Community</th>
<th>Number of Units</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taylor's Farms</td>
<td>161</td>
<td>Dallas County</td>
</tr>
<tr>
<td>Hillside West Apartments</td>
<td>130</td>
<td>Dallas County</td>
</tr>
<tr>
<td>McKinney Millennium</td>
<td>164</td>
<td>Collin County</td>
</tr>
<tr>
<td>Post Oaks Apartments</td>
<td>182</td>
<td>Collin County</td>
</tr>
</tbody>
</table>

IFG Community, LLC – BCHDC is the sole managing member of this limited liability company formed on May 11, 2017 for the mission and purpose of pursuing ventures which serve the under-privileged by increasing the quality and quantity of affordable housing support, creating jobs, and providing social services. During 2018 it was the General Contractor for a low-income housing tax credit property named Avondale Farms Senior, LP or Avondale Farms Seniors located at 13145 Avondale Farms Dr., Haslet, TX which is north Fort Worth TX. This asset will have 121 apartment homes, and it expects remuneration in 2019.
3. CONCENTRATION OF CREDIT RISK

BCHDC maintains cash balance at one financial institution located in Texas. The account is insured by the Federal Deposit Insurance Corporation ("FDIC") up to $250,000. The account may exceed the insured amount at various times. At December 31, 2018, the uninsured bank balance was $376,419.

4. FAIR VALUE MEASUREMENTS, MARKETABLE SECURITIES & INVESTMENT INCOME

U.S. generally accepted accounting principles require that certain assets and liabilities be reported at fair value and establishes a hierarchy that prioritizes inputs used to measure fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the reporting date.

Certain financial assets of BCHDC are measured at fair value on a recurring basis. The three levels of the fair value hierarchy are as follows:

Level 1 – Quoted prices (unadjusted) are available in active markets for identical assets of liabilities as of the reporting date. Active markets are those in which transactions for the asset or liability occur in sufficient frequency and volume to provide pricing information on an ongoing basis.

Level 2 – Pricing inputs include quoted prices for similar assets and liabilities in active markets, and inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

Level 3 – Pricing inputs include significant inputs that are generally less observable or from unobservable sources. These inputs may be used with internally developed methodologies that result in management’s best estimate of fair value.

Financial instruments measured at fair value on a recurring basis at December 31, 2018 were as follows:

<table>
<thead>
<tr>
<th></th>
<th>Level 1</th>
<th>Level 2</th>
<th>Level 3</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Money Market Cash Fund</td>
<td>$ 64,120</td>
<td>-</td>
<td>-</td>
<td>$ 64,120</td>
</tr>
<tr>
<td>Fixed Income</td>
<td>278,016</td>
<td>-</td>
<td>-</td>
<td>278,016</td>
</tr>
<tr>
<td>Equities</td>
<td>34,073</td>
<td>-</td>
<td>-</td>
<td>34,073</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 376,209</strong></td>
<td>-</td>
<td>-</td>
<td><strong>$ 376,209</strong></td>
</tr>
</tbody>
</table>
BROMPTON COMMUNITY HOUSING DEVELOPMENT CORP.

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

4. FAIR VALUE MEASUREMENTS, MARKETABLE SECURITIES & INVESTMENT INCOME – CONTINUED

BCHDC's remaining financial instruments consist of cash and cash equivalents, accounts receivables and accounts payable. Management believes the carrying amounts of these financial instruments approximate their fair value. Valuation techniques utilized to determine fair value are consistently applied.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest and dividends</td>
<td>$10,278</td>
</tr>
<tr>
<td>Realized gains</td>
<td>2,208</td>
</tr>
<tr>
<td>Unrealized losses</td>
<td>$(13,180)</td>
</tr>
<tr>
<td>Net investment loss</td>
<td>$(694)</td>
</tr>
</tbody>
</table>

5. PROPERTY TAX APPEAL AND TAX CONTINGENCIES

As described in Note 2, BCHDC is the sole managing member of One Brompton Square, LLC ("OBS") which owns the property known as Brompton Square Apartments consisting of 214 units in Harris County, Texas. In 2003, OBS applied for and received real estate tax exemption under Section 11.182 from Harris County Appraisal District, and this tax exemption still exists as of the report date.

BCHDC is also the sole member of Brompton Community III, LLC ("BCIII") which owns the 240 unit known as Enclave at Buckhorn Crossing Apartments in San Antonio, Texas. In 2003, BCIII applied for and received real estate tax exemption under Section 11.182 from Bexar County Appraisal District ("BCAD"), and this status was in effect from 2003 through most of 2007. However, late in 2007, BCAD reversed its position, and revoked the 2007 exemption. From 2007 through 2013, BCAD denied the exemptions. During that time, in 2012, EBC successfully won a lawsuit and was awarded real estate tax exemptions for 2007 through 2010 in a landmark court case. EBC was unable to include 2011 in that lawsuit because at the time of the lawsuit, BCAD had not officially denied 2011 exemption. Subsequent litigation was filed for the years of 2011, 2012 and 2013, and these years remain unresolved as of the report date. EBC did pay real estate taxes for these years in 2013 to facilitate refinancing of the property. BCAD has granted real estate tax exemption for the years of 2014 through 2018.

6. LITIGATION

During 2016, the following case was filed in which BCHDC was named a defendant: Cause No. 2016-50902; Buckhead Investments Partners, Inc., Matthew J. Morgan and Kevin M. Kirton (Plaintiffs) v. Brompton Community Housing Development Corporation, Brompton Community III, LLC and J.O.T. Couch, Jr. (Defendants). This cause is pending litigation in the 55th District Court of Harris County, Texas. This case relates to certain payments claimed to have come due to one or more of the Plaintiffs from BCHDC under a "surplus cash" based promissory note executed by BCHDC. The note was issued in connection with the purchase by Brompton Community III, LLC of the
6. **LITIGATION – CONTINUED**

Enclave at Buckhorn Crossing Apartments in late 2003. Plaintiffs filed this lawsuit in August 2016 alleging certain non-payments under the note and seeking an accounting of BCHDC’s financial records. Plaintiffs also seek payment for an unspecified sum allegedly owed to the Plaintiffs as well as attorney fees. The Defendants responded with a general denial and affirmative defenses on the basis of the statute of limitations and estoppel, and filed a counterclaim. On June 5, 2018, the Defendants filed a Motion for Summary Judgment on their declaratory judgment claims. On August 14, 2018, the Court granted Defendants’ Summary Judgment, declaring the Defendants are not liable. The parties have commenced, but have not completed, discovery in this case. The trial date is currently projected to be in late September or early October 2019, and the outcome is uncertain.

7. **DUE TO PORTFOLIO RESIDENT SERVICES**

BCHDC pledged a grant to a 501(c)(3) human services organization, Portfolio Resident Services, Inc., resulting in payments totaling $72,500 during 2018.

8. **FUNCTIONAL EXPENSES**

The costs of providing various programs and other activities have been summarized on a functional basis in these footnotes. Accordingly, certain costs have been allocated among the programs and supporting services benefited. This required the allocation of costs among the various programs and supporting services is based on estimates made by management. Expenses are charged to program expenses based on direct expenses incurred. Any expenses not directly chargeable and allocated to the programs are charged to membership development and management and administration. Rent, insurance and occupancy expenses are allocated evenly amongst the two functional categories.

Expenses by major classes of program and supporting services are as follows for the year ended December 31, 2018:

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program expenses</td>
<td>$ 474,844</td>
</tr>
<tr>
<td>Management and general</td>
<td>324,640</td>
</tr>
<tr>
<td>Total expenses</td>
<td>$ 799,484</td>
</tr>
</tbody>
</table>

9. **DATE OF MANAGEMENT’S REVIEW**

BCHDC management reviewed and evaluated subsequent events through April 5, 2019, the date the financial statements were available to be issued, and no events have occurred subsequent to the balance sheet dated December 31, 2018 that would require adjustments to, or disclosure in, the financial statements.
As Executive Director of Brompton Community Housing Development Corporation, I hereby certify that the majority of Brompton Community Housing Development Corporation’s board members reside not more than 90 miles from the proposed development, Avenue Sycamore Park.

Eleanor M.C. Fanning  
Executive Director  
Brompton Community Housing Development Corporation  

2-24-20  
Date
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>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brompton Development, LLC</td>
<td>(713) 205-4024</td>
<td><a href="mailto:emcfanning@BromptonCHDC.org">emcfanning@BromptonCHDC.org</a></td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Nations Construction, LLC</td>
<td>(713) 863-7547</td>
<td><a href="mailto:mczapski@nationsconstruction.com">mczapski@nationsconstruction.com</a></td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cross Architects, PLLC</td>
<td>(972) 398-6644</td>
<td><a href="mailto:brumsey@crossarchitects.com">brumsey@crossarchitects.com</a></td>
<td>03-0519517</td>
</tr>
</tbody>
</table>
### Engineer:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chuck Stark</td>
<td>(877) 909-6104</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:phong.tran@novoco.com">phong.tran@novoco.com</a></td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>TBD</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>94-3108253</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

### Civil Engineer:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:Chucks@barronstark.com">Chucks@barronstark.com</a></td>
<td>(512) 340-0420</td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>75-2967456</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

### Market Analyst:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Market Data, LLC</td>
<td>(210) 530-0040</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:djack@stic.net">djack@stic.net</a></td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>20-3964988</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

### Appraiser:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

### Attorney:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shackelford, Bowen, McKinley, Norton</td>
<td>(214) 780-1400</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jshack@shackelford.law">jshack@shackelford.law</a></td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>75-2967456</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

### Accountant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Novogradac &amp; Company</td>
<td>(512) 340-0420</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:phong.tran@novoco.com">phong.tran@novoco.com</a></td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>TBD</td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>94-3108253</td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No
<table>
<thead>
<tr>
<th>Property Manager:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Texas Inter-Faith Management Corp</strong></td>
<td><strong>Cheryl Cotton</strong></td>
<td><strong>(281) 467-5484</strong></td>
<td></td>
</tr>
<tr>
<td><strong><a href="mailto:ccotton@ti-f.org">ccotton@ti-f.org</a></strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tax ID Number (TIN)</strong></td>
<td><strong>5% of EGI</strong></td>
<td><strong>76-0568777</strong></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><strong>Certified Texas HUB?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td>Originator of Underwriter:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Dougherty Mortgage</strong></td>
<td><strong>Jeff Rogers</strong></td>
<td><strong>(972) 735-2817</strong></td>
<td></td>
</tr>
<tr>
<td><strong><a href="mailto:jrogers@doughertymarkets.com">jrogers@doughertymarkets.com</a></strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tax ID Number (TIN)</strong></td>
<td><strong>TBD</strong></td>
<td><strong>20-4273610</strong></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><strong>Certified Texas HUB?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NA</strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><strong>Certified Texas HUB?</strong></td>
<td><strong>No</strong></td>
<td></td>
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<tr>
<td></td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td>Syndicator:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Regions Bank</strong></td>
<td><strong>David Payne</strong></td>
<td><strong>(214) 220-6171</strong></td>
<td></td>
</tr>
<tr>
<td><strong><a href="mailto:davidn.payne@regions.com">davidn.payne@regions.com</a></strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tax ID Number (TIN)</strong></td>
<td><strong>Per LPA</strong></td>
<td><strong>63-0371391</strong></td>
<td></td>
</tr>
<tr>
<td>Email</td>
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<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td>Supportive Services Provider:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Portfolio Resident Services</strong></td>
<td><strong>Lisa Hess</strong></td>
<td><strong>(713) 808-1988</strong></td>
<td></td>
</tr>
<tr>
<td><strong><a href="mailto:lhess@portfolioresidentservices.com">lhess@portfolioresidentservices.com</a></strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tax ID Number (TIN)</strong></td>
<td><strong>TBD</strong></td>
<td><strong>26-4664616</strong></td>
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<tr>
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<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
<td><strong>No</strong></td>
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<tr>
<td><strong>See above</strong></td>
<td><strong>Contact Name</strong></td>
<td><strong>Phone</strong></td>
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<td>Email</td>
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<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members?</strong></td>
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<td><strong>Title Company</strong></td>
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<tr>
<td>Commonwealth Title of Dallas</td>
<td>Jim Lazar (214) 373-6100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td></td>
<td></td>
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<tr>
<td><a href="mailto:jlazar@jameslazar.com">jlazar@jameslazar.com</a></td>
<td>$100,000.00</td>
<td></td>
<td></td>
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<tr>
<td>Email</td>
<td>Proposed Fee</td>
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<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
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<td>Email</td>
<td>Proposed Fee</td>
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<th><strong>ESA Provider:</strong></th>
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<tbody>
<tr>
<td>Targus Environmental</td>
<td>Britt Blaylock (972) 247-7229</td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:bblaylock@targusassociates.com">bblaylock@targusassociates.com</a></td>
<td>$29,500.00 27-1751226</td>
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<tr>
<td>Email</td>
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<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
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<th><strong>Scope and Cost Review (formerly PCA) Provider:</strong></th>
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<tr>
<td>Certified Texas HUB?</td>
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<td>Proposed Fee</td>
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</table>
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.
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 96,263 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 4,303 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]

01.21.2020

Date

Brian Rumsey

Printed Name

18154

License Number and State

Cross Architects, PLLC

Firm Name (If applicable)
TAB 43
Avenue at Sycamore Park
TDHCA #20115
Architect Statement

The following has been provided in response to the request to attach a statement describing how the requirements Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

- The project consists of 108 total residential units. Of the 108 total units, 6 units (or 5.5%), are provided for persons who are mobility impaired and 3 units (or 2.7%) have been provided for hearing and/or visually impaired.
  - Of the total 108 units, the project consists of forty-two (42) 1-bed/1-bath units at 695SF and 779SF in size. Of the forty-two (42) 1-bed/1-bath units, 2 units are provided for mobility impaired and 1 unit has been provided for hearing and/or visually impaired.
  - Of the total 108 units, the project consists of fifty-seven (57) 2-bed/2-bath units at 928SF & 1,055SF in size. Of the fifty-seven (57) 2-bed/2-bath units, 3 units are provided for mobility impaired and 1 unit has been provided for hearing and/or visually impaired.
  - Of the total 108 units, the project consists of nine (9) 3-bed/2-bath units at 1,125SF in size. Of the nine (9) 3-bed/2-bath units, 1 unit has been provided for mobility impaired and 1 unit has been provided for hearing and/or visually impaired.

- The site plan for the project proposes 193 total parking spaces, comprising 183 Surface Lot spaces and 10 Clubhouse Spaces. Twelve (12) of the total spaces are provided as Accessible and distributed as follows:
  - 12 Accessible Surface Lot Spaces with 2 being a Van Spaces.

Please contact our office with any questions or comments.
Best Regards,

Adam Everett
Cross Architects, PLLC
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.
- [x] 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.
Ms. Eleanor Fanning  
25 Highland Park Village, Suite 100-313  
Dallas, Texas 75205

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2020 QUALIFIED ALLOCATION PLAN

Dear Ms. Fanning:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2020 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this
certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §230.671(b) 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>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. CSH Avenue at Sycamore Park, Ltd.</td>
<td>No</td>
</tr>
<tr>
<td>2. CSH Avenue at Sycamore Park GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. Brompton Community Housing Development Corporation</td>
<td>No</td>
</tr>
<tr>
<td>4. Eleanor M.C. Fanning</td>
<td>No</td>
</tr>
<tr>
<td>5. Casey Carson</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Marvin Spivey</td>
<td>No</td>
</tr>
<tr>
<td>7. Mike Clark</td>
<td>Yes</td>
</tr>
<tr>
<td>8. Ladebb Johnson</td>
<td>No</td>
</tr>
<tr>
<td>9. Cynthia Barkdole</td>
<td>Yes</td>
</tr>
<tr>
<td>10. Ryan Ross</td>
<td>Yes</td>
</tr>
<tr>
<td>11. Brompton Development, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>12. JFG Guarantor, LLC</td>
<td>No</td>
</tr>
<tr>
<td>13. Texas Inter-Faith Management Corporation</td>
<td>Yes</td>
</tr>
<tr>
<td>14. Marie Compton</td>
<td>Yes</td>
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<tr>
<td>15. Robert Gallman</td>
<td>Yes</td>
</tr>
<tr>
<td>16. Casey Carson</td>
<td>Yes</td>
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<td>17. Dean O'Kelley</td>
<td>Yes</td>
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<td>18.</td>
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Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part I b. above.

By: [Signature of Applicant] 2-24-20  Its: [Executive Director of BCID Corp]

2/24/2020
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: Cynthia Barksdale (Board Member of the Applicant)

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
- [ ] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
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</thead>
<tbody>
<tr>
<td>Dian Street Villas</td>
<td>6</td>
<td>Houston</td>
<td>0.00%</td>
<td>0.00%</td>
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I acknowledge that Eleanor M.C. Fanning 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: Cynthia Barksdale (Board Member of the Applicant)  Printed Name: Cynthia Barksdale  Date: 2/24/2020

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

2/24/2020
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: [Signature]

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
- [ ] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
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I acknowledge that [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: [Signature] | Mike Clark (Board Member of the Applicant) | 2/24/2020
Printed Name | Date |
II. Credit Limit Certification

Instructions:
The 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: 

Casey Carson (Board Member of the Applicant)

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

☐ 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 Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

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Knowledge that Eleanor M.C. Fanning is authorized to

nominating 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 further certify 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 minotate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) 

Casey Carson (Board Member of the Applicant) 

2/24/2020 

Date
II. Credit Limit Certification

The Person and/or Entity that answered "Yes" to Part 1(b) must complete this form.

Casey Carson (Board Member of Guarantor's Sole Member)

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
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- [x] a Guarantor on the Application

In accordance with §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 Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the claimant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

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I, [Eleanor M.C. Fanning], am authorized to sign 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 claimant, 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 further certify 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 reduce one or more Commitments or Carryover Allocations.

I, under penalty of perjury, certify that this information and these statements are true, complete, and accurate:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Casey Carson (Board Member of Guarantor's Sole Member)

Date: 2/24/2020
**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:**
- **Dean O'Kelley (Board Member of Guarantor's Sole Member)**

**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
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I acknowledge that **Eleanor M.C. Fanning** 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.

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate.

**By:**

[Signature]

**Dean O'Kelley (Board Member of Guarantor's Sole Member)**

**Date:** 2/24/2020
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: IFG Guarantor, LLC (the Guarantor)

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
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Marie Compton as Exec Director of TIFM Corp, its sole member 2/24/2020
Printed Name  Date
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Texas Inter-Faith Management Corporation (Sole Member of the Guarantor)

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
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I acknowledge that Ellie M.C. Fanning 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.

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Marie Compton as Executive Director of TIFM Corp, Printed Name, Date

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)
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: Marie Compton (Exec. Director of Texas Inter-Faith Mgmt Corp.)

Which is:
- X 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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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Marie Compton (Exec. Director of Texas Inter-Faith Mgmt Corp.)

Date: 2/24/2020
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: Robert Gallman (Board Member of Guarantor's Sole Member)

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

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

Signature of Applicant, Developer, Affiliate or Guarantor
(as appropriate)

Robert Gallman (Board Member of Guarantor's Sole Member)

Printed Name

2/24/2020

Date

2/24/2020
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: 
Ryan Ross (Board Member of the Applicant)

Which is:  
X the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate.

By: 
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Ryan Ross (Board Member of the Applicant)

Date: 2/24/2020

2/24/2020
## Community Input Scoring Items

### 1. Local Government Support - §11.9(d)(1)
- **Resolution(s) of either "no objection" or "support" is included behind this tab.**
  - Name of Local Government Body: City of Fort Worth
  - Name of Local Government Body (if applicable): 
  **Note that resolutions are due February 28, 2020**

<table>
<thead>
<tr>
<th>Points Requested</th>
<th>17</th>
</tr>
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</table>

### 2. Quantifiable Community Participation - §11.9(d)(4)
- Application expects to receive QCP points.
- **Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

<table>
<thead>
<tr>
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### 3. Input from State Representative - §11.9(d)(5)
- **Letter of either support, neutrality, or opposition is included behind this tab.**
  - OR
  - Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.
  **Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.**

<table>
<thead>
<tr>
<th>Points Requested</th>
<th>8</th>
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### 4. Input from Community Organizations - §11.9(d)(6)
- **Applicant has included one or more letters of support or opposition behind this tab.**

<table>
<thead>
<tr>
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#### A. Meals on Wheels
- Name of Community Organization: Meals on Wheels
- Contact Name: Steven Cook
  - Support
  - Opposition

#### B. United Way
- Name of Community Organization: United Way
- Contact Name: Donald Smith
  - Support
  - Opposition

#### C. Tarrant Food Bank
- Name of Community Organization: Tarrant Food Bank
- Contact Name: Charles Boswell
  - Support
  - Opposition

#### D. (Blank)
- Name of Community Organization: 
  - Support
  - Opposition

#### E. (Blank)
- Name of Community Organization: 
  - Support
  - Opposition

#### F. (Blank)
- Name of Community Organization: 
  - Support
  - Opposition
A Resolution

NO. 5188-02-2020

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT SYCAMORE PARK, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT AVENUE AT SYCAMORE PARK CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY’S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX

WHEREAS, the City’s 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City’s 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, CSH Avenue at Sycamore Park, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for mixed income affordable multifamily rental housing named Avenue at Sycamore Park to be located at 2601 Avenue J in the City of Fort Worth;

WHEREAS, CSH Avenue at Sycamore Park, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2020 Competitive (9%) Housing Tax Credits for the Avenue at Sycamore Park apartments, a new complex consisting of approximately 114 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA’s 2020 Qualified Allocation Plan (“QAP”) provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as “contributing more than any other to the concerted revitalization efforts” of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones (“NEZ”) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into (6) NEZs in January 2019 (M&C G-19469). All of the City’s NEZs are included in the City’s annual
Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part II, Chapter 5: Housing):

WHEREAS, the Avenue at Sycamore Park apartments are located in NEZ Area Six; and

WHEREAS, the City has determined that the application for Avenue at Sycamore Park apartments submitted to TDHCA by CSH Avenue at Sycamore Park, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area Six.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Avenue at Sycamore Park, Ltd. to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Avenue at Sycamore Park apartments to be located at 2601 Avenue J (TDHCA Application No. 20115), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed $2,500.00 to CSH Avenue at Sycamore Park, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City’s Comprehensive Plan and Action Plan, and that adequate controls are in place through the City’s Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Avenue at Sycamore Park apartments (TDHCA Application No. 20115) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Six, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, CSH Avenue at Sycamore Park, Ltd.

Adopted this 18th day of February 2020.

ATTEST:

By: Mary J. Kayser, City Secretary
City of Fort Worth, Texas
Mayor and Council Communication

DATE: 02/18/20  M&C FILE NUMBER: M&C 20-0083
LOG NAME: 192020CHTC

SUBJECT
Consider and Adopt Resolutions of Support and Resolutions of No Objection for 2020 Competitive Housing Tax Credit Applications, Approve Commitments of Development Funding, Determine which Developments Contribute More than any Others to the City’s Concerted Revitalization Efforts, Acknowledge the One Mile Three Year Rule and Make Related Determinations (COUNCIL DISTRICTS 2, 3, 4, 5, 6, 8 and 9)

RECOMMENDATION:

It is recommended that the City Council:

1. Acknowledge the receipt of requests for City support for applications to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits from various developers;

2. Consider and adopt the attached Resolutions of Support and Resolutions of No Objection for 2020 applications for Competitive (9%) Housing Tax Credits for the multifamily housing developments listed below to be located at various sites throughout the City;

3. Approve fee waivers in an amount not to exceed $2,500.00 as the City’s commitment of development funding for each of the developments that receive a Resolution of Support, find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low to moderate income households in accordance with the City’s Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;

4. Determine that The St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are the developments that contribute more than any others to the City’s concerted revitalization efforts either in an Urban Village, a Tax Increment Financing District, a Neighborhood Empowerment Zone, a distinct area within a Neighborhood Empowerment Zone with a Strategic Plan, or an adopted Transformation Plan;

5. Acknowledge that the Crossroads Apartments and Cowan Place are each located in a census tract with a poverty rate above 40 percent for individuals, and authorize these developments to move forward with their applications for tax credits; and

6. Acknowledge that Crossroads Apartments and the Palladium Fain Street Apartments are each located one linear mile or less from developments that serve the same target population and which received an allocation of Housing Tax Credits for new construction and adaptive reuse after January 3, 2017.

DISCUSSION:

On November 19, 2019, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits and for City commitments of development funding (M&C 19-0318). This year the City received eleven applications from developers requesting Resolutions of Support for proposed 9% tax credit developments in Fort Worth. Staff has reviewed the applications for consistency with the City’s policy.

Resolutions of Support:

Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set aside criteria and notification requirements outlined in the City’s policy. Additionally, all of these developments are located in close proximity to jobs, retail, transit and services.

Resolutions of Support, Local Development Funding, Concerted Revitalization Plan:

The following developments are also recommended to receive local Commitments of Development Funding and are the ones that contribute more than any other to the City’s Concerted Revitalization Plans:

- **The St. Giles** to be developed by HTG St. Giles, LLC, an affiliate of Housing Trust Group, to be located at 2707 Decatur Avenue (Council District 2). The site for the proposed development is zoned "K" - Heavy Industrial, proposed to be changed to "PD" - planned development. The proposed development will not be tax exempt.

- **The Park Tower** to be developed by HTG Jacksboro, LLC, an affiliate of Housing Trust Group, to be located at 1209 Jacksboro Highway (Council District 2). The site for the proposed development is zoned "F" - General Commercial, proposed to be changed to "C" - Medium Density Multifamily. The proposed development will not be tax exempt.

- **Avenue at Sycamore Park** to be developed by CSH Avenue at Sycamore Park, Ltd., an affiliate of Brompton Community Housing Development Corporation, to be located at 2601 Avenue J (Council District 8). The site for the proposed development is zoned "UR" - Urban Residential. The proposed development will not be tax exempt.

- **Crossroads Apartments** to be developed by Crossroads Apartments, LP, an affiliate of Union Gospel Mission of Tarrant County, and to be
located at 1105 East Lancaster (Council District 8). The site for the proposed development is zoned "MU-2" - High Intensity Mixed Use, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.
- **Cowan Place** to be developed by FW Cowan Place, LP, an affiliate of Fort Worth Housing Solutions, and to be located at 5400 East Rosedale (Council District 5). The site for the proposed development is zoned "PD" - Planned Development. The proposed development will be exempt from property taxes.
- **Palladium Fain Street Apartments** to be developed by Palladium Fain Street, Ltd., an affiliate of Palladium USA, Inc, to be located at 4001 Fain Street (Council District 4). The site for the proposed development is zoned "PD" - Planned Development for all uses in "D" High Density Multifamily. The proposed development will not be tax exempt.

**Resolution of Support and Local Development Funding:**

The following developments are also recommended to receive local Commitments of Development Funding:

- **Gala at Ridgmar** to be developed by Gala at Ridgmar, LP, an affiliate of Gardner Capital, to be located at the northeast corner of Plaza Parkway and Lands End Boulevard (Council District 3). The site for the proposed development is zoned "MU-1" - Low Intensity Mixed Use. The proposed development will not be tax exempt.
- ** Provision at Fort Worth** to be developed by Provision Fort Worth, LP, an affiliate of Gardner Capital, to be located on the north side of east Rendon Crowley Road east of Old Highway 1187 (Council District 6). The site for the proposed development is zoned "CR" - Low Density Multifamily. The proposed development will not be tax exempt.
- **Azalea West** to be developed by Azalea West, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2700 - 2708 Azalea Avenue (Council District 9). The site for the proposed development is zoned "MU-1, A-5" - Low Intensity mixed Use One Family, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.
- **The Lex on Jessamine** to be developed by The Lex on Jessamine, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2260 and 2274 Hemphill and 710 Jessamine Street (Council District 9). The site for the proposed development is zoned "E" - Neighborhood Commercial, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.

**Commitment of Development Funding:**

The policy allows a local commitment of development funding at City Council discretion. This commitment of development funding qualifies tax credit applicants for an additional point and increases the competitiveness of their applications to TDHCA. Staff requests that City Council approve commitments of development funding in the form of fee waivers in an amount not to exceed $2,500.00 for each development recommended for a Resolution of Support. The fee waiver amount may be applied to (a) building permit related fees (including Plans Review, Inspections and Re-inspection Fees); (b) Plat/Replat Application Fees; (c) Board of Adjustment Application Fees; (d) Demolition Fees; (e) Structure Moving Fees; (f) Zoning Fees; (g) Street/Alley and Utility Easement Vacation Application Fees; (h) Temporary Encroachment Fees; (i) Consent/Encroachment Agreement Application Fees; (j) Urban Forestry Application Fees; (k) Sign Permit Fees; (l) Community Facilities Agreement (CFA) Application Fees; and (m) Street Closure Fees.

Fee waivers will be conditioned upon the development receiving an award of tax credits from TDHCA. The City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out. Upon approval, permitting and related fees will be waived in an amount up to $2,500.00 to assist in facilitating the goals of the City's Comprehensive Plan and Annual Action Plan.

**Concerted Revitalization Plan:**

TDHCA rules state that an application may receive additional points if the proposed development is identified in a resolution as contributing more than any other development to a city or county's concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City has created 12 Tax Increment Financing zones (TIFs) as authorized by the Texas Tax Code. TIFs allow local governments to publicly finance needed structural improvements and enhanced infrastructure within defined areas. The City's Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding neighborhoods with compatible quality infill housing and appropriate mixed use development in commercial areas. The City Council adopted the Cavile Place/Historic Stop Six Transformation Plan in 2014. The City's Transformation Plans are comprehensive strategies to revitalize specific areas or neighborhoods. All of the City's Urban Villages, TIFs, NEZs, and Transformation Plans are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development). The Cavile Place/Historic Stop Six Transformation Plan is located in Appendix A of the Comprehensive Plan.

The St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are developments located either in an Urban Village, a TIF, a NEZ created by City Council, a distinct area within a NEZ with a Strategic Plan, or an area that has an adopted Transformation Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages. TIF's NEZs or Transformation Plan areas in which they will be located since the recommended developments are new affordable housing for households earning at or below 80 per cent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each Urban Village, TIF, NEZ or Transformation Plan area. Staff recommends that the City Council adopt the attached Resolutions determining that the St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are developments that contribute more than any other developments to the City's concerted revitalization efforts underway in the Urban Villages, TIFs, NEZs, or Transformation Plan areas in which they are located.

**Limitations on Developments With Certain Neighborhood Risk Factors:**

TDHCA rules state that if a proposed development will be located in a census tract with a poverty rate above 40 percent for individuals, the governing body of the appropriate jurisdiction must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.
The Crossroads Apartments and Cowan Place will each be located in a census tract with a poverty rate above 40 percent for individuals. Staff recommends that City Council vote to acknowledge the high poverty rate and authorize both of these developments to move forward with their tax credit applications.

**One Year Three Mile Rule**

The Crossroads Apartments and Palladium Fain Street Apartments are each located one linear mile or less from developments that serve the same target population and which received an allocation of Housing Tax Credits for new construction and adaptive reuse after January 3, 2017. The governing body of the municipality where the proposed development is to be located must specifically vote to allow the construction of a new development that is within one linear mile or less from a development that serves the same target population.

These proposed developments are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Councilmember support for purposes of approving these Resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 2, 3, 4, 5, 6, 8 and 9.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

Submitted for City Manager's Office by:  
Fernando Costa  6122

Originating Business Unit Head:  
Victor Turner  8187

Additional Information Contact:  
Chad LaRoque  2661
February 26, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Avenue at Sycamore Park, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Avenue at Sycamore Park, TDHCA Application #20115.

I support this development, which is to be located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district.

Sincerely,

Ramon Romero, Jr.
State Representative, District 90
January 27th, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Meals On Wheels, Inc. of Tarrant County is to promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Meals On Wheels, Inc. of Tarrant County is a non-profit located at 5740 Airport Freeway, Haltom City, 76117. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community’s great need for quality affordable housing at affordable rental rates. We are glad to serve the proposed Avenue at Sycamore Park development, which is within our Meals on Wheels service area. Ultimately, we look forward to seeing this project developed.

Sincerely,

Steven R. Cook, D.Min.
Vice President of Client Services
Meals On Wheels, Inc. of Tarrant County
5740 Airport Freeway
Fort Worth, Texas 76117
817-258-6401 direct
817-338-1066 Fax
mealsonwheels.org
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.
MEALS ON WHEELS TEXAS

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

[Signature]

Tumose Rippanda
Director, Exempt Organizations
Exemption Verification Letter

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Texas Comptroller of Public Accounts
Austin, TX 78774

February 25, 2020

MEALS ON WHEELS, INC. OF TARRANT COUNTY ENDOWMENT
5740 AIRPORT FWY
HALTOM CITY, TX 76117-6005

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 12-21-1995
- Sales and use tax, as of 12-21-1995
  - (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: 17526217009

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.
Communities Served

Meals On Wheels, Inc. of Tarrant County serves residents living anywhere within Tarrant County. If the person needing meals lives outside Tarrant County, Texas, you can search the complete list of Meals On Wheels programs to locate the appropriate meal-delivery program in their area.

This map shows the cities, towns, or incorporated areas in Tarrant County that we serve, and the number of clients and meals we served in each city in fiscal year 2017. We also serve unincorporated areas of the county.
View A Complete List of Our Meal Distribution Sites
About Us
meals.onwheels.org/about

Agency Overview

Meals On Wheels, Inc. of Tarrant County is a 501(c)(3) not-for-profit charitable organization that started in 1973 as a collaboration between 11 faith-based organizations in downtown Fort Worth to bring food to the elderly in the central city area. Over the years, we have grown and now serve all of Tarrant County, providing approximately 1 million meals each year to some of Tarrant County’s most frail citizens. By providing home-delivered meals, professional case management, and other needed items or services to our homebound, elderly and disabled clients, we enable them to remain living independently in their own homes, surrounded by a lifetime of memories.

Most of our clients have lived in the same home for many years. This home is where they feel safe and comfortable. Due to illness or the blessing of many birthdays, the majority of our clients can no longer remain at home without assistance. Without our help, many of our clients would be forced into nursing homes or other care facilities. Our goal is to keep our clients in their homes – where they want to be – for as long as possible.

Some people may be recovering from a hospital stay or illness and will only be on the program for a short period of time. Others have a long-term need and may receive home-delivered meals on an ongoing basis.

In an independent study of hunger among the elderly in the United States, Texas ranked fourth highest in the number of seniors going to bed hungry. We can deliver meals to one homebound person for an entire year at a cost lower than one day in a hospital or six days in a nursing home. Plus, through our Home-Delivered Meals program, we save money for taxpayers, who subsidize the cost of nursing home care for those who cannot afford it. Another study by the Center for Effective Government found that every dollar invested in Meals On Wheels saves up to $50 in Medicaid spending.

Meals are delivered by over 5,000 caring volunteers who freely give of their time and personal resources to ensure that our clients receive a nutritious meal. These caring individuals do more than just provide a meal and a friendly home visit. They are trained to
contact our office if a client does not answer the door. This daily safety check gives many of our clients and their families an added peace of mind.

Mission Statement

To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

Our History

From humble beginnings to a benchmark program that now serves approximately 1 million meals per year, Meals On Wheels of Tarrant County is an immense source of pride for the citizens of Tarrant County. Despite our tremendous growth, our commitment to helping the homebound, elderly and disabled residents of Tarrant County remain in their own homes will never change.

In 1972, representatives from 11 downtown Fort Worth faith-based organizations met to discuss hunger in the central city. These organizations included Broadway Baptist, Central Baptist, Greater St. James Baptist, Mt. Gilead Baptist, First Christian, First United Methodist, First Presbyterian, Gethsemane Presbyterian, St. Andrew’s Episcopal, St. Patrick’s Cathedral, and Temple Beth-El. From this meeting, the Association of Central City Ministries (ACCM) was formed. Its first concern was providing meals to the elderly. ACCM made the commitment to bring food to the elderly in the central city area and on May 15, 1973, Meals On Wheels of Tarrant County was begun using all volunteer help. On that day, 25 people were fed. Meals On Wheels of Tarrant County owes a debt of gratitude to the members of ACCM and the many volunteers from these organizations who worked so diligently to make it a success. These wonderful faith-based organizations continue to support Meals On Wheels as we serve those in need within our community.

In 1989, Meals On Wheels of Tarrant County turned to the community to ask for help to fund a central kitchen. Rapidly escalating costs from food service companies as well as limited control of the final product compelled us to seek our own meal-preparation facility. Within eight months, an existing building was purchased and renovated into both the central kitchen and administrative offices. Although the building was expanded a number of
times over the years, in 2010, the Board of Directors decided the best course of action was to construct a new meal-production facility that could meet the ever-increasing demand for services.

In January 2015, we embarked on an exciting new chapter in the history of Meals On Wheels as we broke ground on a new 62,000-square-foot meal production and distribution facility. We relocated to the new facility in March 2016. The current building, located at 5740 Airport Freeway in Haltom City, now houses the central kitchen, volunteer training center, nutrition intern project center, storage and distribution center, meeting space, and administrative offices.

This new facility will enable Meals On Wheels to meet the current demand for 1 million meals per year as well as the tremendous growth expected as Baby Boomers enter retirement. Much has changed since 1972; however, the original commitment to serve elderly and disabled people will never change. With your assistance, we are helping this frail segment of our community to remain living at home by providing meals, needed services, and a caring smile.

Client Demographics

- Median age: 76 years
- 87% of clients are over the age of 60
- 63% of clients are female
- Median client monthly income: $1,075
- Meals served to minority clients: 34%
- Average length of time a client remains on the Home-Delivered Meals program: 7.4 months
Meals On Wheels of Tarrant County provides more than just a nutritious meal. While the Home-Delivered Meals program is at the heart of everything we do, we have established a number of ancillary programs to meet specific needs within the community. These programs address issues ranging from senior isolation to unsafe living conditions to a variety of nutrition programs that help our clients manage chronic health issues. Each client is assigned to a case manager who makes quarterly check-up visits to gauge the client's progress. As part of that discussion, the case manager will note specific needs and recommend the client to one of our ancillary programs if needed. Since Meals On Wheels works closely with a number of other charitable organizations, we can also make referrals to other resources within the community.

Home-Delivered Meals

Meals On Wheels of Tarrant County provides nutritionally-balanced, home-delivered noontime meals to the homebound, elderly and disabled citizens of Tarrant County. Meals are typically delivered between 10:30 a.m. and 12:30 p.m., Monday through Friday. Some clients need a greater level of care and qualify for breakfast and weekend meals in addition to our regular noontime meal. The meals are delivered to the client's door by trained volunteers, who are often the only people our clients see on a daily basis. We prepare and deliver more than 3,500 nutritious meals each day right here in Tarrant County.

Qualification Criteria: Home-delivered meals are available to those who live in Tarrant County, Texas, who are homebound for any length of time, are physically or mentally unable to prepare nutritious meals for themselves, and have no one to help them on a regular basis. There are no age or income restrictions and no one is ever approved or denied services based on their ability to make a voluntary contribution toward the cost of the services provided.

- Current breakfast menu
- Current lunch menu
- Communities Served
- Refer/Become a Client
- Donate to the Home-Delivered Meals program
- Nutrition Information
- Diet Prescription Information
Case Management

Each client and prospective client is assigned to a professional case manager who assesses the client's needs, coordinates other needed services, and advocates for the client with other agencies. All clients are re-certified for the program on an annual basis. The case manager is also the client's link to accessing and receiving other services within the community.

Our first priority is always providing a nourishing noon meal, but the case managers also determine if clients need additional meals or other services that we can provide or coordinate with other service providers. We see every client in their home at least three times per year.

We assist clients with fans, air conditioners, and heaters. We process applications that allow low-income clients to occasionally have their utility bills paid. We arrange for our clients to borrow, indefinitely and at no cost, equipment such as walkers, commode chairs, and bath rails. We check on clients when we are concerned about their safety. Our case managers help to greatly improve the quality of our clients’ lives, allowing them to live in their own homes for as long as possible.

Client Assistance

Through our Client Assistance program, we are able to provide support to homebound, elderly and disabled meal recipients who need help with minor home repairs and safety issues. These projects are intended to keep clients at home in a safe and healthy...
environment. This program is considered a last-resort resource when the client desperately needs something and has no other resources available.

Our first priority is always providing a nourishing noon meal, but each client's case manager also determines if other services are needed that we can coordinate or arrange. Clients are visited in their home so that case managers can assess their environment and ability to live independently. The case managers ask questions related to activities of daily living, nutrition, and physical and mental well being along with what resources (financial and family) clients have available to help them.

Client assistance is specific; therefore, once an item is provided, the client's level of impairment is immediately improved. Case managers continue to evaluate each client on a regular basis to determine if there are any additional needs.
This program is funded through donor designated gifts and by local businesses that provide assistance with minor plumbing, electrical, roofing, tree trimming, home repairs, and other tasks on a pro-bono basis. With your support, we can provide fans, air conditioners, heaters, walkers, wheelchairs, blankets, adult incontinence supplies, grab bars, microwave ovens, bedside toilets, personal hygiene products, and so much more.

If you would like to make a monetary donation to Meals On Wheels in support of the Client Assistance program, [click here](#).

For more information about the Client Assistance program, please contact Iris at iris@mealsonwheels.org or **817-258-6433**.

Friend to Friend Program

The Friend to Friend program is designed to help combat the loneliness and isolation of our homebound clients. Volunteers are encouraged to build friendships with lonely clients by making weekly in-home visits. Many of our clients have no visitors except for the person who delivers their meal each day. As a society, we tend to ignore our most seasoned members. These individuals have been productive members of society for many years and have interesting stories and experiences to share with anyone who will take the time to listen.

You can enhance someone's life by simply being a friend to an elderly or disabled person who may have no other visitors. At first, you can talk about the weather, a good book, or current events. The great thing about friendship is that these conversations will develop and become more meaningful to both you and the client. We have had numerous volunteers tell us that they get more out of the friendship than they could ever hope to give the client. Plus, your weekly visit gives us one more set of eyes to check on the well-being of our clients. If you notice a change in the client's health or behavior, you can alert Meals On Wheels so that we can follow up with the client. These additional safety checks give everyone involved an added peace of mind.

To ensure the safety of our clients, each Friend to Friend volunteer must pass a short background check. After that, we will bring you in for an orientation, match you with one of our clients needing a friend, and when the time comes, go with you to introduce you to your new friend. We require a 6-month commitment for this program, but the great news is you can do this on your own timeline.put you in contact with someone in your area.
For more information on this program or to become a volunteer, contact Sarah Drew-Watson via email or by calling 817-258-6426.

▲ Back to Top

Supplemental Food

Food supplied by local food banks and church pantries is distributed to meal recipients who need more food assistance than can be delivered through the daily meal program. For more information or to donate food pantry items, contact Iris at iris@mealsonwheels.org or 817-258-6433.

▲ Back to Top

Errands Program

Volunteers are matched with clients who need someone to shop for groceries, prescriptions, or other items on their behalf. For more information or to volunteer, contact Iris at iris@mealsonwheels.org or 817-258-6433.

▲ Back to Top

Companion Pet Meals

Years ago, we learned that an alarming number of our elderly and disabled clients were not eating all of their nutritious meal, but actually sharing it with their pets! This is a real problem for clients who live on a minimal income and desperately need the full nutritional benefits of our meals, not to mention the fact that our meals are not always healthy for the pets. Clients who have difficulty adequately feeding their cat or dog may receive
supplemental pet food for up to two pets at no charge. For more information or to volunteer, contact Iris at iris@mealsonwheels.org or 817-258-6433.

Nutrition Programs

These programs are designed to help clients with specific nutrition needs. They are partially funded by United Way of Tarrant County and carried out by our dietitians.

Nutrition Education

Through our Nutrition Education program, we aim to keep people healthy at home and reduce preventable hospitalizations and emergency room visits, ultimately saving valuable taxpayer dollars. Clients must be age 35 years or older and have either a diagnosis of diabetes or be at risk of developing diabetes, or be at increased nutritional risk.

Goals with projected outcomes:

- Reduce hospitalizations and emergency room visits by 10% or more for six months after intervention compared with six months before intervention
- Enhance health status and capacity for self-care
- Meet behavioral change goals
- Report greater confidence in dealing with their health issue(s)

Public benefit – based on four of the diseases found most often in our clients, the average cost of hospitalization in Tarrant County is $27,000. Independent program evaluators found a 42% reduction in hospital stays among program participants, potentially saving Tarrant County taxpayers millions of dollars annually.

To learn more about the Nutrition Education program, contact us at 817-258-6427 or via email at nutrition@mealsonwheels.org.

HomeMeds – Medication Management

The HomeMeds program was established to prevent falls and hospitalization due to medication errors and adverse drug effects among older adults. The risk for severe reactions and interactions, medication errors, and medication duplications are found at an alarming rate among the senior population. Through this program, we are able to save lives and health care dollars by identifying serious drug reactions and help eliminate the need for our clients to visit hospitals because of problems with their medication.

All prescriptions, vitamins, and herbal supplements are reviewed to identify any medication errors and adverse drug effects among older adults. The risk for severe reactions and interactions, medication errors, and medication duplications are found at an alarming rate among the senior population. Through this program, we are able to save lives and health care dollars by identifying serious drug reactions and help eliminate the need for our clients to visit hospitals because of problems with their medication.
errors or adverse drug effects. These findings are then discussed with the client. This
program is especially beneficial to people who:

- Go to multiple doctors or pharmacies
- Take over-the-counter medications
- Have experienced falls, dizziness or confusion
- Have recently been to the hospital
- Feel overwhelmed with obtaining or taking their medications

To learn more about the HomeMeds program, contact us at 817-258-6427 or via email at
mailto:nutrition@mealsonwheels.org

▲ Back to Top
January 23, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of United Way of Tarrant County is to provide leadership and harness resources to solve Tarrant County’s social challenges. United Way of Tarrant County allocates funding to community agencies to provide support our three key initiatives: education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving older adults through the Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas.
As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community’s great need for quality affordable housing at affordable rental rates.

Ultimately, we look forward to seeing this project developed.

Sincerely,

Donald R. Smith  
Director, Area Agency on Aging  
Vice President, Community Investment  
United Way of Tarrant County  
1500 N. Main Street, Suite 200  
Fort Worth, Texas 76164  
Office: (817) 258-8128; Fax: (817)258-9078
In reply refer to: 0248364799
Oct. 03, 2013 LTR 4168C 0
75-0858360 000000 00
 00019029
BODC: TE

UNITED WAY OF TARRANT COUNTY
1500 N MAIN ST
FORT WORTH TX 76164

Employer Identification Number: 75-0858360
Person to Contact: Mrs. K. Hopton
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Sep. 24, 2013, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in March 1953.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.
CUT OUT AND RETURN THE VOUCHER AT THE BOTTOM OF THIS PAGE IF YOU ARE MAKING A PAYMENT, EVEN IF YOU ALSO HAVE AN INQUIRY.
Exemption Verification Letter

Texas Comptroller of Public Accounts  
Austin, TX 78774

February 17, 2020

UNITED WAY OF TARRANT COUNTY  
1500 N MAIN ST STE 200  
FORT WORTH, TX 76164-8929

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

   Franchise tax, as of 01-01-1969  
   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: 17508583600

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.
GO CENTERS

United Way of Tarrant County college and career readiness coaches help students learn about career options and how to apply for college, scholarships and financial aid. They also give one-on-one mentoring to the most at-risk students.

Middle Schooler Plans for Law School Thanks to YOUUnited Way
learning ability.

In the GO Centers, college and career readiness mentors help sixth, seventh and eighth-grade students understand the importance of completing high school in order to attend college or join the workforce.

Students receive extra help from career coaches on improving poor behavior, attendance and grades. During the program, coaches develop relationships with students, their families and school administrations to help them succeed. Also, they help students establish goals beyond high school graduation so they are internally motivated to finish school. Coaches do this through a variety of ways, such as field trips to universities or businesses.

Our Go Centers are located in:

- Daggett MS
- Dunbar MS
- Forest Oak MS
- Glencrest 6th Grade
- Handley MS
- Kirkpatrick MS
- Leonard MS
- Meacham MS
- Meadowbrook MS
- Morningside MS
- Rosemont MS
- Rosemont 6th Grade
- William James MS
- Eastern Hills High School
COMMUNITY INVOLVEMENT

United Way of Tarrant County helps more than 300,000 people annually by providing resources through our partner agencies and other initiatives to help solve social issues for entire populations.

Our community involvement includes *Wild About Reading*, an event to encourage reading and educational activities, the free Volunteer Income Tax Assistance (VITA) program and 14 GO Centers housed on Fort Worth ISD campuses. In addition, United Way of Tarrant County’s *Area Agency on Aging* serves more than 42,000 people annually including older adults, caregivers and people with disabilities.
Area Agency on Aging has a long history of helping older adults, people with disabilities and their caregivers in Tarrant County. As part of a network of 629 Area Agencies nationwide and one of 28 in the state of Texas, we are dedicated to enhancing the quality of life for our Tarrant County community and empowering people to thrive independently by:

- Creating and implementing innovative, exemplary services
- Advocating for individuals and families and connecting them to resources that focus on healthy living
- Establishing and maintaining support and partnerships for our communities

When talking with our Aging and Disability Resource Center at 1-888-730-ADRC (2372), we offer free advice about:
• Learning about eligibility requirements for benefits
• Navigating the system
• Calling for information and referrals
• Eating meals at senior centers or delivering meals in homes
• Understanding resident rights in nursing homes and assisted living facilities
• Helping with home safety modifications
• Maintaining health

Find additional information at tarrantcountyadrc.org.
Below, you will find an overview of our benefits counseling, caregiver/respite care, and evidence-based programs.

LONG-TERM CARE OMBUDSMAN PROGRAM

An ombudsman advocates for quality of life and care for people living in nursing homes and assisted living facilities. After moving into a nursing home or assisted living facility, a resident may need help to continue a life of dignity, respect, choice and as much independence as possible.

LEARN MORE

BENEFITS COUNSELING

CAREGIVER/RESPITE CARE
CANCELLATION OF THE SILVER-HAIRED LEGISLATURE ELECTION

NOTICE OF CANCELLATION
February 11, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX  78711-3941

RE: 2020 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Tarrant Area Food Bank is empowering communities to eliminate hunger by providing food, education and resources through innovation and collaboration.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Tarrant Area Food Bank is a 501(c)(3) located at 2525 Cullen Street, Fort Worth, Texas 76107. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community’s great need for quality affordable housing at affordable rental rates. Ultimately, we look forward to seeing this project developed.

Sincerely,

[Signature]

Charles R. Boswell
Executive Vice President of Advocacy & Communication
Dear Sir or Madam:

This is in response to your request of June 19, 2007, regarding your organization’s tax-exempt status.

In August 1982 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations
Exemption Verification Letter

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

Texas Comptroller of Public Accounts
Austin, TX 78774

February 25, 2020

TARRANT AREA FOOD BANK
1000 MACON ST
FORT WORTH, TX 76102-4527

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 12-14-1981
Sales and use tax, as of 04-16-1982
   (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
State portion of hotel occupancy tax, charitable as of 04-16-1982
   (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 30006167743

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.
Vision

Communities where no one has to go hungry

Mission

Empowering communities to eliminate hunger by providing food, education and resources through innovation and collaboration

Values

We value and embrace diversity, fairness and inclusion as fundamental to our vision of empowering communities where no one has to go hungry.

We believe that access to healthy food is a basic human right and not a privilege. All people deserve regular, nutritious meals.

We are committed to conducting honest dialogue with all community partners. Through this dialogue, we will strive to continuously improve.

History

Tarrant Area Food Bank was founded in 1982 by a group of Fort Worth residents concerned about hunger in their community. Three months after opening in October 1982, the organization had distributed donated food to 50 charities in Fort Worth, thanks to commercial donors and a holiday food drive by the Fort Worth community.
Who We Serve

People seeking food assistance include low-wage workers and their families, senior citizens living on fixed incomes, victims of family violence and of disasters, the chronically ill, the severely disabled, the homeless, the under-employed and the temporarily and long-term unemployed. More than one third of those served by Tarrant Area Food Bank and its network are children.

Where We Serve

TAFB serves 13 counties in North Texas: Tarrant, Bosque, Cooke, Denton, Erath, Hamilton, Hill, Hood, Johnson, Palo Pinto, Parker, Somervell and Wise. View a map of our service region.
HOW TAFB WORKS

As a central clearinghouse for donated food and groceries, Tarrant Area Food Bank receives fresh, frozen and nonperishable food donated by the food industry and the community. Dedicated volunteers help sort, inspect and repackagethe food, which is then distributed to our network of 270 Partner Agencies serving hungry children, families and seniors in North Texas. The people who generously donate their time, funds and skills to TAFB help make the services we provide to the community possible.
**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)**
   - Prepared by: Targus Environmental
   - Date of Report: 2/4/2020
   - Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
   - 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:
     - Name of Firm:
     - Contact Person:
     - Contact Telephone:
     - Email:

3. **Primary Market Area Map**
   - Primary Market Area (PMA) map with definition of PMA is included behind this tab.
   - Prepared by: Apartment Market Data, LLC
   - Date of Report: 2/17/2020
   - Development Site Location:
     - Longitude: -970288944
     - Latitude: 32.727641

4. **Scope and Cost Review (SCR) (formerly PCA)**
   - Prepared by: NA
   - Date of Report:

5. **Appraisal**
   - Prepared by: TBD
   - Date of Report:

6. **Feasibility Report**
   - Prepared by: Barron, Stark & Swift Consulting Engineers, LP
   - Date of Report: Feb-20
AVENUE AT SYCAMORE PARK (TDHCA #20115)
TAB 47
STATEMENT OF COMPLIANCE

The Applicant engaged Targus Associates, LLC (Targus) to perform the Phase I Environmental Site Assessment (ESA) for the proposed Avenue at Sycamore Park development. The result of the assessment revealed no evidence of recognized environmental conditions in connection with the subject property. By this statement, the Applicant confirms that it will follow any recommendations by Targus for additional assessments prior to closing.
February 24, 2020

Mr. Brent Stewart  
Texas Dept. of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: Public Information Request

Greetings:

As part of the market studies produced for the 2020 9% LIHTC application round, Apartment MarketData, LLC (AMD) certifies that it has read and understands Department Rules specific to the report found in Section 11.303 of the Underwriting Rules and Guidelines. AMD acknowledges that the Texas Department of Housing and Community Affairs (the “Department”) may publish this report on the Department’s website, release it in response to a request for public information, and make other use of the information as authorized by law.

Sincerely,

Darrell G. Jack  
Market Analyst  
President
MARKET ANALYSIS SUMMARY

Provider: Apartment MarketData, LLC
Date: 

Contact: Darrell G Jack
Phone: (210) 530-0040

Development: Avenue at Sycamore Park
Target Population: General

Definition of Elderly Age: 

Site Location: 2601 Avenue J
City: Ft. Worth
County: Tarrant

Site Coordinates: 
Latitude: 32.727641
Longitude: -97.288944
(decimal degree format)

Primary Market Area (PMA) page
Square Miles: 20.88

CENSUS TRACTS

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**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.

- **Is Site in Region 11 or 13?** No
- **Poverty Rate is less than 17.0341.** No
- **Is Site in Region 11?** No
  - **Poverty Rate is less than 32.0341.** No
- **Is Site in Region 13?** No
  - **Poverty Rate is less than 22.0341.** No

**Rent Burden Rank** = 1176 (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:** -970288944
- **Development Latitude:** 32.727641
- **Target Population:** General
- **Closest Development serving same Population:** Prince Hall Gardens
- **Application Number:** 10239
- **Address:** 1800 East Robert, Fort Worth 76104
- **Year of Award:** 2010
Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department’s ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Application #20115 Development Name AVENUE AT SYCAMORE PARK
Development City FORT WORTH Development County TARRANT
☑ 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) NEIGHBORHOOD EMPOWERMENT ZONE 6 (NEZ6) 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) CITY LETTER, PAGES 1-4.

☑ 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) CITY LETTER, PAGES 1-4.

☑ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

   NEIGHBORHOOD EMPOWERMENT ZONE 6 PLAN MAP AND RESOLUTION
   CITY ACTION PLAN

☐ The document(s) is included in its entirety.

☒ 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)(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) CITY LETTER – PAGE 1-4.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) CITY LETTER – PAGE 1-4.
   - 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) CITY LETTER – PAGE 1-4.

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) ACTION PLAN -.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) ACTION PLAN PAGES 35-45.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) ACTION PLAN PAGES 44 - 54, which documents at least $9 MILLION in funding for the plan. (NOTE SALVATION ARMY IN NEZ6 - $2.576 MILLION) – PAGE 52 – ACTION 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) CITY LETTER PAGES 1-4 TAX ABATEMENTS AND WAIVERS + PAGE 52 – ACTION PLAN.

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 2019 + 5 YEARS and can be found at (document name, page number(s), etc) RESOLUTION AND CITY LETTER PAGE 1-4; or
Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) ______; 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) CITY LETTER PAGE 1-4.

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

SEE ATTACHED

**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 FORT WORTH 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.
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.
CONCERTED REVITALIZATION PLAN (CRP) / AVENUE AT SYCAMORE PARK – FORT WORTH, TX

The Development Site is located in a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization, and where a qualifying CRP has been developed and executed. The Neighborhood Empowerment Zone Area 6 revitalization area (NEZ6) is described in the following letter from the City of Fort Worth Neighborhood Services Department. It consists of complimentary planning documents that create a cohesive agenda for the plan’s specific area – NEZ6.

As indicated on the map of NEZ6, the area targeted is larger than the assisted housing footprint and is a neighborhood with common attributes – i.e., the historic Polytechnic Heights neighborhood.

Copies of the plan(s) are detailed and included in the attached – See, PLAN(s), but also hyper-linked below:


The CRP and documents that compose the plan have been adopted by the city. The original ordinance adopting the plan is included (establishing Poly-Weslyan NEZ in 2000 – Ordinance 15344), as well as its updated amended resolutions in 2019, which renewed and re-established it as NEZ6 (Ordinance 23552 and Resolution 5042). This resolution adopting the plan is included in this application. See, RESOLUTION(s)

The problems in NEZ6 were identified in a process in which affected local residents had an opportunity to express views (See, Attached Letter from City of Fort Worth). These eligible problems – i.e., long term disinvestment, declining quality of life, lack of robust economy – were all addressed and prioritized. See, LETTER.

The goals of this adopted NEZ6 plan are in concert with the overall housing, economic development and city comprehensive plan and have a history of sufficient, documented and committed funding to accomplish its purpose on its established timetable – from 2019 + 5 more years. See attached action plan which illustrates flowing CDBG funds that are in accordance with the NEZ6 resolution goals and purpose. In addition, all the incentives typically associated to a TIRZ or TIF are present within NEZ6, and both fee waivers and tax abatements are applicable. See NEZ basic incentives and tax abatement policy. See, FLOWING FUNDS. Lastly, the plan is both current at the time of this application and will continue for an additional 5 years.

For the full seven points, the Applicant has included a letter from the appropriate official providing documentation of measurable improvements within NEZ6 and how it leads to placement of appropriate housing. A resolution from the City of Fort Worth explicitly identifying the Development as contributing more than any other to NEZ6. And moreover, a list of five items that would score under the opportunity index clause.
February 24, 2020

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

Re: Concerted Revitalization Plan for 2020 Application for 9% Housing Tax Credits

Dear Director Wilkinson,

I am writing to provide additional information to you regarding the City of Fort Worth's revitalization area known as Neighborhood Empowerment Zone (NEZ) Area 6. The City developed its NEZ plan in 2001, which adopted criteria for specific areas of the City to be designated as Neighborhood Empowerment Zones and made those areas eligible for a variety of development incentives including development fee waivers and municipal property tax abatements. As you are aware, NEZs are allowed under the Texas Local Government Code §378 and Fort Worth was the first Texas city to create NEZs in 2000 when the statute was passed. The statutory purpose of a NEZ is to create or rehabilitate affordable housing; increase economic development; or increase the quality of social services, education, or public safety in the zone. On January 29, 2019, after a lengthy review of the NEZ program by City staff, and after extensive community stakeholder meetings to receive input, the City Council authorized the consolidation of the City’s 20 NEZs into 6 NEZ areas (M&C G-19469, Ordinance No. 23552-01-2019, and Resolution No. 5042-01-2019).

In order to be designated a NEZ by the City Council, an area must meet the following criteria:

- Promotes the creation of affordable housing in the zone; or an increase in economic development in the zone; or an increase in the quality of social services, education, or public safety provided to residents in the zone; or the rehabilitation of affordable housing in the zone;
- Meets the criteria for a Reinvestment Zone;
- Be 100% Community Development Block Grant ("CDBG") eligible;
- Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
- May encompass an existing neighborhood or several neighborhoods;
- Have a concentration of population at or below poverty level;
- Have a low median household income and per capita income;
- Contain a predominance of substandard homes/aged housing stock;

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
• Have a higher than average vacancy rate;
• Have a higher than average rate of crimes against persons or property;
• Have low commercial permit values; and
• May contain areas targeted for revitalization.

City staff developed the boundary of NEZ Area 6 with public input. After notice was published in the newspaper and holding a public hearing, the City Council approved the creation of NEZ Area 6 along with the other new NEZ areas.

The City Council determined that a NEZ designation with complementary designations of Reinvestment Zones provides the City with the best municipal planning strategy for concerted community revitalization in designated neighborhoods, and specifically NEZ Area 6 in which the proposed Avenue at Sycamore Park site is located. The City believes that NEZ Area 6 meets the 2020 QAP Revitalization Plan requirements. The paragraphs in italics are excerpts from the QAP and information on how NEZ Area 6 specifically meets the QAP’s requirements is included below the relevant QAP section.

(I) An application may qualify to receive points if the Development Site is located in a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization, and where a concerted revitalization plan ("plan" or "CRP") has been developed and executed.

NEZ Area 6 is home to the historic Polytechnic Heights neighborhood in which the proposed Avenue at Sycamore Park is located. One of Fort Worth’s oldest neighborhoods, Polytechnic Heights was originally developed in the 1850s and annexed by the City in 1922. Polytechnic Heights was considered a stable and vibrant middle class neighborhood until the 1960s, but by the 1980s became one of the worst inner city neighborhoods. The neighborhood is home to Texas Wesleyan University, originally founded in 1890 and located less than 1 mile from the Avenue at Sycamore Park site, and the East Rosedale corridor also just to the north, which was once a vibrant retail area dotted with historic storefronts until business closures and relocations during the 1990s caused many to be vacant and rundown. Specific to the City’s efforts and the importance of revitalizing this neighborhood, in 2007 the City approved a $961,000 development agreement with Texas Wesleyan University for façade renovation and revitalization of the Polytechnic/Wesleyan Urban Village to restore many of the historic storefronts along East Rosedale.

(I) 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. The resolution adopting the plan, or if development of the plan and budget were delegated the resolution of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan and budget, must be submitted with the application.

As shown in the attached Resolutions and M&C, NEZ Area 6 was adopted by City Council in 2019 for a period of 5 years.

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817-392-7540 ★ Fax 817-392-7328
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. Eligible problems that are appropriate for a concerted revitalization plan may include the following:

(-a-) long-term disinvestment, such as significant presence of residential and/or commercial blight, streets infrastructure neglect, and/or sidewalks in significant disrepair;

(-b-) declining quality of life for area residents, such as high levels of violent crime, property crime, gang activity, or other significant criminal matters such as the manufacture or distribution of illegal substances or overt illegal activities;

(-c-) lack of a robust economy for that neighborhood area, or, if economic revitalization is already underway, lack of new affordable housing options for long-term residents.

The 2019 City’s Comprehensive Plan states, “Neighborhood Empowerment Zone (NEZ) Program is a City Council initiative encouraging central city revitalization. Development incentives such as tax abatements and fee waivers, authorized by state law, have been approved by the City Council.” NEZ Area 6 qualified as a NEZ because it met the criteria for Reinvestment Zone designation including the following:

1. The area is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the area and that would contribute to the economic development of the City; and
2. The area is substantially arresting and impairing the sound growth of the municipality creating the zone because of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures.
3. The area be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality.

Progress Since NEZ Designation

Since the adoption of the Polytechnic/Wesleyan NEZ in 2002 (now incorporated in NEZ Area 6), City staff has worked to attract reinvestment into this neighborhood. Numerous single family houses have been renovated or redeveloped through NEZ incentives revitalizing an aging

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neighborhood and attracting new residential development to the area. Numerous shops and restaurants including Walmart, Marshalls, Ross Dress for Less, Panda Express, McDonalds, Burger King and Popeyes have opened nearby at Renaissance Square. The continued revitalization of NEZ Area 6 with its close proximity to downtown as well as access to Highway 287 makes it an appropriate area for the placement of much needed affordable housing.

If you have any questions or concerns regarding this matter please contact Chad LaRoque, Neighborhood Services Department, at (817) 392-2661.

Sincerely,

[Signature]

Victor T. Turner, Director
Neighborhood Services Department

CC: Chad LaRoque, Neighborhood Services Department
Amy Connolly, Assistant Director
Jo Ann Pate, Assistant City Attorney
Vicki Ganske, Senior Assistant City Attorney
PLAN(S)
Total proposed square miles of new NEZ geography - 33.94 sq. mi

Neighborhood Empowerment Zone Area Six

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CHAPTER 5: HOUSING

Provision of adequate and appropriate housing for all residents is essential to building strong neighborhoods. The City of Fort Worth’s key housing goals are increasing the supply of quality affordable accessible housing; expanding homeownership opportunities; revitalizing neighborhoods; creating mixed-income communities; and better aligning housing choice options with multimodal transportation opportunities, as typically occurs in Transit-Oriented Developments.

A broad-based housing policy adopted by the City Council in 1999 guides the City in achieving many of its housing goals and objectives. Housing policy is also strongly influenced by Annual and Five-Year Consolidated Plans, which the City Council adopts for submission to the U.S. Department of Housing & Urban Development (HUD), as local housing activities have traditionally been funded only through CDBG, HOME, and ESG grants from that federal agency. These HUD-required plans focus primarily on the housing needs of low- and moderate-income residents and special needs or homeless populations.

Very recently, HUD has joined the U.S. Department of Transportation and the U.S. Environmental Protection Agency in a strategic partnership intended to jointly promote and fund innovative approaches that combine transportation, environmental, and housing solutions in the same projects. This silo-busting federal partnership is expected to create a new emphasis on addressing housing choice needs in combination with the provision of genuine transportation options.

EXISTING CONDITIONS AND TRENDS

Over the past ten years, the Fort Worth housing market has been characterized by rapid growth, decreasing affordability for new housing, and central city redevelopment.

**Number of Housing Units**

In 2000, Fort Worth had 211,035 housing units, of which 32 percent were multifamily units. By 2010, the total number of housing units grew 39.9 percent to 295,283 and the multifamily percentage had fallen to 28.7 percent. From 2008 to 2010 the growth rate for single-family and duplex housing was almost 7.1 percent (with the addition of 13,660 units). While some of this growth can be attributed to annexations, much of it is from new construction.

The northeast and northwest quadrants have seen the most recent growth in single-family units, while Downtown and the south and southwest regions have experienced the most growth in multifamily development. Downtown housing will play a critical role in the success of the City’s broad vision for central city revitalization. According to the 2010 Census, there are an estimated 4,589 people living Downtown in approximately 2,582 housing units. A goal of the Downtown Fort Worth Strategic Action Plan 2003 (updated every 10 years) is to develop over 10,000 new residential units by 2013.
Central City areas outside of Downtown are also attracting urban housing development. In 2001, the City adopted a mixed-use zoning ordinance (updated in 2011) that encourages higher density, pedestrian-oriented housing development in mixed-use growth centers, designated urban villages, and Transit-Oriented Development areas. The urban village initiative and its housing elements are discussed further in Chapter 10: Economic Development. In addition, the City Council recently adopted new development standards and guidelines that support high density residential development in the Trinity Uptown and Near Southside form-based code districts adjacent to Downtown. The development standards and guidelines for Trinity Uptown and Near Southside are discussed in Chapter 14: Urban Design. Starting in 2012, the City will begin developing and implementing Transit-Oriented Development plans with a strong emphasis on providing housing choices with access to rail transit and other transportation options.

**Vacancy History**

Of the total 286,526 housing units in Fort Worth in 2009, 30,837 (10.8 percent) were vacant. While only 2.9 percent of owner-occupied units were vacant, there was a 14.8 percent vacancy rate among rental units.

Over the last several years, foreclosure rates in Fort Worth and the rest of Texas remained much lower than communities on the east and west coasts. Like the remainder of the state, Fort Worth has been relatively immune to the dramatic reduction in home values facing much of the nation due to significantly slower housing appreciation rates in Texas. However, some of the city’s homeowners have still experienced foreclosure, due primarily to their receiving mortgages that were beyond their ability to repay, dropping property values, and rising unemployment. A review of pending foreclosures in Fort Worth noted 317 single-family homes in foreclosure status, 124 for auction, and 8 in pre-foreclosure. Of these, 223 were valued below $60,000, 117 were valued between $60,000-$100,000, and 78 were valued between $100,000-$150,000. Many of these homes could be affordable for low- and moderate-income households, especially with down payment and closing cost assistance.

**Housing Conditions**

In general, housing condition is related directly to housing age. Without adequate maintenance, older housing stock deteriorates. Most structures begin to need significant repairs 30 years after construction. According to 2009 American Community Survey data, 37.8 percent of the city’s housing was built prior to 1970, with units built before 1960 making up 27.7 percent. This older housing is naturally concentrated in the central city. Units with the greatest repair needs are generally in lower-income neighborhoods, where households have had fewer resources to perform maintenance. As of October 2009, the Code Compliance Department found nearly 226 housing units in danger of collapse and about 2,730 dwelling units in need of repair, out of a total of 3,192 outstanding structures with code violations. Based on a review of data from HUD, it is estimated that $1.8 billion is needed to address local housing needs, including $1.1 billion for rehabilitation of single-family and $200 million for rehabilitation of multifamily housing.

### Fort Worth

Fort Worth has a higher proportion of single family housing than Dallas, Arlington, and Irving. (Source: North Central Texas Council of Governments Annual Housing Estimates, 2011.)

**Percentages of Single-Family and Multifamily Housing**

- **Single-Family**
  - Tarrant Co.: 75%
  - Dallas: 70%
  - Arlington: 60%
  - Irving: 65%
  - Fort Worth: 70%
  - Urban Tarrant: 72%

- **Multifamily**
  - Tarrant Co.: 25%
  - Dallas: 30%
  - Arlington: 40%
  - Irving: 35%
  - Fort Worth: 30%
  - Urban Tarrant: 28%

*Fort Worth has a higher proportion of single family housing than Dallas, Arlington, and Irving. (Source: North Central Texas Council of Governments Annual Housing Estimates, 2011.)*

**Firestone Apartments**

Firestone Apartments on the west side of Downtown opened in 1999 in an area that was primarily vacant land. The apartment business office and community center at the southwest corner of W. 7th and Henderson Streets is a restored Firestone Service Store built in 1930. (Source: Planning and Development Department, 2011.)

*Firestone Apartments on the west side of Downtown opened in 1999 in an area that was primarily vacant land. The apartment business office and community center at the southwest corner of W. 7th and Henderson Streets is a restored Firestone Service Store built in 1930. (Source: Planning and Development Department, 2011.)*
Quality Affordable Housing
In October, 2006, the Fort Worth City Council adopted a resolution creating a Fort Worth Mayor’s Advisory Task Force on Quality Affordable Housing. The purpose of the task force was to seek ongoing input and recommendations of experts in the fields of housing development, affordable housing finance, and the housing needs of low-and moderate-income families. In 2008, the Task Force presented the results of a Housing Needs Assessment indicating the following:

- 11,000 new rental units are needed for low-income households.
- 1,700 new supportive housing units are needed for disabled homeless persons.
- 9,500 rental units built prior to 1970 need repair to remain quality and affordable.
- 11,000 owner units built before 1950 need major repair/upgrade.
- 11,500 owner units built between 1950 and 1970 need major repair/upgrade.

In addition, the Task Force indicated an additional need for the repair, rehab, or new construction of an additional 44,022 units at an estimated cost of $1.85 billion.

In addressing the City Council’s priority for mixed-income housing and dispersion of assisted housing, the Mayor’s Housing Task Force made recommendations for amendments to the City’s Consolidated Plan. Changes require a project to meet the following: 1) Promotes dispersion of publicly assisted housing (PAH) units; or 2) Promotes mixed-income objectives by including market rate housing units and PAH units within the project; and 3) Project location is consistent with the City’s Future Land Use policies, and must be: a) within two miles of a major employment center; or b) within 1/4 mile of existing/proposed rail and transit stations or bus route; or c) in an urban village, growth center, neighborhood empowerment zone, or special district.

Mixed-Income/Mixed-Use Developments
Promotion of mixed-income and mixed-use developments has been a trend nationally as well as in Fort Worth in recent years, yielding new development near Downtown and in designated urban villages and neighborhood empowerment zones (NEZs). The West Seventh development is part of the city’s most successful urban village to date. It boasts low vacancy rates for residential units, as well as an energetic vibrancy in a formerly run-down industrial district.

Other areas with very strong potential for accommodating mixed-income residential development within vibrant mixed-use neighborhoods are identified as Transit-Oriented Development (TOD) sites along the TEX Rail Corridor. Located at planned commuter rail stations all along the corridor, TOD sites are being planned and zoned specifically to accommodate higher density residential projects with mixed-income components—all within walking distance of the commuter rail stations. As these TOD site develop, they will generate extensive redevelopment opportunities and ultimately create, attractive and sought-after neighborhood centers where living, shopping, dining, entertainment, and jobs all can be found just steps from a train station that connects residents to Downtown, DFW Airport, and other job and activity centers.

Homeownership Costs
Relative to most cities in Texas and elsewhere in the nation, Fort Worth is considered
to have excellent housing affordability. In the fourth quarter of 2010, the Texas A&M Real Estate Center estimated that the local median household income was 3.66 times the amount necessary for purchasing the city’s median-priced home. This compares more favorably than the statewide affordability index of 2.42 and the national index of 2.29. However, due the economic downturn, newly-constructed homes are 13 percent less expensive than the April 2010 median price of $116,100. As of June 2009, the median annual income for a family of four in Fort Worth was $66,000 according to the U.S. Department of Housing and Urban Development (HUD).

Housing affordability is affected by many factors, such as construction costs, land values, interest rates, and regional market demand. Low mortgage interest rates in recent years have helped make homeownership possible for many low-income and moderate-income families.

In 2011, the median sale price for a Fort Worth home was $101,300. Fort Worth homes are still more affordable than in neighboring cities such as Dallas and Arlington, where median prices were $161,100 and $122,500 respectively. Though sales of homes priced under $80,000 represented fully 46 percent of all homes sold in 2000, by 2010 this proportion had shrunk to 26.8 percent. During the same time period, the proportion of homes selling for over $160,000 increased from 14 percent of the market to 26.2 percent of all homes sold in 2010.

At the higher end of the affordability scale, Fort Worth has both a limited supply of high-end housing for upper income households, and a limited number of very-high-income buyers seeking such housing. Over 30 percent of homes sold in 2010 were priced over $140,000, according to the Real Estate Center at Texas A&M. At the time of the 2009 American Community Survey, households with incomes over $100,000 (the market for “executive” housing) represented 17.1 percent of Fort Worth, with homes valued at $300,000 or more representing only 7.2 percent of single-family owner-occupied dwellings. It appears that some higher income households may choose not to purchase residences commensurate with their incomes, as the ratio of highly priced housing to high incomes varies throughout Texas cities. Also, area suburbs with more varied and plentiful high-end newer housing with updated amenities effectively compete with Fort Worth in attracting newly arriving high-income families.

One tool to promote mixed-income development is NEZ tax abatements. NEZ incentives also encourage repairs and improvements to existing housing stock. NEZ areas represent 29.5 square miles within the central city. From 2001 to mid-2010, the NEZ program provided $3.9 million in basic incentives (permit or development fee waivers and lien forgiveness), approximately $2.1 million in actual taxes abated on projects totaling over $239 million, and approximately 2,500 projects supporting nearly $1.7 billion in investments by the end of 2010. The greatest volume of activity has been seen in the Magnolia Village and Berry/University NEZ areas. Other areas with strong NEZ activity are Stop Six, Rolling Hills, Trinity Park, and Ridglea/Como.

Chapter 5: Housing
Rental Housing Costs
The local rental market since 2000 has been relatively affordable due to two key factors: slow formation of new households in a fluctuating economy, and low interest rates which have given many renters the opportunity to become homebuyers. Though rental prices increased over the past year according to ALN Systems, the overall occupancy rate in Fort Worth apartments in 2009 was still low at 87 percent, with the average rent only $673. The Fair Market Rent (FMR) set by HUD in the Fort Worth/Arlington area is presently $689 for a 1-bedroom, $838 for a 2-bedroom, and $1,120 for a 3-bedroom. MPF Research reported the citywide average rents for early 2008 were $588, $761, and $972 for these unit sizes, indicating an affordable rental market.

Though apartment rental is less expensive in Fort Worth than in many other areas, analysis of special tabulations of Census data provided by HUD indicate that there is a significant mismatch between affordable housing and low-income households. That is, many of the affordable units in the Fort Worth rental market are occupied by higher income households.

Analysis of the HUD data also indicates that there are particular household types that are likely to have significant housing problems such as excessive cost (relative to the family’s income), overcrowding, and substandard physical conditions. These household types include large families, particularly those with low incomes; renters with incomes under 50 percent of the area median (over 70 percent reporting housing problems); and very low income owners (69 percent in this category reported housing problems). Minority and disabled populations are particularly likely to have difficulty finding quality affordable housing to rent.

Housing cost burden is the fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities. Of all households, 25.7 percent, report a housing cost burden greater than 30 percent and 11 percent report a severe cost burden greater than 50 percent of income. A housing problem defined as having a cost burden greater than 30 percent of their income and/or overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities (substandard conditions) and is experienced by 33.9 percent of all households. The City of Fort Worth uses cost burden to prioritize applications for housing projects such as minor rehabilitation on home, emergency repair, weatherization, and homebuyer resources.

Assisted Housing
Assisted housing in Fort Worth includes those units managed by the Fort Worth Housing Authority (FWHA), and other units subsidized by federal and state programs such as the state’s Low Income Housing Tax Credit (LIHTC) and bond programs, or HUD’s multifamily loan and insurance programs. A total of 16,863 such assisted units are located within Fort Worth (not including FWHA rental assistance vouchers). Including Housing Choice Vouchers and Shelter Plus Care rental assistance vouchers, there are approximately 22,160 assisted housing units in Fort Worth representing 7.6 percent of Fort Worth’s 2009 total of 287,896 housing units, and approximately 26 percent of all multifamily housing.

2009 Fair Market Rents (FMR) by Unit Bedrooms

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<tr>
<th>Efficiency</th>
<th>1-Bedroom</th>
<th>2-Bedroom</th>
<th>3-Bedroom</th>
<th>4-Bedroom</th>
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<td>$648</td>
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</table>

(Source: City of Fort Worth 2010-2013 Consolidated Plan, 2011.)

Lower Income Distribution Among 4-Person Households

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<th>Extremely Low-Income</th>
<th>Low-Income</th>
<th>Moderate-Income</th>
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<td>Households</td>
<td>30,084 households</td>
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<td>41,390 households</td>
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<td>15 percent of total</td>
<td>14 percent of total</td>
<td>21 percent of total</td>
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<td>Renter</td>
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<td>Discount</td>
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<td>19,958</td>
</tr>
</tbody>
</table>

(Source: City of Fort Worth 2010-2013 Consolidated Plan, 2011.)

In 2011, Fort Worth’s average apartment rent of $675 was less than average rents in Austin, Dallas, and Houston. (Source: www.ALNsystems.com, 2011.)
FWHA currently manages 1,354 units of public housing and 1,381 units of affordable housing, in addition to administering 5,620 Housing Choice Vouchers. FHWA owns and administers five conventional public housing complexes: Butler Place Apartments, J.A. Cavile Place Apartments, Hunter Plaza Apartments, Fair Oaks Apartments, and Fair Park Apartments. These projects were built between 1941 and 1988, and have benefited from extensive capital improvement and renovation between 2005 and 2009. FWHA also manages seven mixed-income sites. Many residents within these complexes are in need of supportive services. Services are designed to assist residents in achieving self-sufficiency so that they can live independently and enhance their quality of life.

The Housing Choice Voucher Program operated by FWHA provides rental subsidies to 5,620 low-income tenants who lease eligible properties owned by private landlords. The tenants pay no more than 30% of their monthly adjusted income for rent and utilities, and the voucher subsidy pays the remainder of the rent directly to the landlords. The subsidy is granted to the tenant – when they move, the rental subsidy goes with them.

Additionally, the FWHA provides subsidies for or manages Program (formerly Section 8) vouchers, 1,320 public housing units, 454 Shelter + Care slots, 70 Single Room Occupancy units, and 200 FEMA or HUD funded Disaster Housing Assistance Program and Disaster Voucher Program vouchers.

Like most larger older cities, Fort Worth is faced with the challenges of integrating residents into the larger community and physically improving traditional, older developments. The FWHA is pursuing de-concentration of publicly assisted housing through redevelopment of older public housing sites, creation of mixed-income communities, and acquisition/rehabilitation of existing multi-family properties to preserve existing affordable housing while improving its quality and sustainability. Funds obtained from the sale of the Ripley Arnold development in Downtown were used for the Overton Park and Stonegate Villa projects, and Low Income Housing Tax Credits were used for the Candletree, Cambridge Court, and Samuels Avenue projects.

Project-based rental assistance helped 1,800 eligible families at specific multifamily complexes in Fort Worth in 2006. The FWHA manages 344 such units at six complexes in the city, as well as 384 units in two Affordable Housing Disposition Program (AHDP) properties. AHDP tenants pay a fixed rental amount, regardless of income, without rental subsidy. In addition, the FWHA owns two mixed-income properties: Overton Park Townhomes with 54 public housing units and Stonegate Villas with 58 public housing units. FWHA also has an agreement with the owner/developer of Sycamore Center Villas for 47 units that will be maintained as public housing units for 50 years.

Although FWHA has significantly increased the availability of affordable housing over the past decade, the economic downturn beginning in 2008 has led to an increase in demand that threatens to outpace these achievements. Despite adding 213 public housing units, 1,120 Housing Choice Vouchers (HCV), and 209 Special Programs

Chapter 5: Housing

Cost Burdens and Housing Problems by Income Group

<table>
<thead>
<tr>
<th></th>
<th>Extremely Low-Income</th>
<th>Low-Income</th>
<th>Moderate-Income</th>
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<tbody>
<tr>
<td>Renter Owner</td>
<td>Renter Owner</td>
<td>Renter Owner</td>
<td>Renter Owner</td>
</tr>
<tr>
<td>Cost Burden</td>
<td>72.8% 66.1%</td>
<td>62.3% 43.4%</td>
<td>21.1% 25%</td>
</tr>
</tbody>
</table>

25.7 percent of all Fort Worth households report a housing cost burden greater than 30 percent, and 11 percent report a cost burden greater than 50 percent.

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<thead>
<tr>
<th></th>
<th>Extremely Low-Income</th>
<th>Low-Income</th>
<th>Moderate-Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter Owner</td>
<td>55.8% 45.4%</td>
<td>13.8% 14.9%</td>
<td>2.3% 5.1%</td>
</tr>
</tbody>
</table>

A severe cost burden exists when households spend more than 50 percent of their income on housing. 33.9 percent of all households report a severe cost burden.

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<thead>
<tr>
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<th>Extremely Low-Income</th>
<th>Low-Income</th>
<th>Moderate-Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter Owner</td>
<td>77.1% 70.1%</td>
<td>73.3% 52.0%</td>
<td>35.3% 37.2%</td>
</tr>
</tbody>
</table>

A Housing problem is defined as having a cost burden greater than 30 percent of their income and/or overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Central City Redevelopment

One way of increasing housing units in the Central City is by creating and promoting new single-family developments using vacant lots in existing neighborhoods. (Source: Housing and Economic Development Department, 2011.)
units, 7,698 families and individuals remain on the FWHA waiting list: 3,394 for public housing, 4,265 for HCV assistance, and 40 for Special Programs (clients who were formerly homeless).

**Homelessness**
In 2011, the Tarrant County Homeless Coalition, with Tarrant County Community Development and the cities of Fort Worth and Arlington, counted 2,169 homeless persons in Tarrant County. This number includes persons who are unsheltered—including, for example, persons living on the streets, under bridges, or in structures not intended for human habitation—as well as those living in emergency shelters (e.g., the Presbyterian Night Shelter), Transitional Housing programs, and Safe Haven at the Presbyterian Night Shelter. More than 85 percent of Tarrant County’s homeless reside in Fort Worth. Over 80 percent of the transitional and permanent supportive housing units for the homeless are in Fort Worth as well.

Chronic homelessness—a HUD definition that includes disabled, unaccompanied individuals who have either been homeless for more than a year or homeless more than four times in three years—is on the rise in Fort Worth and Tarrant County. The 2009 Point in Time survey estimated that, at minimum, 16 percent of the homeless in Tarrant County are chronic. This is a high priority population for both HUD grant funding and the City of Fort Worth because they are the most likely to have a significant impact on neighborhood quality of life and local government emergency response systems, including police, fire, public health, and hospital emergency rooms.

Services for homeless persons in Fort Worth are generally provided by non-profit or faith-based organizations, with significant assistance from federal grant funding administered by Fort Worth and Tarrant County. The operation of local homeless shelters and small homelessness prevention programs are supported with HUD Emergency Shelter Grants. Tarrant County provides staffing support to the Homeless Coalition for the annual Continuum of Care grant proposal—the Continuum received over $9.5 million for 2008. These funds pay for transitional or permanent housing for formerly homeless persons, and accompanying support services. The Continuum of Care grant includes “Shelter Plus Care” assistance administered by the Fort Worth Housing Authority on behalf of over 500 disabled individuals and families, as well as two non-profit Single Room Occupancy (SRO) facilities for homeless persons with special needs: the 52-unit Samaritan House and the 18-unit New Life Center.

In January 2008, the Corporation for Supportive Housing, a non-profit organization which specializes in homeless needs, produced a Permanent Supportive Housing Model for Tarrant County, Texas. The housing approach assumed that 544 units of permanent supportive housing were needed for the chronically homeless singles, singles at risk of being homeless and chronically homeless families. The units were expected to come from existing privately owned apartments (82 units); units that would be newly constructed and/or substantial rehabilitation of 1-3 bedroom units (452 units); and units which would be newly constructed and/or substantial rehabilitation of 3 bedroom units (10 units). At the end of 2009, through the City of Fort Worth General Fund and HUD funds through the FWHA, 162 units intended for the chronically homeless were filled.

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</thead>
<tbody>
<tr>
<td>Unsheltered</td>
<td>203</td>
<td>195</td>
<td>136</td>
<td>-30.3%</td>
<td>-33.0%</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>1,246</td>
<td>1,117</td>
<td>1,127</td>
<td>-0.9%</td>
<td>-8.1%</td>
</tr>
<tr>
<td>Safe Haven</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>953</td>
<td>838</td>
<td>853</td>
<td>1.8%</td>
<td>-30.5</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>2,676</td>
<td>2,181</td>
<td>2,169</td>
<td>-0.6%</td>
<td>-18.9%</td>
</tr>
</tbody>
</table>

There was a decrease in the overall homeless population in Tarrant County in 2011. *(Source: Tarrant County Homeless Coalition, 2011.)*
On June 17, 2008 the Fort Worth City Council adopted a 10-year Homelessness Plan, Directions Home: Making Homelessness Rare, Short-Term and Non-Recurring in Fort Worth, Texas Within Ten Years. The seven key strategies to the Plan are:

- Increase the Supply of Permanent Supportive Housing
- Expand Opportunities and Services Linked with Accountability
- Develop and Operate a Central Resource Facility
- Coordinate and Expand Homelessness Prevention Initiatives
- Support and Strengthen Existing Public, Private and Faith-based efforts
- Mitigate the Negative Community Impacts of Homelessness
- Lead, Educate, and Advocate for Change.

Fair Housing
In 1992, the City of Fort Worth adopted a Fair Housing Ordinance with an enforcement mechanism "substantially equivalent" to that of HUD. The Fort Worth Human Relations Unit (HRU) is responsible for enforcement of the City’s anti-discrimination ordinance and federal housing, employment and accommodation laws. The HRU also provides:

- Education for nonprofit and for-profit entities regarding predatory lending.
- Fair housing education to landlords, lenders, realtors, developers and other housing-related businesses.
- Housing resource handbooks for residents and housing providers.
- A multi-lingual, multimedia fair housing and fair employment education campaign and information resources.

GOALS AND OBJECTIVES
Preserve and improve existing affordable owner-occupied housing units.

- Rehabilitate 43 units in FY12 through the grant-funded Home Improvement Program.
- Construct approximately six single-family infill housing units in FY12.
- Provide emergency and weatherization repair assistance to 320 low- and very low-income homeowners in FY12.
- Through the Cowtown Brush-Up program, paint 150 existing owner-occupied housing units in 2011.
- Provide lead controls to 75 owner-occupied homes.

Increase homeownership in Fort Worth.

- Provide homebuyer assistance including closing cost assistance for 60 low- and very low-income homebuyers in FY12.
- Provide homeownership information, budget, and credit counseling to 100 families throughout Tarrant County in FY12.

Increase the number of quality affordable rental units for low-income renters.

- Increase affordable rental housing by 15 units in FY12.
- In FY12, implement a proposed Crime Free Multi-housing ordinance by verifying the city’s 500+ apartment complexes have complied with the new regulations.

One of the key goals of the Mayor’s Advisory Commission on Quality Affordable Housing is to encourage rehabilitation of older multifamily housing. The pictures above show the front and back facades of an existing building needing rehabilitation. The sketch portrays proposed rehabilitated complex. The rehabilitation is achieved using Low Income Housing Tax Credits leveraged with HOME grant funds from the City of Fort Worth. (Source: Housing and Economic Development Department, 2011.)
Provide a range of housing options for populations with special needs, including the elderly, persons with disabilities, and homeless.

- Support at least one project application per year from non-profit or for-profit developers for new special needs housing for elderly, disabled, or the homeless.
- By year 2014, assist in the development of 544 permanent supportive housing units and 1,088 units by year 2018 as identified in Directions Home.
- Assist non-profit service providers in removing architectural barriers for 105 housing units in FY12.

Ensure equal housing opportunity in Fort Worth for all citizens.

- Provide housing counseling programs for homeowners and renters, serving 1,200 clients annually.
- Provide landlord and lender education on fair housing, serving 400 each year.

The 2003 Downtown Fort Worth Strategic Action Plan, sponsored by the City of Fort Worth, Downtown Fort Worth, Inc., and the Fort Worth Housing Authority, has the following goals and objectives:

- Significantly increase the amount of housing available in the Downtown core, core edge, and adjoining neighborhoods such as Trinity Uptown and the Near Southside.
- Create strong neighborhoods close to Downtown where family housing already exists, offering a mixture of income levels and housing types, while enhancing access to parks and river amenities.
- Create a Downtown Community Development Corporation to coordinate public funds and leverage private sector funds, encouraging central city housing.
- Continue to promote specific public incentives to encourage Downtown and central city housing development.

POLICIES AND STRATEGIES

The existing and recommended policies and strategies listed below will be instrumental in achieving the above goals:

Policies

- Ensure equal housing opportunity in Fort Worth for all citizens.
- Promote the development of high-quality market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Encourage and provide support for higher density, mixed-use, mixed-income developments in Transit-Oriented Developments, mixed-use growth centers, and urban villages.
- Use Neighborhood Empowerment Zones to promote development of designated urban villages and revitalization of surrounding neighborhoods.
- Promote the rehabilitation of older housing stock to increase housing values within the central city.
- Promote neighborhood stability through a comprehensive and coordinated strategy that includes housing, neighborhood economic development, infrastructure, parks, safety, and human services.
- Enhance capacity to address affordable housing needs by partnering with the

Key Near-Term Housing Objectives

- Rehabilitate 43 units in FY12 through the grant-funded Home Improvement Program.
- By year 2014, assist in the development of 544 permanent supportive housing units and 1,088 units by year 2018 as identified in Directions Home.
- Provide homebuyer assistance including closing cost assistance for 60 low- and very low-income homebuyers in FY12.
- In FY12, implement a proposed Crime Free Multi-housing ordinance by verifying the city’s 500+ apartment complexes have complied with the new regulations.

Samaritan Housing for Special Needs

Samaritan Housing Inc. developed affordable housing in the Near Southside using Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs. (Source: Housing and Economic Development Department, 2011.)
private sector and neighborhoods.

- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City’s Comprehensive Plan.
- Fund and implement strategies outlined in the City’s Homelessness Plan, Directions Home.
- Provide a range of housing options for the elderly, with special focus on low-income households.
- Provide a continuum of housing options and support services for persons with disabilities.
- Integrate and disperse affordable housing and low income housing into neighborhoods throughout the City.
- Support neighborhood initiatives to regulate the design of industrialized and site-built housing so as to preserve neighborhood character.

Strategies

- Aggressively expand land assembly for infill housing, particularly in designated urban villages, mixed-use growth centers, rail station areas that support Transit-Oriented Development, and Neighborhood Empowerment Zones.
- Support Fort Worth Housing Authority efforts to improve public housing, including mixed-income and mixed-use developments.
- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.
- Support Southeast Fort Worth Inc. in its efforts to encourage single-family residential development in southeast Fort Worth.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with Council-endorsed Lake Arlington Master Plan.
- Evaluate incentives and ordinances affecting the availability of all price levels of housing; work with developers and community leaders to identify and address impediments to creation of middle and upper income housing in the central city.
- Work with lenders to provide low-interest loans for rehabilitation of owner-occupied housing units.
- Develop strategies to expedite the foreclosure of tax delinquent properties.
- Expand rehabilitation of older housing by providing gap financing for both single-family and multifamily housing.
- Strengthen and expand CDC capacity through structured training and technical assistance and increased funding.
- Implement strategies and action items in the City’s Homelessness Plan, Directions Home, to facilitate the homeless population’s transition into housing.
- Help coordinate the City’s development process for priority housing development projects.
- Where concentrations of low-income housing are high, support rehabilitation and stabilization of existing units and replacement of substandard housing with a mix of affordable and market-rate units, and undertake a demonstration mixed-income housing project. In other areas of the City, support development of new affordable housing.

Chapter 5: Housing

Neighborhood Empowerment Zone
Tax Abatement Incentives

These projects within the Ridglea/Como Neighborhood Empowerment Zone (NEZ) are examples of the type of high-quality new development that is encouraged by the NEZ program. In accordance with guidelines, 20 percent of the rental units in these projects are affordable to households whose incomes are at or below 80 percent of the area median income. (Source: Housing and Economic Development Department, 2011.)
• Conduct an assessment of housing conditions and treat houses with the presence of lead, specifically in households with children under the age of six.
• Provide support for small, local, minority, and women-owned businesses to participate in implementing housing and related programs.

PROGRAMS AND PROJECTS
The housing programs listed below are offered by the City’s Housing and Economic Development Department, often in partnership with entities such as the Fort Worth Housing Authority, neighborhoods, non-profit organizations, developers, and lending institutions.
• Home Improvement Loans to make repairs on existing owner-occupied housing units.
• Closing Cost and Soft Second Mortgage Assistance Program provides subsidies to low-income first time homebuyers. The maximum amount of the subsidy is determined by location of the home within or outside a target area.
• Neighborhood Empowerment Zone (NEZ) Program is a City Council initiative encouraging central city revitalization. Development incentives such as tax abatements and fee waivers, authorized by state law, have been approved by the City Council. There are currently 19 NEZs in Fort Worth.
• Emergency Repair Program removes immediate threats to homeowner health and safety such as urgent plumbing deficiencies and heating emergencies.
• Cowtown Brush-Up helps qualified elderly, disabled, and low-income residents. Pre-selected homes are painted by teams of volunteers, using donated paint and supplies, in a one-day blitz.
• Weatherization Assistance Program assists very low-income households throughout Tarrant County by providing insulation, energy-efficient windows and appliances, caulking, and installation of other energy saving devices.
• Community Housing Development Organization (CHDO) program offers certified eligible housing non-profits financial support from City HOME funds for operating costs, predevelopment loans, or affordable housing project funding on a loan or a grant basis based on project feasibility.
• Housing Finance Corporation has authority to issue single-family or multifamily mortgage revenue bonds to support housing development as appropriate projects are identified.

Capital Improvement Projects
Capital improvements are listed in Appendices D and E, along with potential funding sources. The listed projects are ongoing housing projects undertaken by the Housing and Economic Development Department that involve multiple projects and partners throughout the City.

The Neighborhood Empowerment Zone (NEZ) program encourages Central City revitalization through development incentives. The most recently created NEZs are Six Points, Northside, and 28th Street/Meacham. (Source: Housing and Economic Development Department, 2011.)
In 2000, the City Council adopted a definition of the central city for revitalization purposes as the area within Interstate 820 that consists of the following:

- Community Development Block Grants (CDBG) eligible block groups.
- State designated enterprise zones.
- Census block groups that are contiguous by 75 percent or more of their perimeter to CDBG eligible block groups or state designated enterprise zones.

Areas identified using this criteria are referred to as designated investment zones (DIZs).

**REVITALIZATION STRATEGIES**

- Develop compact, pedestrian-oriented mixed-use growth centers.
- Revitalize distressed commercial corridors by developing mixed-use urban villages along those corridors.
- Develop a rail transit system that connects the growth centers and urban villages, and promotes transit-oriented development (TOD) in appropriate transit station locations.

Mixed-use growth centers and urban villages are urban districts having a concentration of jobs, housing, schools, parks, and public facilities. They also provide access to public transportation in a walkable, compact area with a unique sense of place. Integrating transit in growth centers and villages will facilitate economic vibrancy and sustainability in these districts.

**DESIGNATED INVESTMENT ZONES**

- Total land area included in DIZs: 24%
- Percent of total population in DIZs: 30%

Source: City of Fort Worth, 2018
A Resolution

NO. 5042-01-2019

DESIGNATION OF NEIGHBORHOOD EMPOWERMENT ZONE AREAS ONE THROUGH SIX AS NEIGHBORHOOD EMPOWERMENT ZONES

WHEREAS, on April 25, 2000 (M&C G-12897), the City of Fort Worth City Council ("City Council") approved the Policy Statement on the Creation of Local Neighborhood Empowerment Zones (NEZ) in accordance with Chapter 378 of the Texas Local Government Code and authorized the City Manager to identify areas eligible for NEZ designation and develop administrative procedures for establishment of a NEZ; and

WHEREAS, on October 3, 2000 (M&C G-13030), the City Council approved an amendment to the Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area, amending the population criterion at the time of designation and require the area be at least 50% Community Development Block Grant (CDBG) eligible within the Central City; and

WHEREAS, on January 29, 2019 (M&C G-19469), the City Council approved an amendment to Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area to include that the area be 100% CDBG eligible, have a low median household income, contain a predominance of substandard homes/aged housing stock, have higher than average vacancy rates and crime rates and have low commercial values and to provide that NEZs will be reviewed every five years and those areas no longer meeting the criteria to create a NEZ will be dissolved and terminated; and

WHEREAS, the City Council desires to create six neighborhood empowerment zones as authorized by Chapter 378 of the Texas Local Government Code and in accordance with the Policy Statement on the Creation of Local Neighborhood Empowerment Zones; and

WHEREAS, the City Council finds that the creation of the Neighborhood Empowerment Zone Areas One ("NEZ Area One"), Two ("NEZ Area Two"), Three ("NEZ Area Three"), Four ("NEZ Area Four"), Five ("NEZ Area Five"), Six ("NEZ Area Six") and the granting of NEZ incentives to certain zoning districts would promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; (4) be 100% Community Development Block Grant (CDBG) eligible (5) be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries (6) may encompass an existing neighborhood or several neighborhoods (7) have a concentration of population at or below poverty level (8) have a low median household income and per capita income (9) contain a predominance of substandard homes/aged housing stock (10) have a higher than average vacancy rate (11) have a higher than average rate of crimes against persons or property (12) have low commercial permit values; and (13) may contain areas targeted for revitalization; and
WHEREAS, the City Council finds that the creation of NEZ Areas One through Six benefits and is for the public purpose of increasing public health, safety and welfare of the citizens of Fort Worth; and

WHEREAS, the City Council finds that NEZ Areas One through Six satisfies the requirements of §312.202 of the Tax Code to permit tax abatements for eligible properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. NEZ Areas One through Six are hereby created as defined by the legal descriptions and maps attached as Exhibit A.

Section 3. The City Council adopts all basic incentives as described in the Neighborhood Empowerment Zone Basic Incentives and Tax Abatement Policy, as amended.

Section 4. The designation shall expire on January 29, 2024.

Adopted this 29th day of January 2019.

ATTEST:

By: Mary J. Kayser, City Secretary
Exhibit A

NEIGHBORHOOD EMPOWERMENT ZONE AREA ONE AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 1R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 1R for tax abatement purposes, containing approximately 7.087 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Ross Avenue and Northwest Thirty Eighth Street;

THENCE easterly with said centerline of Northwest Thirty Eighth Street, to its intersection with the centerline of North Main Street;

THENCE northerly with said centerline, to its intersection with the centerline of Northeast Thirty Eighth Street;

THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of Terminal Road;

THENCE westerly with said centerline, to its intersection with the centerline of Blue Mound Road;

THENCE northerly with said centerline, to its intersection with the centerline of De Ridder Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;

THENCE northerly with said centerline, to its intersection with said centerline of Mineola Avenue;

THENCE easterly with said centerline, to its intersection with said centerline of Hardy Street;

THENCE southerly with said centerline, to its intersection with the centerline of De Ridder Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Webber Street;

THENCE southerly with said centerline, to its intersection with the centerline of Terminal Road;

THENCE easterly with said centerline, to its intersection with said centerline of Dean Road;

THENCE southerly with said centerline, to its intersection with the centerline of Leming Street;

THENCE easterly with said centerline, to its intersection with the centerline of Ray Simon Drive;

THENCE southerly with said centerline, to its intersection with the centerline of Dewey Street;

THENCE westerly with said centerline, to its intersection with the centerline of Dean Road;

THENCE southerly with said centerline, to its intersection with the centerline of Northeast Twenty Eighth Street;

THENCE westerly with said centerline, to its intersection with the centerline of Ellis Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of Twenty Sixth Street;

THENCE westerly with said centerline, to its intersection with the centerline of North Houston Street;

THENCE southerly with said centerline, to its intersection with the centerline of Twentieth Street;

THENCE westerly with said centerline, to its intersection with the centerline of Clinton Avenue;

THENCE southeasterly with said centerline, to its intersection with said centerline of Grand Avenue;
THENCE southwesterly with said centerline, to its intersection with the centerline of Harrington Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of Terrace Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of West Northside Drive;
THENCE southwesterly with said centerline, to its intersection with said centerline of Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Rockwood Park Drive;
THENCE westerly and southerly with said centerline, to its intersection with the bank of the West Fork Trinity River;
THENCE northerly, northwesterly and southwesterly with said bank, to its intersection with centerline of White Settlement Road;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northeasterly with said centerline, to its intersection with the centerline of Barbara Road;
THENCE easterly with said centerline, to its intersection with the centerline of Isbell Road;
THENCE northerly with said centerline, to its intersection with the centerline of White Oak Lane;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the southwest projection of the most southwest corner and easterly along said line to its intersection to the southeast projection of the most southeast corner and northerly along said line to its intersection to the most northeast corner and westerly along said line of Lot 5, Block F of Westside Acres Addition, an Addition to the City of River Oaks, Tarrant County, Texas, according to the map thereof recorded in Volume 388-9, Page 229, of the Plat Records of Tarrant County, Texas, recorded at County Clerks Instrument number D2051555643, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the centerline of Ohio Garden Road;
THENCE easterly with said centerline, to its intersection with the centerline of Tyra Lane;
THENCE northerly with said centerline, to its intersection with the centerline of Quail Trail;
THENCE southwesterly with said centerline, to its intersection with the centerline of Meeker Boulevard;
THENCE northwesterly with said centerline, to its intersection with the centerline Churchill Road;
THENCE northwesterly with said centerline, to its intersection with the centerline of River Oaks Boulevard;
THENCE northeasterly with said centerline, to its intersection with the centerline of Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Beverly Hills Drive;
THENCE northerly with said centerline, to its intersection with the centerline of McCandless Street;
THENCE northeasterly with said centerline, to its intersection with the centerline of Twenty Third Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Menefee Avenue;
THENCE southwesterly with said centerline, to its intersection with the centerline of Twenty First Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Ephriham Avenue;
THENCE northeasterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THENCE northerly with said centerline, to its intersection with the centerline Thirtieth Street;
THENCE easterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Thirty First Street;
THENCE easterly with said centerline, to its intersection with the centerline of Roosevelt Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Long Avenue;
THENCE easterly with said centerline of Long Avenue, to its intersection with the centerline of Angle Avenue;
THENCE southeasterly with said centerline, to its intersection with the centerline of Northwest Thirty First Street;
THENCE easterly with said centerline, to its intersection with the centerline of Gould Avenue;
THENCE northwesterly with said centerline, to its intersection with Pearl Avenue;
THENCE northerly with said centerline, to its intersection with West Long Avenue;
THENCE easterly with said centerline, to its intersection with the centerline of Clinton Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Northwest Thirty Fifth Street;
THENCE westerly with said centerline, to its intersection with the centerline of Ross Avenue;
THENCE northerly with said centerline to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA TWO AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 2R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 2R for tax
abatement purposes, containing approximately 1.23 square miles of land and is within the area described below:
BEGINNING at the intersection of the centerline of North Normandale Street and West Loop 820 South SR NB;
THENCE northeasterly with said centerline of West Loop 820 South SR NB into West Freeway SR EB and
easterly to its intersection with the centerline of South Cherry Lane;
THENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;
THENCE westerly with said centerline, to its intersection with the centerline of Francis Drive;
THENCE northerly with said centerline, to its intersection with the centerline of Mary Dean Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Phoenix Drive;
THENCE northerly with said centerline, to its intersection with the centerline of El Retirio Road;
THENCE westerly with said centerline, to its intersection with the centerline of Cortez Drive;
THENCE northerly with said centerline, to its intersection with said centerline of Mojave Trail;
THENCE westerly and southwesterly with said centerline, to its intersection with said centerline of Las Vegas
Trail;
THENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;
THENCE westerly with said centerline, to its intersection with the centerline of West Normandale Street;
THENCE northwesterly with said centerline, to its intersection with the centerline of South Normandale Street;
THENCE east northeasterly with said centerline, to its intersection with said centerline of Encino Drive;
THENCE northwesterly with said centerline, to its intersection with the centerline of Elsinor Drive;
THENCE northwesterly with said centerline, to its intersection with the centerline of Softwind Trail;
THENCE west southwesterly and south with said centerline, to its intersection with the centerline of Chamita Lane;
THENCE westerly with said centerline, to its intersection with the centerline of West Normandale;
THENCE northerly with said centerline, to its intersection with the centerline of North Normandale;
THENCE westerly with said centerline to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA THREE AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 3R

GENERAL DESCRIPTION
The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 3R for tax abatement purposes contains 1.54 square miles of land and is described below:

BEGINNING at the intersection of the centerline of Camp Bowie Boulevard and the eastbound service road of Interstate 30 West;

THENCE easterly with said centerline, to its intersection with the centerline of Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of northwest corner of Lot 1R1, Block 1 of the Lena Pope Home Addition. Thence east along said centerline of the northern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the northeast corner. Thence south along said centerline of the eastern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the southeast corner. Thence west along said centerline of the southern property line of Lot 1R1, Block 1 to Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of Bonnell Street;

THENCE westerly with said centerline, to its intersection with the northeastern corner of Lot 1, Block 70 of the Chamberlain-Arlington Heights Subdivision, Second Addition. Thence south along the eastern property lines of Lots 1 and 40, Block 70; Lots 1 and 40, Block 73; Lots 1 and 40, Block 88; Lots 1 and 40, Block 91; Lots 1 and 40, Block 106; Lots 1 and 40, Block 109; Lot 1, Block 124, of the Chamberlain-Arlington Heights Subdivision, Second Addition, as recorded in Volume 63, Page 44; and of Lots 3A and 37R, Block 124R, as recorded in Volume 388-139, Page 96 of the Tarrant County plat records, to the centerline of Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the paved surface of Ridglea Lane;
THENCE northerly with said centerline to its termination at the northeastern corner of Lots 9R through 11B of the Ridglea Park Addition, as recorded in Volume 388-178, Page 56 of the Tarrant County plat records. Thence continue north along the rear property lines of lots 11R-4-2 through 11R-7, Block 51, all recorded in Volume 388-178, Page 56 of the Tarrant County plat records, to the paved surface of Ridglea Lane;

THENCE northeasterly with said centerline, to its intersection with Bryant Irvin Road;

THENCE northerly along said centerline of Bryant Irvin Road to its intersection with Camp Bowie Boulevard;

THENCE northeasterly along said centerline of Camp Bowie Boulevard to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR AND NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 4R

GENERAL DESCRIPTION

The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 4R for tax abatement purposes, containing approximately 2.40 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Dalford Street and the centerline of Oakhurst Scenic Drive;

THENCE north easterly with said centerline, to its intersection with the centerline of Westbrook Avenue;

THENCE north and easterly with said centerline, to its intersection with the centerline of Chandler Drive;

THENCE north with said centerline, to its intersection with the centerline of Clary Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Eagle Drive;

THENCE northerly with said centerline, to its intersection with the centerline of Yucca Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Seaman Street;

THENCE northerly with said centerline, to its intersection with the centerline of Marigold Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southerly with said centerline, to its intersection with the centerline of East Belknap Street;

THENCE northeasterly with said centerline, to its intersection with the centerline of Parrish Road;

THENCE easterly with said centerline, to its intersection with the centerline of Kings Highway;

THENCE southerly with said centerline, to its intersection with the centerline of State Highway 121 WB Beach;

THENCE southwesterly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southeasterly and southerly with said centerline, to its intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the centerline of Gross Street;

THENCE southerly with said centerline, to the southeast corner of Lot 6R, Block 20, Page East Side #2, being a revision of Lots 6 through 20 as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence west along the length of the southern property lines of Lots 5 through 1, Block 20, Page East Side #2 to the southwest corner of Lot 1, Block 20, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat.
Records. Thence continuing west across De Costa Street to the southeast corner of Lot 8, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west along the southern property lines of Lots 8 through 1, Block 19, Page East Side #2 to the southwest corner of Lot 1, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west across Brandies Street to the southeast corner of Lot 15, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records. Thence continuing west along the southern property lines of Lots 15, 14, 13, 12, 11 10, 9R, 7R, 6, 5, 4, 3, 2, and 1, Block 68, Riverside Addition, to the southwest corner of Lot 1, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence continuing west across Denair Avenue to the southeast corner of Lot 14, Block 67, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence continuing west along the southern property lines of Lots 14 through 9, Block 67, Riverside Addition, to the southwest corner of Lot 9, Block 67, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence north along the western property line of Lot 9, Block 67, Riverside Addition, to the intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the northeast corner of Lot 1R, Block 65, Riverside Addition, as recorded in Volume 388-70, Page 6 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block 65, Riverside Addition, to the southeast corner of Lot 1R, Block 65, Riverside Addition, thence west along the southern property line of Lot 1R, Block 65, Riverside Addition, to the northeast corner of Lot 1, Block 72R, Riverside Addition, as recorded in Volume 388-132, Page 80 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1, Block 72R, Riverside Addition, to the southeast corner of Lot 1, Block 72R, Riverside Addition, thence west along the southern property line of Lot 1, Block 72R, Riverside Addition, to the southwest corner of Lot 1 block 72R, Riverside Addition, thence continuing west to the intersection of Swayne Avenue and Ennis Avenue, thence continuing west along Ennis Avenue to the northeast corner of Lot 1R, Block IA, Adams Mary Heirs Subdivision, as recorded in Volume 388-107, Page 21 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block IA, Adams Mary Heirs Subdivision, thence west along the southern property line of Lot 1R, Block IA, Adams Mary Heirs Subdivision, to the northeast corner of Lot 10, Lincoln Place, as recorded in Volume 1627, Page 351 of the Tarrant County Plat Records. Thence south along the eastern property line of Lot 10, Lincoln Place to the southeast corner of Lot 10, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south across East 12th Street to the northeast corner of Lot 11, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 11, Lincoln Place to the northeast corner of Lot 9, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 9, Carver Place, to the southeast corner of Lot 9, Carver Place, thence continuing south across Finley Street to the northeast corner of Lot 10R, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property lines of Lot 10R and 32, Carver Place, to the southeast corner of Lot 32, Carver Place, as recorded in Volume 9631, Page 244 of the Tarrant County Plat Records, thence continuing south across VanHorn Street to the northeast corner of Lot 33, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south to the southeast corner of Lot 33, Carver Place, thence east along the northern property line of Lot 1, Block 1, Material Control Subdivision, as recorded in Volume 00109, Page 0072 of the Tarrant County Plat Records, to the northeast corner of Lot 2, Block 1, Material Control Subdivision, as recorded in Volume 00159, Page 0026 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 2, Block 1, Material Control Subdivision, to the northeast corner of Tract 24, Waller, Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 24, Waller, Benjamin E Survey, to the northeast corner of Lot 1, Block 1, Adams Heirs Subdivision, as recorded in Volume A, Page 877 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 1, Block 1, Adams Heirs Subdivision to the northeast corner of Tract
21, Waller Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 21, Waller Benjamin E Survey, to the southeast corner of Tract 21, Waller Benjamin E Survey, thence continuing south to the west fork of the Trinity River to its intersection with Riverside Drive, thence continuing west along the West Fork of the Trinity River to its intersection with Sylvania Court and the West Fork of the Trinity River, thence north along the West Fork of the Trinity River to its intersection with the centerline of State Highway 121;

THENCE westerly with said centerline, to its intersection with the centerline of East Belknap Street;

THENCE northeasterly with said centerline, to its intersection with the centerline of Oakhurst Scenic Drive;

THENCE northwesterly with said centerline, to its intersection with the centerline of Dalford Street to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA FIVE AND FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 5R

GENERAL DESCRIPTION

The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 5R for tax abatement purposes contains 1.49 square miles of land and is described below:

On the North: Beginning at the intersection of Interstate Highway 820 East and the northeast corner of the 4.879 acre-Tract 1A, W N Ray Survey, Abstract A-1353, as recorded in the Tarrant County Deed Records in Volume 14668 Page 303, thence west along the northern property line of said tract to the northeast corner of tract 1F, James F Redding Survey, Abstract A-1302, as recorded in the Tarrant County Deed Records in Volume 14668, page 303, thence west along the northern property line of the said tract 1F and tract 1E to Handley-Ederville Rd, thence east across Handley-Ederville Rd continuing east along the northern boundary of the James F Redding Survey to the northwest corner of tract 1C, James F Redding Survey, Abstract A-1353, south along the western property line of said tract 1C to the northwest corner of tract 1A, thence south along the western property line of said tract 1A to Randol Mill Rd, thence across Randol Mill Rd to the northeast corner of lot 6A Block 32, Sunset Oak Addition as recorded in the Tarrant County Plat Records in Volume 388-28 page 55, thence south along the western property line of lots 6A, 6B, 5, 4, and 7 to the southwest corner of lot 7, thence west across the Oncor Electric Delivery Co. easement to southeast corner of lot 18, Block 15, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-76 page 13, thence north along the eastern property line of lots 18 through 21 Block 15 and lot 1 Block 19 of the Woodhaven Country Club Estates Subdivision to Randol Mill Rd, thence west along Randol Mill Rd to the northeast corner of lot 70 Block 17, Woodhaven Country Club Estates subdivision, thence south along the western property line of lots 70 through 61 and then 56 through 46 Block 16 to Cholla Dr, thence west on Cholla Dr to the southeast corner of lot 45, Block 16, thence north along the western property line of lots 45 through 39 to the southwest corner of lot 39 Block 16, thence south along the property line of lots 38 through 30, Block 16 to the southeast corner of said lot 30, thence north along the eastern property line of said lot 30 to Cholla Dr, thence along Cholla Dr to northwest corner of lot 29 Block 16, thence south along the western property line of said lot 29 to its southwest corner, thence east along southern property line of lot 29 and 28 to the northwest corner of lot 26, Block 16, thence south along the western property line of lot 26 to its southwest corner, thence west along the northern property line of lots 25 through 15 and 14R to the northwest corner of lot 14R Block 16, thence south along the western property line of lots 14R, 13, and 12 Block 16 to the northwest corner of Block 14 B, Woodhaven Country Club Estates Subdivision as recorded in Tarrant County Plat Records in Volume 388-97 page 25, thence east along the northern property line of Block 14A and
lot 7 Block 10, Woodhaven Country Club Subdivision as recorded in the Tarrant County Plat Records in Volume 388-56 page 33 to Oakmont Lane,

THENCE north along Oakmont Lane to the southeast corner of lot 1 Block 22, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 17 to the northwest corner of lot 17, thence south along the eastern property line of lots 17 through 20, thence west along the northern property line of lots 21 through 26 Block 22 to the northwest corner of lot 26, thence south along the western property line of lots 26 through 36 to Oakmont Lane, thence west along Oakmont Lane to the southeast corner of lot 1 Block 23, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 9 Block 23, to Oakmont Lane, thence north along Oakmont Lane to the southwest corner of TR 2H1, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 14472 page 526, thence east along the southern property line of said tract to the southern property line of Tract 2H, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 13341 page 470, thence east along the southern property line of Tract 2H and Lot 2 Block 1 of Riverchase Addition, and Tr 1B, George W Main Survey Abstract A-A1097 as recorded in the Tarrant County Deed Records in Volume 13521 Page 557 to Randol Mill Rd, thence west on Randol Mill Rd to the northeast corner of tract 2H, thence south along the western property line of Tract 2H and Tract 2H2 to the northwest corner of lot 10, Block 25 Woodhaven Country Club Estates Addition volume 388-61 Page 60, thence south along the western property line of lots 10 through 2 Block 25 to the northwest corner of lot 1UR, Woodhaven Golf Villas, thence south on the western property line of lots 1UR, 1TR, 1S, 1R, 1Q, 1P, 1O, 1M, 1L, 1K, 1J, 1ER, 1DR, 1CR, to Oakmont Lane, thence east along Oakmont Lane to northwest corner of lot 23, Block 20, Havenwood Golf Villas Addition, thence south along the western property line of lots 23 through 20, Havenwood Villas Addition, to the northwest corner of lot 28 Lot 1, Havenwood Golf Villas Addition, thence south along the western property line of lots 28 through 18 and 16R to the southwest corner of lot 16R, thence east along the southern property line of lots 16R and 15 through 4, 3R, 2R of Block 1, thence continuing north along the eastern property line of lots 7, 6, 5, 1, Block 20 Woodhaven Country Club Estates to Oakmont Lane, thence south along Oakmont Lane to lot 16, thence west along the northern property line of lot 16 Block 9 to the northwest corner of lot 16, thence south along the western property line of lots 16 through 1 Block 9, Woodhaven Country Club Estates to the southeast corner of lot 1 Block 30, thence north along the eastern boundary of lot 1, Block 30 to the eastern side of lot Block ZR of Woodhaven Heights Addition, thence north along the eastern boundary line of the block ZR to the northeast corner of Block ZR, thence west along the northern property line of Block ZR to the northwest corner of Block ZR, thence south along the boundary of Block ZR to the southwest corner of Block 1R, thence south along the western boundary of lot 1R to the northwest corner of lot 39 Block 6, Woodhaven Country Club Estates, thence south along the property western property line of lots 39 through 30 to the southwest corner of lot 30, thence east to Country Club Lane, thence to the northeast corner of lot 28 Block 6, thence west along the northern property line of lots 28 through 22, thence north along eastern property line of lots 20B, 20A, 12, thence west along the northern property line of lots 12, 11, 10 to the northwest corner of lot 10, thence south along the western property line of lots 10, 9, 8, 7, 5, 4 to the southwest corner of lot 4 Block 6, thence west along the northern property line of Block 1R to the southeast corner of lot 1B, Block 36 Woodhaven Country Club Estates, thence north along the eastern property line of lots 1B and 1AR to the northeast corner of Block 36, thence west along the northern boundary of Block 36 to Woodhaven Blvd, thence north on Woodhaven Blvd to Randol Mill, thence west along Randol Mill to the northwest corner of Lakewood Village Condos Addition.

On the West: Beginning from the northwest corner of Lakewood Villas Condos Addition, thence south along the western boundary of Lakewood Village Condos Addition, to the southwest corner of Lakewood Village Condos Addition, thence east along the southern boundary of Lakewood Village Condos Addition to the southeast boundary of Lakewood Village Condos Addition, thence south along western boundary of Lots 1, Block 35, Lots 4, 4B, 4A, and 5 of Block 34 to Bridge Street.
On the South: Beginning at the southwest corner of lot 5 Block 34, Woodhaven Country Club Estates and Bridge St., thence east along Bridge Street to the intersection of Bridge St. and Oncor Electric Delivery Co. easement, thence south along the said electric easement to the frontage of Interstate Highway 30, thence east along the frontage of Interstate Highway 30 to the frontage of Interstate Highway 820 East.

On the East: Beginning at the intersection of Interstate Highway 30 and Interstate Highway 820, thence north to Randol Mill Rd to the point of beginning.

NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX AND FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 6R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 6R for tax abatement purposes, containing approximately 34.78 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Lipscomb Street and West Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of Jennings Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of the eastbound service road of Interstate 30 West;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of East Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the northbound service road of South Freeway/Interstate Highway 35W;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/US Highway 287 northbound;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/Lancaster Avenue eastbound;

THENCE easterly with said centerline, to its intersection with the centerline of US Highway 287;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside southbound US Highway 287 northbound;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside northbound Interstate Highway 30 eastbound service road;

THENCE easterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound Beach exit right-of-way;

THENCE easterly with said said right-of-way, the following courses and distances; North 84 degrees 27 minutes East, 104 feet; North 74 degrees 29 minutes East, 744 feet; and, North 78 degrees 47 minutes East, 129 feet, to its intersection with a line 35 foot east of the west line of Lot 1, Block 17, Sycamore Heights Addition, according to plat thereof recorded in Volume 309, Page 11, of the Plat Records of Tarrant County, Texas;

THENCE east northeasterly along the north end of the property line of Lots 2 through 15, Block 17, Sycamore Heights Addition to its intersection with the northeast corner of Lot 15, Block 17, Sycamore Heights Addition; as recorded in Volume 13859, Page 549, of the Deed Records of Tarrant County, Texas;
THENCE southerly from said corner along the east line of Lot 15, Block 17, Sycamore Heights Addition to its intersection with the centerline of Scott Avenue;

THENCE easterly with said centerline, to its intersection with the northeast corner of Lot 20, Block 17, Sycamore Heights Addition; According to the Plat thereof recorded in Volume 309, Page 11, Plat Records of Tarrant County, Texas;

THENCE southerly from said corner along the east line of Lot 20, Block 17, Sycamore Heights Addition, to its intersection with the centerline of Young Street;

THENCE easterly with said centerline, to its intersection with the centerline of Barron Street;

THENCE southerly with said centerline, to its intersection with the centerline of View Street;

THENCE easterly with said centerline, to its intersection with the centerline of Ayers Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of Meadowbrook Drive;

THENCE easterly, northeasterly and easterly with said centerline, to its intersection with the centerline of East Loop 820 south right-of-way southbound;

THENCE southerly with said centerline, to its intersection with the centerline of Craig Street;

THENCE easterly with said centerline, to its intersection with the centerline of Sandy Lane;

THENCE southerly with said centerline, to its intersection with the centerline of Buttercup Lane;

THENCE easterly with said centerline, to its intersection with the centerline of Boswell Drive;

THENCE southerly with said centerline, to its intersection with the centerline of East Lancaster Avenue;

THENCE westerly with said centerline, to its intersection with Rosehill Street, thence south across East Lancaster Avenue to the Union Pacific Railroad right-of-way, thence continuing directly south across the Union Pacific Railroad right-of-way to the city limits of Arlington, also being a point on the southern boundary of the Union Pacific Railroad right-of-way, thence west along said southern boundary of the Union Pacific Railroad right-of-way, to a point that is the boundary line of the city limits of Fort Worth and the city limits of Arlington, thence south along the boundary line of the city limits of Fort Worth and Arlington to its intersection with East Rosedale Street;

THENCE westerly with said centerline, to its intersection with the centerline of East Loop 820 South, SR northbound;

THENCE southerly with said centerline of the northbound frontage road, to its intersection with the northwest corner of Lot 1, Block 26, Carver Heights subdivision, as recorded in Volume 388-6, Page 96, of the Plat Records, Tarrant County, Texas;

THENCE eastwardly along the northern property lines of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property lines of Lots 11, 12, 13, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property line of Tract A, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 626;
THENCE southeasterly along the northeastern property line of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly to Lot 41R1, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598;

THENCE southeasterly to Tract B, Lot 26, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598 to the northeast corner of Tract B, Block 26, Carver Heights subdivision;

THENCE east across Lake Arlington to Abstract 269, Tract 1D, J A Creary Survey, as recorded in the Tarrant Deed Records in Volume 15635, Page 383;

THENCE continuing eastward crossing Abstract 269, Tract 1D, J A Creary Survey to the Fort Worth City limit;

THENCE south along the Fort Worth City limit line to the northern right-of-way of Interstate 20 westbound frontage road;

THENCE westerly along the westbound frontage road of Interstate 20 to the east Interstate Highway 20 eastbound crossover to the centerline of east loop Interstate Highway 20;

THENCE southwesterly with said centerline, to its intersection with the centerline of Mansfield Highway;

THENCE west northwesterly with said centerline, to its intersection with the centerline of Horton Road;

THENCE southeasterly with said centerline, to its intersection with the centerline of East Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of Campus Drive;

THENCE southerly with said centerline, to its intersection with the centerline of the main track of the Union Pacific Railroad;

THENCE southeasterly with said centerline, to its intersection with the northerly projection of the most east line of Block 13, Shelby County School Land Survey, Abstract 1375, Tract 13A01A, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13A02, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13J, according to the plat thereof recorded at County Clerks Instrument number D206079862;

THENCE southeasterly with said centerline, to and along said east line, and its projection southerly to its intersection with the centerline of Joel East Road;

THENCE westerly with said centerline, to its intersection with the centerline of Oak Grove Road;

THENCE northerly with said centerline, to its intersection with the centerline of Altamesa Boulevard;

THENCE westerly with said centerline, to its intersection with the southerly projection of the most south west line of Tract 1, Hudson, James Survey, Abstract 739 according to the plat thereof recorded at County Clerks Instrument number D201238868;
THENCE northerly with said projection, to and along said west line, to its intersection with the southerly projection of the most south west line of Tract 3, Garrison, Mitchell Survey Abstract 598, according to the plat thereof recorded at County Clerks Instrument number D201238868;

THENCE northerly with said projection, to and along said west line, to and along most north west line, to its intersection with the southerly projection of the most east south line of Tract 1j, Oldham, Leigh Survey Abstract 1198, School Boundary Split, according to the plat thereof recorded at County Clerks Instrument number D195009946;

THENCE westerly with said projection, to and along said south line, and its projection westerly to its intersection with the centerline of Interstate Highway 35W / South Freeway Service Road North Bound;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 20 / Southeast Loop 820 East Bound Service Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Interstate Highway 20 eastbound service road to Oak Grove Road;

THENCE northwesterly with said centerline, to its intersection with the centerline of East Felix Street;

THENCE westerly and southwesterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of South Henderson Street;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Bolt Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Biddison Street;

THENCE westerly with said centerline, to its intersection with the centerline of McCart Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of West Dickson Street;

THENCE westerly with said centerline, to its intersection with the centerline of Merida Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Pafford Street;

THENCE westerly with said centerline, to its intersection with the centerline of Granbury Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Benbrook Drive;

THENCE northeasterly with said centerline, to its intersection with the centerline of West Devitt Street;

THENCE westerly with said centerline, to its intersection with the centerline of Forest Park Boulevard;
THENCE northerly with said centerline, to its intersection with the centerline of West Lowden Street;
THENCE easterly with said centerline, to its intersection with the centerline of Stanley Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of West Bowie Street;
THENCE easterly with said centerline, to its intersection with the northwest corner of Lot 14R, Block 32 Ryan Place Addition as recorded in Volume 16559, Page 103, Deed Records, Tarrant County Texas;
THENCE southeasterly along the northeast property line, to its intersection with the centerline of the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas;
THENCE northeasterly along the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas, to its intersection with the centerline of Hemphill Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Jessamine Street;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Rosedale Street;
THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of West Terrell Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Pennsylvania Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline to the PLACE OF BEGINNING.

“This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”
Conduct Public Hearing, Adopt Resolutions Designating Certain Areas as Neighborhood Empowerment Zone Areas One through Six and Adopt Ordinances Establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Conduct a public hearing regarding the establishment of Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R;

2. Adopt the attached Resolution designating certain areas as Neighborhood Empowerment Zone Areas One through Six; and

3. Adopt the attached Ordinance establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R, pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code, Chapter 312.

DISCUSSION:
In November 2017, Mayor and Council Communication (M&C G-19157) was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations of the three NEZs were withdrawn from City Council action on April 17, 2018. The City Council then directed staff to conduct a comprehensive study of the Neighborhood Empowerment Zone Program.

The City of Fort Worth entered into a professional services agreement (CSC No. 50753) with Ricker/Cunningham LLC to evaluate the NEZ Program and determine the feasibility of maintaining, modifying or eliminating certain Neighborhood Empowerment Zone areas with the City.

Ricker/Cunningham and the Neighborhood Services staff held several meetings throughout 2018 with various community stakeholders to receive input on the NEZ program. Reports on the study and stakeholder input were presented to the City Council in May and again in September 2018. After final input from City Council and community stakeholders, staff is proposing changes to the NEZ Program Policy and administration processes and changes to the boundaries of neighborhood empowerment zones. A separate Mayor and Council Communication will be presented to the City Council for consideration of changes to the NEZ Program, Policy and administrative procedures.

The changes recommended to the boundaries for neighborhood empowerment zone boundaries include
the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones (NERZ) and the designation of six neighborhood empowerment zones and adoption of six neighborhood empowerment reinvestment zones to provide for greater efficiency in the administration of the NEZ program. A separate Mayor and Council Communication will be presented to the City Council for the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones.

New NEZ areas are proposed and are described on the attached resolution and meet the following designation requirements under the City's NEZ policy and Chapter 378 of the Texas Local Government Code:

- Promotes the creation of affordable housing in the zone;
- Promotes an increase in economic development in the zone;
- Promotes an increase in the quality of social services, education, or public safety provided to residents in the zone; or
- The rehabilitation of affordable housing in the zone;
- Meets the criteria for a reinvestment Zone
- Be 100% Community Development Block Grant (CDBG) eligible;
- Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
- May encompass an existing neighborhood or several neighborhoods;
- Have a concentration of population at or below poverty level;
- Have a low median household income and per capita income;
- Contain a predominance of substandard homes/aged housing stock;
- Have a higher than average vacancy rate;
- Have a higher than average rate of crimes against persons or property;
- Have low commercial permit values;
- May contain areas targeted for revitalization.

One of the incentives a municipality can provide in a NEZ, in accordance with Chapter 378, Texas Local Government Code, is an abatement of municipal property taxes for properties in an NEZ. In order to grant a tax abatement, the NEZ area would need to be designated as a reinvestment zone in accordance with Chapter 312 of the Texas Tax Code.

Six new NERZ areas are proposed and are described on the attached ordinance and meet the following designation requirements in accordance with Chapter 312 of the Texas Tax Code. The six NERZ areas will be reviewed every five years in conjunction with their corresponding NEZs. NEZ and NERZ areas no longer meeting the creation guidelines will be terminated. Any area added to an existing NEZ must meet the creation guidelines.

<table>
<thead>
<tr>
<th>NERZ Area</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (1)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (2)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (6)</th>
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<tr>
<td>5R</td>
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<td>X</td>
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Logname: 19NEZNEWAREAS
This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**
The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City's long-term financial forecast.

**FUND IDENTIFIERS (FIDs):**

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**CERTIFICATIONS:**

Submitted for City Manager's Office by:  
Fernando Costa (6122)

Originating Department Head:  
Aubrey Thagard (8187)

Additional Information Contact:  
Sarah Odle (7316)
ORDINANCE NO. 23552-01-2019

AN ORDINANCE DESIGNATING CERTAIN AREAS IN THE CITY OF FORT WORTH AS “NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONES NO. 1R THROUGH 6R, CITY OF FORT WORTH, TEXAS; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONES AND A MECHANISM FOR RENEWAL OF THE ZONES; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, pursuant to the City Council’s adoption on May 16, 2017, by Resolution No. 4782-05-2017 (M&C G-19010), as it may be amended from time to time, the City of Fort Worth, Texas (the “City”) has elected to be eligible to participate in tax abatement and has established the Basic Incentives and Tax Abatement Policy to provide guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by and in accordance with the Property Redevelopment and Tax Abatement Act, codified in Chapter 312 of the Texas Tax Code (the “Code”); and

WHEREAS, on January 29, 2019, the City Council approved an amendment to the Basic Incentives and Tax Abatement Policy applicable to Neighborhood Empowerment Reinvestment Zones to amend project eligibility requirements for commercial, industrial, multi-family, mixed-use and community facility projects, clarification of design requirements for eligible projects, clarification of ineligible projects and clarification of fees not waived; and

WHEREAS, on January 29, 2019, the City Council adopted Resolution No. 5042-01-2019 designating Neighborhood Empowerment Zone Areas One through Six as neighborhood empowerment zones in accordance with Sections 378.002 and 378.003 of the Texas Local Government Code; and

WHEREAS, the City Council desires to promote the development of the areas in the City more specifically described in Exhibit “A” of this Ordinance through the creation of neighborhood empowerment reinvestment zones (the “Zones”) for purposes of granting residential and commercial-industrial tax abatements, as authorized by and in accordance with Chapter 312 of the Texas Tax Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 1R is located within NEZ Area One and meets the criteria set forth in Section 312.202(a)(1),(2) and (6) of the Code; and
WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 2R is located within NEZ Area Two and meets the criteria set forth in Section 312.202(a)(1) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 3R is located within NEZ Area Three and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 4R is located within NEZ Area Four and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 5R is located within NEZ Area Five and meets the criteria set forth in Section 312.202(a)(1) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 6R is located within NEZ Area Six and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zones No. IR through 6R will promote the creation of affordable housing in the zones and an increase in economic development in the zones; and

WHEREAS, on January 29, 2019, the City Council held a public hearing regarding the creation of the Zones which afforded a reasonable opportunity for all interested persons to speak and present evidence for or against the creation of the Zones (“Public Hearing”), as required by Section 312.201(d) of the Code; and

WHEREAS, notice of the Public Hearing was published in a newspaper of general circulation in the City on January 17, 2019, which satisfies the requirement of Section 312.201(d)(1) of the Code that publication of the notice occur not later than the seventh day before the date of the public hearing; and

WHEREAS, in accordance with Sections 312.201(d)(2) and (e), notice of the Public Hearing was delivered in writing not later than the seventh day before the date of the public hearing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed Zones;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF FORT WORTH, TEXAS:

Section 1.
FINDINGS.

That after reviewing all information before it regarding the establishment of the Zones and after conducting the Public Hearing and affording a reasonable opportunity for all interested persons to speak and present evidence for or against the creation of the Zones, the City Council hereby makes the following findings of fact:

1.1. The statements and facts set forth in the recitals of this Ordinance are true and correct. Therefore, the City has met the notice and procedural requirements established by the Code for creation of reinvestment zones under Section 312.202 of Chapter 312 of the Code; and

1.2. That the boundaries of the Zones shall be the areas as described in Exhibit “A” which is attached hereto and made a part hereof;

1.3. The Zones, as defined in Exhibit “A” meet the criteria for the designation of reinvestment zones as set forth below:

1.3.1. TEX. TAX CODE, Section 312.202 (1) “substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of: a. “the deterioration of the site or other improvements;” and/or b. “defective or unusual conditions of title;” and c. “any combination of these factors;”

1.3.2. TEX. TAX CODE, Section 312.202 (2) “be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; and/or

1.3.3. TEX. TAX CODE, Section 312.202 (6) “be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.
1.4. That the Zones as defined in Exhibit “A” meet the criteria for the creation of a reinvestment zone as set forth in the Basic Incentives and Tax Abatement Policy; and

1.5. Future improvements in the Zones will benefit the land included in the Zones as well as the City for a period in excess of ten (10) years, which is the statutory maximum term of any tax abatement agreement entered into under the Chapter 312 of the Code.

Section 2.
DESIGNATION OF ZONES.

That the City Council hereby designates the Zones described in the boundary description attached hereto as Exhibit “A” and made a part of this Ordinance for all purposes as reinvestment zones for purposes of granting residential and commercial-industrial tax abatement, as authorized by and in accordance with Chapter 312 of the Code. The Zones shall be known as “Neighborhood Empowerment Reinvestment Zones Nos. 1R through 6R, City of Fort Worth, Texas.” The area within the Zones are eligible for residential and commercial-industrial tax abatement pursuant to Resolution No. 4782-05-2017.

Section 3.
TERM OF ZONES.

That the Zones shall take effect upon the effective date of this Ordinance and expire five (5) years thereafter. The Zones may be renewed by the City Council for one or more subsequent terms of five (5) years or less.

Section 4.
SEVERABILITY.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.
Section 5.
EFFECT.

That this Ordinance shall take effect upon its adoption.

AND IT IS SO ORDAINED.

ADOPTED AND EFFECTIVE: January 29, 2019

APPROVED AS TO FORM AND LEGALITY:

By: Melinda Ramos
Sr. Assistant City Attorney

ATTEST:

Mary J. Kayser
City Secretary

M&C: G-19469
Exhibit A

NEIGHBORHOOD EMPOWERMENT ZONE AREA ONE AND  
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT  
ZONE NO. 1R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 1R for tax  
abatement purposes, containing approximately 7.087 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Ross Avenue and Northwest Thirty Eighth Street;

THENCE easterly with said centerline of Northwest Thirty Eighth Street, to its intersection with the centerline of North Main Street;

THENCE northerly with said centerline, to its intersection with the centerline of Northeast Thirty Eighth Street;

THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of Terminal Road;

THENCE westerly with said centerline, to its intersection with the centerline of Blue Mound Road;

THENCE northerly with said centerline, to its intersection with the centerline of De Ridder Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;

THENCE northerly with said centerline, to its intersection with said centerline of Mineola Avenue;

THENCE easterly with said centerline, to its intersection with said centerline of Hardy Street;

THENCE southerly with said centerline, to its intersection with the centerline of De Ridder Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Webber Street;

THENCE southerly with said centerline, to its intersection with the centerline of Terminal Road;

THENCE easterly with said centerline, to its intersection with said centerline of Dean Road;

THENCE southerly with said centerline, to its intersection with the centerline of Leming Street;

THENCE easterly with said centerline, to its intersection with the centerline of Ray Simon Drive;

THENCE southerly with said centerline, to its intersection with the centerline of Dewey Street;

THENCE westerly with said centerline, to its intersection with the centerline of Dean Road;

THENCE southerly with said centerline, to its intersection with the centerline of Northeast Twenty Eighth Street;

THENCE westerly with said centerline, to its intersection with the centerline of Ellis Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of Twenty Sixth Street;

THENCE westerly with said centerline, to its intersection with the centerline of North Houston Street;

THENCE southerly with said centerline, to its intersection with the centerline of Twentieth Street;

THENCE westerly with said centerline, to its intersection with the centerline of Clinton Avenue;

THENCE southeasterly with said centerline, to its intersection with said centerline of Grand Avenue;
THENCE southwesterly with said centerline, to its intersection with the centerline of Harrington Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of Terrace Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of West Northside Drive;
THENCE southwesterly with said centerline, to its intersection with said centerline of Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Rockwood Park Drive;
THENCE westerly and southerly with said centerline, to its intersection with the bank of the West Fork Trinity River;
THENCE northerly, northwesterly and southwesterly with said bank, to its intersection with centerline of White Settlement Road;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northeasterly with said centerline, to its intersection with the centerline of Barbara Road;
THENCE easterly with said centerline, to its intersection with the centerline of Isbell Road;
THENCE northerly with said centerline, to its intersection with the centerline of White Oak Lane;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the southwest projection of the most southwest corner and easterly along said line to its intersection to the southeast projection of the most southeast corner and northerly along said line to its intersection to the most northeast corner and westerly along said line of Lot 5, Block F of Westside Acres Addition, an Addition to the City of River Oaks, Tarrant County, Texas, according to the map thereof recorded in Volume 388-9, Page 229, of the Plat Records of Tarrant County, Texas, recorded at County Clerks Instrument number D205155643, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the centerline of Ohio Garden Road;
THENCE easterly with said centerline, to its intersection with the centerline of Tyra Lane;
THENCE northerly with said centerline, to its intersection with the centerline of Quail Trail;
THENCE northwesterly with said centerline, to its intersection with the centerline of Meeker Boulevard;
THENCE southwesterly with said centerline, to its intersection with the centerline Churchill Road;
THENCE northwesterly with said centerline, to its intersection with the centerline of River Oaks Boulevard;
THENCE northeasterly with said centerline, to its intersection with the centerline of Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Beverly Hills Drive;
THENCE northerly with said centerline, to its intersection with the centerline of McCandless Street;
THENCE northeasterly with said centerline, to its intersection with the centerline of Twenty Third Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Menefee Avenue;
THENCE southwesterly with said centerline, to its intersection with the centerline of Twenty First Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Ephriham Avenue;
THEENCE northeasterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THEENCE northerly with said centerline, to its intersection with the centerline Thirtieth Street;
THEENCE easterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THEENCE northerly with said centerline, to its intersection with the centerline of Thirty First Street;
THEENCE easterly with said centerline, to its intersection with the centerline of Roosevelt Avenue;
THEENCE northerly with said centerline, to its intersection with the centerline of Long Avenue;
THEENCE easterly with said centerline of Long Avenue, to its intersection with the centerline of Angle Avenue;
THEENCE southeasterly with said centerline, to its intersection with the centerline of Northwest Thirty First Street;
THEENCE easterly with said centerline, to its intersection with the centerline of Gould Avenue;
THEENCE northwesterly with said centerline, to its intersection with Pearl Avenue;
THEENCE northerly with said centerline, to its intersection with West Long Avenue;
THEENCE easterly with said centerline, to its intersection with the centerline of Clinton Avenue;
THEENCE northerly with said centerline, to its intersection with the centerline of Northwest Thirty Fifth Street;
THEENCE westerly with said centerline, to its intersection with the centerline of Ross Avenue;
THEENCE northerly with said centerline to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA TWO AND FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 2R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 2R for tax abatement purposes, containing approximately 1.23 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of North Normandale Street and West Loop 820 South SR NB;
THEENCE northeasterly with said centerline of West Loop 820 South SR NB into West Freeway SR EB and easterly to its intersection with the centerline of South Cherry Lane;
THEENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;
THEENCE westerly with said centerline, to its intersection with the centerline of Francis Drive;
THEENCE northerly with said centerline, to its intersection with the centerline of Mary Dean Avenue;
THEENCE westerly with said centerline, to its intersection with the centerline of Phoenix Drive;
THEENCE northerly with said centerline, to its intersection with the centerline of El Retirio Road;
THEENCE westerly with said centerline, to its intersection with the centerline of Cortez Drive;
THEENCE northerly with said centerline, to its intersection with said centerline of Mojave Trail;
THEENCE westerly and southwesterly with said centerline, to its intersection with said centerline of Las Vegas Trail;
THENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;
THENCE westerly with said centerline, to its intersection with the centerline of West Normandale Street;
THENCE northwesterly with said centerline, to its intersection with the centerline of South Normandale Street;
THENCE east northeasterly with said centerline, to its intersection with said centerline of Encino Drive;
THENCE northwesterly with said centerline, to its intersection with the centerline of Elsinor Drive;
THENCE northwesterly with said centerline, to its intersection with the centerline of Softwind Trail;
THENCE west southwesterly and south with said centerline, to its intersection with the centerline of Chamita Lane;
THENCE westerly with said centerline, to its intersection with the centerline of West Normandale;
THENCE northerly with said centerline, to its intersection with the centerline of North Normandale;
THENCE westerly with said centerline to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA THREE AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 3R

GENERAL DESCRIPTION
The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 3R for tax abatement purposes contains 1.54 square miles of land and is described below:

BEGINNING at the intersection of the centerline of Camp Bowie Boulevard and the eastbound service road of Interstate 30 West;

THENCE easterly with said centerline, to its intersection with the centerline of Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of northwest corner of Lot 1R1, Block 1 of the Lena Pope Home Addition. Thence east along said centerline of the northern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the northeast corner. Thence south along said centerline of the eastern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the southeast corner. Thence west along said centerline of the southern property line of Lot 1R1, Block 1 to Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of Bonnell Street;

THENCE westerly with said centerline, to its intersection with the northeastern corner of Lot 1, Block 70 of the Chamberlain-Arlington Heights Subdivision, Second Addition. Thence south along the eastern property lines of Lots 1 and 40, Block 70; Lots 1 and 40, Block 73; Lots 1 and 40, Block 88; Lots 1 and 40, Block 91; Lots 1 and 40, Block 106; Lots 1 and 40, Block 109; Lot 1, Block 124, of the Chamberlain-Arlington Heights Subdivision, Second Addition, as recorded in Volume 63, Page 44; and of Lots 3A and 37R, Block 124R, as recorded in Volume 388-139, Page 96 of the Tarrant County plat records, to the centerline of Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the paved surface of Ridglea Lane;
THENCE northerly with said centerline to its termination at the northeastern corner of Lots 9R through 11B of the Ridglea Park Addition, as recorded in Volume 388-178, Page 56 of the Tarrant County plat records. Thence continue north along the rear property lines of lots 11R-4-2 through 11R-7, Block 51, all recorded in Volume 388-178, Page 56 of the Tarrant County plat records, to the paved surface of Ridglea Lane;

THENCE northeasterly with said centerline, to its intersection with Bryant Irvin Road;

THENCE northerly along said centerline of Bryant Irvin Road to its intersection with Camp Bowie Boulevard;

THENCE northeasterly along said centerline of Camp Bowie Boulevard to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR
AND NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 4R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 4R for tax abatement purposes, containing approximately 2.40 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Dalford Street and the centerline of Oakhurst Scenic Drive;

THENCE north easterly with said centerline, to its intersection with the centerline of Westbrook Avenue;

THENCE north and easterly with said centerline, to its intersection with the centerline of Chandler Drive;

THENCE north with said centerline, to its intersection with the centerline of Clary Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Eagle Drive;

THENCE northerly with said centerline, to its intersection with the centerline of Yucca Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Seaman Street;

THENCE northerly with said centerline, to its intersection with the centerline of Marigold Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southerly with said centerline, to its intersection with the centerline of East Belknap Street;

THENCE northeasterly with said centerline, to its intersection with the centerline of Parrish Road;

THENCE easterly with said centerline, to its intersection with the centerline of Kings Highway;

THENCE southerly with said centerline, to its intersection with the centerline of State Highway 121 WB Beach;

THENCE southeasterly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southeasterly and southerly with said centerline, to its intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the centerline of Gross Street;

THENCE southerly with said centerline, to the southeast corner of Lot 6R, Block 20, Page East Side #2, being a revision of Lots 6 through 20 as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence west along the length of the southern property lines of Lots 5 through 1, Block 20, Page East Side #2 to the southwest corner of Lot 1, Block 20, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat.
Records. Thence continuing west across De Costa Street to the southeast corner of Lot 8, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west along the southern property lines of Lots 8 through 1, Block 19, Page East Side #2 to the southwest corner of Lot 1, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west across Brandies Street to the southeast corner of Lot 15, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records. Thence continuing west along the southern property lines of Lots 15, 14, 13, 12, 11 10, 9R, 7R, 6, 5, 4, 3, 2, and 1, Block 68, Riverside Addition, to the southwest corner of Lot 1, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence continuing west across Denair Avenue to the southeast corner of Lot 14, Block 67, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence north along the western property line of Lot 9, Block 67, Riverside Addition, to the intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the northeast corner of Lot 1R, Block 65, Riverside Addition, as recorded in Volume 388-70, Page 6 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block 65, Riverside Addition, to the southeast corner of Lot 1R, Block 65, Riverside Addition, thence west along the southern property line of Lot 1R, Block 65, Riverside Addition, to the northeast corner of Lot 1, Block 72R, Riverside Addition, as recorded in Volume 388-132, Page 80 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1, Block 72R, Riverside Addition, to the southeast corner of Lot 1, Block 72R, Riverside Addition, thence west along the southern property line of Lot 1, Block 72R, Riverside Addition, to the southwest corner of Lot 1 block 72R, Riverside Addition, thence continuing west to the intersection of Swayne Avenue and Ennis Avenue, thence continuing west along Ennis Avenue to the northeast corner of Lot 1R, Block IA, Adams Mary Heirs Subdivision, as recorded in Volume 388-107, Page 21 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block IA, Adams Mary Heirs Subdivision, thence west along the southern property line of Lot 1R, Block IA, Adams Mary Heirs Subdivision, to the northeast corner of Lot 10, Lincoln Place, as recorded in Volume 1627, Page 351 of the Tarrant County Plat Records. Thence south along the eastern property line of Lot 10, Lincoln Place to the southeast corner of Lot 10, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south across East 12th Street to the northeast corner of Lot 11, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 11, Lincoln Place to the northeast corner of Lot 9, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 9, Carver Place, to the southeast corner of Lot 9, Carver Place, thence continuing south across Finley Street to the northeast corner of Lot 10R, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property lines of Lot 10R and 32, Carver Place, to the southeast corner of Lot 32, Carver Place, as recorded in Volume 9631, Page 244 of the Tarrant County Plat Records, thence continuing south across VanHorn Street to the northeast corner of Lot 33, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south to the southeast corner of Lot 33, Carver Place, thence east along the northern property line of Lot 1, Block 1, Material Control Subdivision, as recorded in Volume 00109, Page 0072 of the Tarrant County Plat Records, to the northeast corner of Lot 2, Block 1, Material Control Subdivision, as recorded in Volume 00159, Page 0026 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 2, Block 1, Material Control Subdivision, to the northeast corner of Tract 24, Waller, Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 24, Waller, Benjamin E Survey, to the northeast corner of Lot 1, Block 1, Adams Heirs Subdivision, as recorded in Volume A, Page 877 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 1, Block 1, Adams Heirs Subdivision to the northeast corner of Tract
21, Waller Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 21, Waller Benjamin E Survey, to the southeast corner of Tract 21, Waller Benjamin E Survey, thence continuing south to the west fork of the Trinity River to its intersection with Riverside Drive, thence continuing west along the West Fork of the Trinity River to its intersection with Sylvania Court and the West Fork of the Trinity River, thence north along the West Fork of the Trinity River to its intersection with the centerline of State Highway 121;

THENCE westerly with said centerline, to its intersection with the centerline of East Belknap Street;
THENCE northeasterly with said centerline, to its intersection with the centerline of Oakhurst Scenic Drive;
THENCE northwesterly with said centerline, to its intersection with the centerline of Dalford Street to the PLACE OF BEGINNING.

**NEIGHBORHOOD EMPOWERMENT ZONE AREA FIVE AND FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 5R**

**GENERAL DESCRIPTION**

The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 5R for tax abatement purposes contains 1.49 square miles of land and is described below:

**On the North:** Beginning at the intersection of Interstate Highway 820 East and the northeast corner of the 4.879 acre- Tract 1A, W N Ray Survey, Abstract A-1353, as recorded in the Tarrant County Deed Records in Volume 14668 Page 303, thence west along the northern property line of said tract to the northeast corner of tract 1F, James F Redding Survey, Abstract A-1302, as recorded in the Tarrant County Deed Records in Volume 14668 page 303, thence west along the northern property line of the said tract 1F and tract 1E to Handley-Ederville Rd, thence east across Handley-Ederville Rd continuing east along the northern boundary of the James F Redding Survey to the northwest corner of tract 1C, James F Redding Survey, Abstract A-1353, south along the western property line of said tract 1C to the northwest corner of tract 1A, thence south along the western property line of said tract 1A to Randol Mill Rd, thence across Randol Mill Rd to the northeast corner of lot 6A Block 32, Sunset Oak Addition as recorded in the Tarrant County Plat Records in Volume 388-28 page 55, thence south along the western property line of lots 6A, 6B, 5, 4r, and 7 to the southwest corner of lot 7, thence west across the Oncor Electric Delivery Co. easement to southeast corner of lot 18, Block 15, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-76 page 13, thence north along the eastern property line of lots 18 through 21 Block 15 and lot 1 Block 19 of the Woodhaven Country Club Estates Subdivision to Randol Mill Rd, thence west along Randol Mill to the northwest corner of lot 70 Block 17, Woodhaven Country Club Estates subdivision, thence south along the western property line of lots 70 through 61 and then 56 through 46 Block 16 to Cholla Dr, thence west on Cholla Dr to the southeast corner of lot 45, Block 16, thence north along the western property line of lots 45 through 39 to the northwest corner of lot 39 Block 16, thence south along the property line of lots 38 through 30, Block 16 to the southeast corner of said lot 30, thence north along the eastern property line of said lot 30 to Cholla Dr, thence along Cholla Dr to northwest corner of lot 29 Block 16, thence south along the western property line of said lot 29 to its southwest corner, thence east along southern property line of lot 29 and 28 to the northwest corner of lot 26, Block 16, thence south along the western property line of lot 26 to its southwest corner, thence west along the northern property line of lots 25 through 15 and 14R to the northwest corner of lot 14R Block 16, thence south along the western property line of lots 14R, 13, and 12 Block 16 to the northwest corner of Block 14 B, Woodhaven Country Club Estates Subdivision as recorded in Tarrant County Plat Records in Volume 388-97 page 25, thence east along the northern property line of Block 14A and
lot 7 Block 10, Woodhaven Country Club Subdivision as recorded in the Tarrant County Plat Records in Volume 388-56 page 33 to Oakmont Lane,

THENCE north along Oakmont Lane to the southeast corner of lot 1 Block 22, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 17 to the northwest corner of lot 17, thence south along the eastern property line of lots 17 through 20, thence west along the northern property line of lots 21 through 26 Block 22 to the northwest corner of lot 26, thence south along the western property line of lots 26 through 36 to Oakmont Lane, thence west along Oakmont Lane to the southeast corner of lot 1 Block 23, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 9 Block 23, to Oakmont Lane, thence north along Oakmont Lane to the southeast corner of TR 2H, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 14472 page 526, thence east along the southern property line of said tract to the southern property line of Tract 2H, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 13341 page 470, thence east along the southern property line of Tract 2H and Lot 2 Block 1 of Riverchase Addition, and Tr 1B, George W Main Survey Abstract A-A1097 as recorded in the Tarrant County Deed Records in Volume 13521 Page 557 to Randol Mill Rd, thence west on Randol Mill Rd to the northeast corner of tract 2H, thence south along the western property line of Tract 2H and Tract 2H2 to the northwest corner of lot 10, Block 25 Woodhaven Country Club Estates Addition volume 388-61 Page 60, thence south along the western property line of lots 10 through 2 Block 25 to the northwest corner of lot 1UR, Woodhaven Golf Villas, thence south on the western property line of lots 1UR, 1TR, 1S, 1R, 1Q, 1P, 1O, 1N, 1M, 1L, 1K, 1J, 1I, 1ER, 1DR, 1CR, to Oakmont Lane, thence east along Oakmont Lane to northwest corner of lot 23, Block 20, Havenwood Golf Villas Addition, thence south along the western property line of lots 23 through 20, Havenwood Golf Villas Addition, to the northwest corner of lot 28 Lot 1, Havenwood Golf Villas Addition, thence south along the western property line of lots 28 through 18 and 16R to the southwest corner of lot 16R, thence east along the southern property line of lots 16R and 15 through 4 , 3R, 2R of Block 1, thence continuing north along the eastern property line of lots 7, 6, 5, 1, Block 20 Woodhaven Country Club Estates to Oakmont Lane, thence south along Oakmont Lane to lot 16, thence west along the northern property line of lot 16 Block 9 to the northwest corner of lot 16, thence south along the western property line of lots 16 through 1 Block 9, Woodhaven Country Club Estates to the southeast corner of lot 1 Block 30, thence north along the eastern boundary of lot 1, Block 30 to the eastern side of lot Block ZR of Woodhaven Heights Addition, thence north along the eastern boundary line of the block ZR to the northeast corner of Block ZR, thence west along the northern property line of Block ZR to the northwest corner of Block ZR, thence south along the boundary of Block ZR to the southwest corner of Block 1R, thence south along the western boundary of lot 1R to the northwest corner of lot 39 Block 6, Woodhaven Country Club Estates, thence south along the property western property line of lots 39 through 30 to the southwest corner of lot 30, thence east to Country Club Lane, thence to the northeast corner of lot 28 Block 6, thence west along the northern property line of lots 28 through 22, thence north along eastern property line of lots 20B, 20A, 12, thence west along the northern property line of lots 12, 11, 10 to the northwest corner of lot 10, thence south along the western property line of lots 10, 9, 8, 7, 5, 4 to the southwest corner of lot 4 Block 6, thence west along the northern property line of Block 1R to the southwest corner of lot 1B, Block 36 Woodhaven Country Club Estates, thence north along the eastern property line of lots 1B and 1AR to the northeast corner of Block 36, thence west along the northern boundary of Block 36 to Woodhaven Blvd, thence north on Woodhaven Blvd to Randol Mill, thence west along Randol Mill to the northwest corner of Lakewood Village Condos Addition.

On the West: Beginning from the northwest corner of Lakewood Villas Condos Addition, thence south along the western boundary of Lakewood Village Condos Addition, to the southwest corner of Lakewood Village Condos Addition, thence east along the southern boundary of Lakewood Village Condos Addition to the southeast boundary of Lakewood Village Condos Addition, thence south along the western boundary of Lots 1, Block 35, Lots 4, 4B, 4A, and 5 of Block 34 to Bridge Street.
On the South: Beginning at the southwest corner of lot 5 Block 34, Woodhaven Country Club Estates and Bridge St., thence east along Bridge Street to the intersection of Bridge St. and Oncor Electric Delivery Co. easement, thence south along the said electric easement to the frontage of Interstate Highway 30, thence east along the frontage of Interstate Highway 30 to the frontage of Interstate Highway 820 East.

On the East: Beginning at the intersection of Interstate Highway 30 and Interstate Highway 820, thence north to Randol Mill Rd to the point of beginning.

NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE No. 6R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 6R for tax abatement purposes, containing approximately 34.78 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Lipscomb Street and West Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of Jennings Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of the eastbound service road of Interstate 30 West;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of East Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the northbound service road of South Freeway/Interstate Highway 35W;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/US Highway 287 southbound;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/Lancaster Avenue eastbound;

THENCE easterly with said centerline, to its intersection with the centerline of US Highway 287;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside southbound US Highway 287 northbound;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside northbound Interstate Highway 30 eastbound service road;

THENCE easterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound Beach exit right-of-way;

THENCE easterly with said said right-of-way, the following courses and distances; North 84 degrees 27 minutes East, 104 feet; North 74 degrees 29 minutes East, 744 feet; and, North 78 degrees 47 minutes East, 129 feet, to its intersection with a line 35 foot east of the west line of Lot 1, Block 17, Sycamore Heights Addition, according to plat thereof recorded in Volume 309, Page 11, of the Plat Records of Tarrant County, Texas;

THENCE east northeasterly along the north end of the property line of Lots 2 through 15, Block 17, Sycamore Heights Addition to its intersection with the northeast corner of Lot 15, Block 17, Sycamore Heights Addition; as recorded in Volume 13859, Page 549, of the Deed Records of Tarrant County, Texas;
THENCE southerly from said corner along the east line of Lot 15, Block 17, Sycamore Heights Addition to its intersection with the centerline of Scott Avenue;

THENCE easterly with said centerline, to its intersection with the northeast corner of Lot 20, Block 17, Sycamore Heights Addition; According to the Plat thereof recorded in Volume 309, Page 11, Plat Records of Tarrant County, Texas;

THENCE southerly from said corner along the east line of Lot 20, Block 17, Sycamore Heights Addition, to its intersection with the centerline of Young Street;

THENCE easterly with said centerline, to its intersection with the centerline of Barron Street;

THENCE southerly with said centerline, to its intersection with the centerline of View Street;

THENCE easterly with said centerline, to its intersection with the centerline of Ayers Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of Meadowbrook Drive;

THENCE easterly, northeasterly and easterly with said centerline, to its intersection with the centerline of East Loop 820 south right-of-way southbound;

THENCE southerly with said centerline, to its intersection with the centerline of Craig Street;

THENCE easterly with said centerline, to its intersection with the centerline of Sandy Lane;

THENCE southerly with said centerline, to its intersection with the centerline of Buttercup Lane;

THENCE easterly with said centerline, to its intersection with the centerline of Boswell Drive;

THENCE southerly with said centerline, to its intersection with the centerline of East Lancaster Avenue;

THENCE westerly with said centerline, to its intersection with Rosehill Street, thence south across East Lancaster Avenue to the Union Pacific Railroad right-of-way, thence continuing directly south across the Union Pacific Railroad right-of-way to the city limits of Arlington, also being a point on the southern boundary of the Union Pacific Railroad right-of-way, thence west along said southern boundary of the Union Pacific Railroad right-of-way, to a point that is the boundary line of the city limits of Fort Worth and the city limits of Arlington, thence south along the boundary line of the city limits of Fort Worth and Arlington to its intersection with East Rosedale Street;

THENCE westerly with said centerline, to its intersection with the centerline of East Loop 820 South, SR northbound;

THENCE southerly with said centerline of the northbound frontage road, to its intersection with the northwest corner of Lot 1, Block 26, Carver Heights subdivision, as recorded in Volume 388-6, Page 96, of the Plat Records, Tarrant County, Texas;

THENCE eastwardly along the northern property lines of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property lines of Lots 11, 12, 13, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property line of Tract A, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 626;
THENCE southeasterly along the northeastern property line of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly to Lot 41R1, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598;

THENCE southeasterly to Tract B, Lot 26, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598 to the northeast corner of Tract B, Block 26, Carver Heights subdivision;

THENCE east across Lake Arlington to Abstract 269, Tract 1D, J A Creary Survey, as recorded in the Tarrant Deed Records in Volume 15635, Page 383;

THENCE continuing eastward crossing Abstract 269, Tract 1D, J A Creary Survey to the Fort Worth City limit;

THENCE south along the Fort Worth City limit line to the northern right-of-way of Interstate 20 westbound frontage road;

THENCE westerly along the westbound frontage road of Interstate 20 to the east Interstate Highway 20 eastbound crossover to the centerline of east loop Interstate Highway 20;

THENCE southwesterly with said centerline, to its intersection with the centerline of Mansfield Highway;

THENCE west northwesterly with said centerline, to its intersection with the centerline of Horton Road;

THENCE southeasterly with said centerline, to its intersection with the centerline of East Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of Campus Drive;

THENCE southerly with said centerline, to its intersection with the centerline of the main track of the Union Pacific Railroad;

THENCE southeasterly with said centerline, to its intersection with the northerly projection of the most east line of Block 13, Shelby County School Land Survey, Abstract 1375, Tract 13A01A, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13A02, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13J, according to the plat thereof recorded at County Clerks Instrument number D206079862;

THENCE southeasterly with said centerline, to and along said east line, and its projection southerly to its intersection with the centerline of Joel East Road;

THENCE westerly with said centerline, to its intersection with the centerline of Oak Grove Road;

THENCE northerly with said centerline, to its intersection with the centerline of Altamesa Boulevard;

THENCE westerly with said centerline, to its intersection with the southerly projection of the most south west line of Tract 1, Hudson, James Survey, Abstract 739 according to the plat thereof recorded at County Clerks Instrument number D201238868;
THENCE northerly with said projection, to and along said west line, to its intersection with the southerly projection of the most south west line of Tract 3, Garrison, Mitchell Survey Abstract 598, according to the plat thereof recorded at County Clerks Instrument number D201238868;

THENCE northerly with said projection, to and along said west line, to and along most north west line, to its intersection with the southerly projection of the most east south line of Tract 1j, Oldham, Leigh Survey Abstract 1198, School Boundary Split, according to the plat thereof recorded at County Clerks Instrument number D195009946;

THENCE westerly with said projection, to and along said south line, and its projection westerly to its intersection with the centerline of Interstate Highway 35W / South Freeway Service Road North Bound;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 20 / Southeast Loop 820 East Bound Service Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Interstate Highway 20 eastbound service road to Oak Grove Road;

THENCE northwesterly with said centerline, to its intersection with the centerline of East Felix Street;

THENCE westerly and southwesterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of South Henderson Street;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Bolt Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Biddison Street;

THENCE westerly with said centerline, to its intersection with the centerline of McCart Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of West Dickson Street;

THENCE westerly with said centerline, to its intersection with the centerline of Merida Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Pafford Street;

THENCE westerly with said centerline, to its intersection with the centerline of Granbury Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Benbrook Drive;

THENCE northeasterly with said centerline, to its intersection with the centerline of West Devitt Street;

THENCE westerly with said centerline, to its intersection with the centerline of Forest Park Boulevard;
THENCE northerly with said centerline, to its intersection with the centerline of West Lowden Street;
THENCE easterly with said centerline, to its intersection with the centerline of Stanley Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of West Bowie Street;
THENCE easterly with said centerline, to its intersection with the northwest corner of Lot 14R, Block 32 Ryan Place Addition as recorded in Volume 16559, Page 103, Deed Records, Tarrant County Texas;
THENCE southeasterly along the northeast property line, to its intersection with the centerline of the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas;
THENCE northeasterly along the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas, to its intersection with the centerline of Hemphill Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Jessamine Street;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Rosedale Street;
THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of West Terrell Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Pennsylvania Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline to the PLACE OF BEGINNING.

“This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”
DATE: Tuesday, January 29, 2019

LOG NAME: 19NEZNEWAREAS

SUBJECT:
Conduct Public Hearing, Adopt Resolutions Designating Certain Areas as Neighborhood Empowerment Zone Areas One through Six and Adopt Ordinances Establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Conduct a public hearing regarding the establishment of Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R;

2. Adopt the attached Resolution designating certain areas as Neighborhood Empowerment Zone Areas One through Six; and

3. Adopt the attached Ordinance establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R, pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code, Chapter 312.

DISCUSSION:
In November 2017, Mayor and Council Communication (M&C G-19157) was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations of the three NEZs were withdrawn from City Council action on April 17, 2018. The City Council then directed staff to conduct a comprehensive study of the Neighborhood Empowerment Zone Program.

The City of Fort Worth entered into a professional services agreement (CSC No. 50753) with Ricker/Cunningham LLC to evaluate the NEZ Program and determine the feasibility of maintaining, modifying or eliminating certain Neighborhood Empowerment Zone areas with the City.

Ricker/Cunningham and the Neighborhood Services staff held several meetings throughout 2018 with various community stakeholders to receive input on the NEZ program. Reports on the study and stakeholder input were presented to the City Council in May and again in September 2018. After final input from City Council and community stakeholders, staff is proposing changes to the NEZ Program Policy and administration processes and changes to the boundaries of neighborhood empowerment zones. A separate Mayor and Council Communication will be presented to the City Council for consideration of changes to the NEZ Program, Policy and administrative procedures.

The changes recommended to the boundaries for neighborhood empowerment zone boundaries include
the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones (NERZ) and the designation of six neighborhood empowerment zones and adoption of six neighborhood empowerment reinvestment zones to provide for greater efficiency in the administration of the NEZ program. A separate Mayor and Council Communication will be presented to the City Council for the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones.

New NEZ areas are proposed and are described on the attached resolution and meet the following designation requirements under the City’s NEZ policy and Chapter 378 of the Texas Local Government Code:

- Promotes the creation of affordable housing in the zone;
- Promotes an increase in economic development in the zone;
- Promotes an increase in the quality of social services, education, or public safety provided to residents in the zone; or
- The rehabilitation of affordable housing in the zone;
- Meets the criteria for a reinvestment Zone
- Be 100% Community Development Block Grant (CDBG) eligible;
- Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
- May encompass an existing neighborhood or several neighborhoods;
- Have a concentration of population at or below poverty level;
- Have a low median household income and per capita income;
- Contain a predominance of substandard homes/aged housing stock;
- Have a higher than average vacancy rate;
- Have a higher than average rate of crimes against persons or property;
- Have low commercial permit values;
- May contain areas targeted for revitalization.

One of the incentives a municipality can provide in a NEZ, in accordance with Chapter 378, Texas Local Government Code, is an abatement of municipal property taxes for properties in an NEZ. In order to grant a tax abatement, the NEZ area would need to be designated as a reinvestment zone in accordance with Chapter 312 of the Texas Tax Code.

Six new NERZ areas are proposed and are described on the attached ordinance and meet the following designation requirements in accordance with Chapter 312 of the Texas Tax Code. The six NERZ areas will be reviewed every five years in conjunction with their corresponding NEZs. NEZ and NERZ areas no longer meeting the creation guidelines will be terminated. Any area added to an existing NEZ must meet the creation guidelines.

<table>
<thead>
<tr>
<th>NERZ Area</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (1)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (2)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202 (a)(6)</th>
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This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**
The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City’s long-term financial forecast.

**FUND IDENTIFIERS (FIDs):**

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**CERTIFICATIONS:**

Submitted for City Manager's Office by: Fernando Costa (6122)

Originating Department Head: Aubrey Thagard (8187)

Additional Information Contact: Sarah Odle (7316)
ORDINANCE NO. 15344

AN ORDINANCE DESIGNATING A CERTAIN AREA IN THE CITY OF FORT WORTH AS "NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 6, CITY OF FORT WORTH, TEXAS"; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONE AND A MECHANISM FOR RENEWAL OF THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, pursuant to the City Council’s adoption on February 29, 2000 of Resolution No. 2617 (M&C G-12829), the City of Fort Worth, Texas (the "City") has elected to be eligible to participate in tax abatement and has established guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by and in accordance with the Property Redevelopment and Tax Abatement Act, codified in Chapter 312 of the Texas Tax Code (the "Code"), and

WHEREAS, the City Council desires to promote the development of the area in the City more specifically described in Exhibit "A" of this Ordinance (the "Zone") through the creation of reinvestment zone for purposes of granting residential and commercial-industrial tax abatement, as authorized by and in accordance with Chapter 312 of the Code; and

WHEREAS, on November 26, 2002, the City Council designated the Polytechnic/Wesleyan Area as a Neighborhood Empowerment Zone by Resolution to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No 6 is located within the Polytechnic/Wesleyan Neighborhood Empowerment Zone; and
WHEREAS, the Neighborhood Empowerment Zone No 6 will promote the creation of affordable housing in the zone and an increase in economic development in the zone; and

WHEREAS, on November 26, 2002, the City Council held a public hearing regarding the creation of the Zone afforded a reasonable opportunity for all interested persons to speak and present evidence for or against the creation of the Zone ("Public Hearing"), as required by Section 312.201(d) of the Code; and

WHEREAS, notice of the Public Hearing was published in a newspaper of general circulation in the City on November 15, 2002 which satisfies the requirement of Section 312.201(d)(1) of the Code that publication of the notice occur not later than the seventh day before the date of the public hearing; and

WHEREAS, in accordance with Sections 312.201(d)(2) and (e), notice of the Public Hearing was delivered in writing not later than the seventh day before the date of the public hearing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed Zone;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

Section 1.

FINDINGS.

That after reviewing all information before it regarding the establishment of the Zone and after conducting the Public Hearing and affording a reasonable opportunity for all interested persons to speak and present evidence for or against the creation of the Zone, the City Council hereby makes the following findings of fact:
1.1. The statements and facts set forth in the recitals of this Ordinance are true and correct. Therefore, the City has met the notice and procedural requirements established by the Code for creation of a reinvestment zone under Chapter 312 of the Code; and

1.2. That the boundaries of the reinvestment zone shall be the boundaries as described in Exhibit “A” which is attached hereto and made a part hereof;

1.3. The Zone meets the criteria for the designation of a reinvestment zone as set forth in V T C.A., Tax Code, Section 312.202, as amended, in that the area is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

1.4. Future improvements in the Zone will benefit the land included in the Zone as well as the City for a period in excess of ten (10) years, which is the statutory maximum term of any tax abatement agreement entered into under the Chapter 312 of the Code.

Section 2.

DESIGNATION OF ZONE.

That the City Council hereby designates the Zone described in the boundary description attached hereto as Exhibit “A” and made a part of this Ordinance for all purposes as a reinvestment zone for purposes of granting residential and commercial-industrial tax abatement, as authorized by and in accordance with Chapter 312 of the Code. The Zone shall be known as “Neighborhood Empowerment Reinvestment Zone No 6, City of Fort Worth, Texas” The area within the Zone is eligible for residential and commercial-industrial tax abatement pursuant to Resolution No 2617 and M&C G-13662R.
Section 3.

TERM OF ZONE.

That the Zone shall take effect upon the effective date of this Ordinance and expire five (5) years thereafter. The Zone may be renewed by the City Council for one or more subsequent terms of five (5) years or less.

Section 4.

SEVERABILITY.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 5.

That this Ordinance shall take effect upon its adoption.

AND IT IS SO ORDAINED.

ADOPTED AND EFFECTIVE 11-26-02

APPROVED AS TO FORM AND LEGALITY

By: [Signature]
Cynthia Garcia
Assistant City Attorney

Date: 11-26-02
EXHIBIT A

Fort Worth Neighborhood Empowerment Reinvestment Zone No. 6
Polytechnic/Wesleyan
General Description

The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 6 for tax abatement purposes contains 1.46 square miles of land and is the area within the described below:

On the North: Beginning at the intersection of the northwest corner of Lot 3, Greves Addition, as recorded in Volume 204A, Page 130 of the Tarrant County plat records, and Vickery Street. Thence east along Vickery Street to the southwest corner of Lot 2, Armendans Place Addition, as recorded in Volume 881, Page 327 of the Tarrant County deed records. Thence north along the western property line of Lots 2, 3, 4, and 5 Armendans Place, to the northwest corner of Lot 5, Lot 5 being recorded in Volume 388J, Page 423 of the Tarrant County plat records. Thence east along the north property line of Lot 5 to Binkley Street. Thence south on Binkley Street to Midland Street. Thence east along Midland Street to its terminus at the west property line of Tract 8, John Ringer Survey (Abstract 1287), as recorded in Volume 1366, Page 377 of the Tarrant County deed records. Thence north along the western property line of Tract 8, John Ringer Survey (Abstract 1287), to its intersection with the Union Pacific Railroad right-of-way. Thence southeast along said railroad right-of-way to the northeast corner of the Tract 2A, J.L. Purvis Survey (Abstract 1228) as recorded in Volume 8794, Page 1410 of the Tarrant County deed records. Thence south along the eastern property line of Tract 2A, J.L. Purvis Survey (Abstract 1228) to its intersection with the northwest corner of Tract 3, J.L. Purvis Survey (Abstract 1228), as recorded in Volume 13879, Page 21 of the Tarrant County deed records, as part of the property described as Lots 2, 2A2, 2C, 3 and 4, J.L. Purvis Survey (Abstract 1228). Thence east along the length of northern property line of said Tract 3 to its eastern property line.

On the East: Beginning at the northeast corner of Tract 3, J.L. Purvis Survey (Abstract 1228), as recorded in Volume 13879, Page 21 of the Tarrant County deed records, as part of the property described as Lots 2, 2A2, 2C, 3 and 4, J.L. Purvis Survey (Abstract 1228). Thence south along the length of the eastern property line of said Tract 3 to its intersection with the northern property line of Tract 4, J.L. Purvis Survey (Abstract 1228), also recorded in Volume 13879, Page 21 of the Tarrant County deed records, as part of the property described as Lots 2, 2A2, 2C, 3 and 4, J.L. Purvis Survey (Abstract 1228). Thence south along the eastern property line of Tract 4, J.L. Purvis Survey (Abstract 1228), to East Rosedale Street. Then west along East Rosedale Street to its intersection with Miller Street. Thence south along Miller Street to Ramey Avenue.

On the South: Beginning at the intersection of Miller Street and Ramey Avenue. Thence west along Ramey Avenue to Wallace Street. Thence south along Wallace
Street to Crenshaw Street. Thence west along Crenshaw Street to Campbell Street. Thence north along Campbell Street to the southeast corner of Lot 1, Block 9, Raef Subdivision, as recorded in Volume 310, Page 52 of the Tarrant County plat records. Thence west along the south property lines of Lots 1 through 11, Block 9, Raef Subdivision to Little Street. Thence continuing west across Little Street to the southwest corner of Lot 1, Block I, L. T Millett Subdivision, as recorded in Volume 204, Pages 44-45 of the Tarrant County plat records. Thence west along the south property lines of Lots 1 through 9, Block I, Millett Subdivision to Bishop Street. Thence continuing west across Bishop Street to the southeast corner of Lot 1, Block J, Millett Subdivision, then continuing west along the south property lines of Lots 1 through 8, Block J, Millett Subdivision, to Collard Street. Thence continuing west across Collard Street to the southeast corner of Lot 1, Block K, Millett Subdivision. Thence continuing west along the south property lines of Lots 1 through 10, Block K, Millett Subdivision to Vaughn Blvd. Then continuing west across Vaughn Blvd to the southeast corner of Lot 2, Block L, Millett Subdivision. Thence west along the south property lines of Lots 2, 3 and 4, Block L, Millett Subdivision, to the intersection with Lot 5, Block 16, Edna Burchill Second Filing as recorded in Volume 1867, Page 524 of the Tarrant County deed records. Thence north along the eastern property line of Lot 5, Block 16 Edna Burchill Second Filing to its north property line. Thence west along the length of the north property lines of Lots 5, 4, 3, 2, and 1, Block 16, Edna Burchill Second Filing. Thence south along the western property line of Lot 1, Block 16, Edna Burchill Second Filing to Hanger Street. Thence northwest along Hanger Street to the southeast corner of Lot 6, Block I, Polytechnic Heights South Addition, as recorded in Volume 204, Page 44 of the Tarrant County plat records. Thence north along the eastern property line of Lot 6, Block I Polytechnic Heights South Addition to the platted but unconstructed portion of Ada Street. Thence north across the platted but unconstructed portion of Ada Street to the southeast corner of Lot 1, Block 8B, Avalon Heights Addition, as recorded in Volume 388-O, Page 387 of the Tarrant County plat records. Thence north along the eastern property line of Lots 1 through 6, Block 8B, Avalon Heights Addition to the southeast corner of Lot 1, Block 118, Polytechnic Heights Subdivision as recorded in Volume 63, Page 109 of the Tarrant County plat records. Thence west along the south property lines of Lots 1 through 9, Block 118, Polytechnic Heights Subdivision. Thence north along the western property line of Lot 9, Block 118, Polytechnic Heights Subdivision to its intersection with Lot B, Block 118, Polytechnic Heights Subdivision as recorded in Volume 388-16, Page 453 of the Tarrant County plat records. Thence west along the southern property line of Lot B, Block 118 Polytechnic Heights Subdivision to McKenzie Street. Thence north on McKenzie Street to Avenue L. Thence west on Avenue L to Conner Avenue. Thence north on Conner Avenue to the southeast corner of Tract 1C5, John Ringer Survey (Abstract 1286), as recorded in Volume 15030, Page 56 of the Tarrant County deed records. Thence west along the southern property line of said Tract 1C5 to Beach Street.

On the West: Beginning at the intersection of the southeast corner of Tract 1C5, J Ranger Survey (Abstract 1286), as recorded in Volume 15030, Page 56 of the Tarrant County deed records, and Beach Street. Thence north on Beach Street to East Rosedale
Street. Thence east on East Rosedale Street to Conner Avenue. Thence north on Conner Avenue to the southeast corner of Lot 12, Greves Subdivision, as recorded in Volume 204A, Page 130 of the Tarrant County plat records. Thence west along the southern property line of said Lot 12 to its southwest corner. Thence north along the western property lines of Lots 12 through 3, Greves Subdivision to the intersection with Vickery Boulevard, also being the point of beginning.
RECOMMENDATION

It is recommended that the City Council

1. Adopt the attached resolution to designate the Polytechnic/Wesleyan area as a Neighborhood Empowerment Zone (NEZ), and

2. Hold a public hearing concerning the designation of the Polytechnic/Wesleyan area as Fort Worth Neighborhood Empowerment Reinvestment Zone (FWNERZ) No 6, and

3. Adopt the attached ordinance to designate the Polytechnic/Wesleyan area as FWNERZ No 6 pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code, Chapter 312.

DISCUSSION

Resolution on NEZ Designation

In March 2002, the City Council approved preliminary boundaries for twelve urban villages and a recommendation to make mixed-use zoning a prerequisite for NEZ designation. The Polytechnic/Wesleyan urban village has completed the mixed-use rezoning process as approved by the City Council on November 19, 2002. The NEZ boundaries are shown on Exhibit "A" of the attached resolution.

Polytechnic/Wesleyan area meets the criteria for NEZ designation, as follows:

- Promotes affordable housing, economic development and increases in the quality of services as stated in the Central City Commercial Corridor Revitalization Strategy; and

- Has an area no larger than 1.5 sq miles (1.46 square miles), and

- Is 100% within the Central City and Community Development Block Grant-eligible areas, and

- Is bounded by clearly defined boundaries, and

- Meets the criteria for Reinvestment Zone designation.
One of the incentives a municipality can provide in a NEZ according to Chapter 378 of the Texas Local Government Code is an abatement of municipal property taxes for properties in the NEZ. Therefore the Polytechnic/Wesleyan area would need to be designated as a reinvestment zone under Texas Tax Code, Chapter 312, so the City could enter into tax abatement agreements. The exact boundaries of the zone are described in Exhibit "A" of the attached ordinance.

The proposed area meets the criteria for the designation of a reinvestment zone in that the area is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that would be a benefit to the area and contribute to the economic development of the municipality. Further, future improvements in the zone would be a benefit to the City after any Tax Abatement Agreements that may be entered into have expired. The designation of a reinvestment zone expires after five years and may be renewed for periods not to exceed five years.

On November 12, 2002, the above recommendations were endorsed by the Economic and Community Development Committee for City Council approval.

The FWNERZ No 6 and the Polytechnic/Wesleyan NEZ are located in COUNCIL DISTRICTS 5 and 8.

FISCAL INFORMATION/CERTIFICATION

The Finance Director certifies that this action will have no material effect on City funds.

RR.k
A Resolution

NO. 5188-02-2020

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT SYCAMORE PARK, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT AVENUE AT SYCAMORE PARK CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY’S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX

WHEREAS, the City’s 2019 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City’s 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, CSH Avenue at Sycamore Park, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for mixed income affordable multifamily rental housing named Avenue at Sycamore Park to be located at 2601 Avenue J in the City of Fort Worth;

WHEREAS, CSH Avenue at Sycamore Park, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive (9%) Housing Tax Credits for the Avenue at Sycamore Park apartments, a new complex consisting of approximately 114 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA’s 2020 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as “contributing more than any other to the concerted revitalization efforts” of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones ("NEZ") beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into (6) NEZs in January 2019 (M&C G-19469). All of the City’s NEZs are included in the City’s annual
WHEREAS, the Avenue at Sycamore Park apartments are located in NEZ Area Six; and

WHEREAS, the City has determined that the application for Avenue at Sycamore Park apartments submitted to TDHCA by CSH Avenue at Sycamore Park, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area Six.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Avenue at Sycamore Park, Ltd. to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits for the purpose of the development of the Avenue at Sycamore Park apartments to be located at 2601 Avenue J (TDHCA Application No. 20115), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed $2,500.00 to CSH Avenue at Sycamore Park, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City’s Comprehensive Plan and Action Plan, and that adequate controls are in place through the City’s Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Avenue at Sycamore Park apartments (TDHCA Application No. 20115) as the development in the 2020 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Six, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, CSH Avenue at Sycamore Park, Ltd.

Adopted this 18th day of February 2020.

ATTEST:

By: Mary J. Kayser, City Secretary
SUBJECT
Consider and Adopt Resolutions of Support and Resolutions of No Objection for 2020 Competitive Housing Tax Credit Applications. Approve Commitments of Development Funding. Determine which Developments Contribute More than any Others to the City's Concerted Revitalization Efforts. Acknowledge the One Mile Three Year Rule and Make Related Determinations (COUNCIL DISTRICTS 2, 3, 4, 5, 6, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Acknowledge the receipt of requests for City support for applications to the Texas Department of Housing and Community Affairs for 2020 Competitive (9%) Housing Tax Credits from various developers;

2. Consider and adopt the attached Resolutions of Support and Resolutions of No Objection for 2020 applications for Competitive (9%) Housing Tax Credits for the multifamily housing developments listed below to be located at various sites throughout the City;

3. Approve fee waivers in an amount not to exceed $2,500.00 as the City's commitment of development funding for each of the developments that receive a Resolution of Support, find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low to moderate income households in accordance with the City's Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;

4. Determine that The St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are the developments that contribute more than any others to the City's concerted revitalization efforts either in an Urban Village, a Tax Increment Financing District, a Neighborhood Empowerment Zone, a distinct area within a Neighborhood Empowerment Zone with a Strategic Plan, or an adopted Transformation Plan;

5. Acknowledge that the Crossroads Apartments and Cowan Place are each located in a census tract with a poverty rate above 40 percent for individuals, and authorize these developments to move forward with their applications for tax credits; and

6. Acknowledge that Crossroads Apartments and the Palladium Fain Street Apartments are each located one linear mile or less from developments that serve the same target population and which received an allocation of Housing Tax Credits for new construction and adaptive reuse after January 3, 2017.

DISCUSSION:
On November 19, 2019, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits and for City commitments of development funding (M&C 19-0318). This year the City received eleven applications from developers requesting Resolutions of Support for proposed 9% tax credit developments in Fort Worth. Staff has reviewed the applications for consistency with the City's policy.

Resolutions of Support:
Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set aside criteria and notification requirements outlined in the City's policy. Additionally, all of these developments are located in close proximity to jobs, retail, transit and services.

Resolutions of Support, Local Development Funding, Concerted Revitalization Plan:
The following developments are also recommended to receive local Commitments of Development Funding and are the ones that contribute more than any other to the City's Concerted Revitalization Plans:

- **The St. Giles** to be developed by HTG St. Giles, LLC, an affiliate of Housing Trust Group, to be located at 2707 Decatur Avenue (Council District 2). The site for the proposed development is zoned "K" - Heavy Industrial, proposed to be changed to "PD" - planned development. The proposed development will not be tax exempt.
- **The Park Tower** to be developed by HTG Jacksboro, LLC, an affiliate of Housing Trust Group, to be located at 1209 Jacksboro Highway (Council District 2). The site for the proposed development is zoned "F" - General Commercial, proposed to be changed to "C" - Medium Density Multifamily. The proposed development will not be tax exempt.
- **Avenue at Sycamore Park** to be developed by CSH Avenue at Sycamore Park, Ltd., an affiliate of Brompton Community Housing Development Corporation, to be located at 2601 Avenue J (Council District 8). The site for the proposed development is zoned "UR" - Urban Residential. The proposed development will not be tax exempt.
- **Crossroads Apartments** to be developed by Crossroads Apartments, LP, an affiliate of Union Gospel Mission of Tarrant County, and to be
located at 1105 East Lancaster (Council District 8). The site for the proposed development is zoned "MU-2" - High Intensity Mixed Use, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.

- **Cowan Place** to be developed by FW Cowan Place, LP, an affiliate of Fort Worth Housing Solutions, and to be located at 5400 East Rosedale (Council District 5). The site for the proposed development is zoned "PD" - Planned Development. The proposed development will be exempt from property taxes.

- **Palladium Fain Street Apartments** to be developed by Palladium Fain Street, Ltd., an affiliate of Palladium USA, Inc, to be located at 4001 Fain Street (Council District 4). The site for the proposed development is zoned "PD" - Planned Development for all uses in "D" High Density Multifamily. The proposed development will not be tax exempt.

**Resolution of Support and Local Development Funding:**
The following developments are also recommended to receive local Commitments of Development Funding:

- **Gala at Ridgmar** to be developed by Gala at Ridgmar, LP, an affiliate of Gardner Capital, to be located at the northeast corner of Plaza Parkway and Lands End Boulevard (Council District 3). The site for the proposed development is zoned "MU-1" - Low Intensity Mixed Use. The proposed development will not be tax exempt.

- **Provision at Fort Worth** to be developed by Provision Fort Worth, LP, an affiliate of Gardner Capital, to be located on the north side of east Rendon Crowley Road east of Old Highway 1187 (Council District 6). The site for the proposed development is zoned "CR" - Low Density Multifamily. The proposed development will not be tax exempt.

- **Azalea West** to be developed by Azalea West, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2700 - 2708 Azalea Avenue (Council District 9). The site for the proposed development is zoned "MU-1, A-5" - Low Intensity mixed Use One Family, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.

- **The Lex on Jessamine** to be developed by The Lex on Jessamine, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2260 and 2274 Hemphill and 710 Jessamine Street (Council District 9). The site for the proposed development is zoned "E" - Neighborhood Commercial, proposed to be changed to "PD" - Planned Development. The proposed development will not be tax exempt.

**Commitment of Development Funding:**
The policy allows a local commitment of development funding at City Council discretion. This commitment of development funding qualifies tax credit applicants for an additional point and increases the competitiveness of their applications to TDHCA. Staff requests that City Council approve commitments of development funding in the form of fee waivers in an amount not to exceed $2,500.00 for each development recommended for a Resolution of Support. The fee waiver amount may be applied to (a) building permit related fees (including Plans Review, Inspections and Re-inspection Fees); (b) Plat/Replat Application Fees; (c) Board of Adjustment Application Fees; (d) Demolition Fees; (e) Structure Moving Fees; (f) Zoning Fees; (g) Street/Alley and Utility Easement Vacations Application Fees; (h) Temporary Encroachment Fees; (i) Consent/Encroachment Agreement Application Fees; (j) Urban Forestry Application Fees; (k) Sign Permit Fees; (l) Community Facilities Agreement (CFA) Application Fees; and (m) Street Closure Fees.

Fee waivers will be conditioned upon the development receiving an award of tax credits from TDHCA. The City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out. Upon approval, permitting and related fees will be waived in an amount up to $2,500.00 to assist in facilitating the goals of the City's Comprehensive Plan and Annual Action Plan.

**Concerted Revitalization Plan:**
TDHCA rules state that an application may receive additional points if the proposed development is identified in a resolution as contributing more than any other development to a city or county's concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City has created 12 Tax Increment Financing zones (TIFs) as authorized by the Texas Tax Code. TIFs allow local governments to publicly finance needed structural improvements and enhanced infrastructure within defined areas. The City's Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding neighborhoods with compatible quality infill housing and appropriate mixed use development in commercial areas. The City Council adopted the Cavile Place/Historic Stop Six Transformation Plan in 2014. The City's Transformation Plans are comprehensive strategies to revitalize specific areas or neighborhoods. All of the City's Urban Villages, TIFs, NEZs, and Transformation Plans are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2019 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development). The Cavile Place/Historic Stop Six Transformation Plan is located in Appendix A of the Comprehensive Plan.

The St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are developments located either in an Urban Village, a TIF, a NEZ created by City Council, a distinct area within a NEZ with a Strategic Plan, or an area that has an adopted Transformation Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages, TIF's NEZs or Transformation Plan areas in which they will be located since the recommended developments are new affordable housing for households earning at or below 80 per cent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each Urban Village, TIF, NEZ, or Transformation Plan area. Staff recommends that the City Council adopt the attached Resolutions determining that the St. Giles, The Park Tower, Crossroads Apartments, Cowan Place, Avenue at Sycamore Park, and Palladium Fain Street Apartments are developments that contribute more than any other developments to the City's concerted revitalization efforts underway in the Urban Villages, TIFs, NEZs, or Transformation Plan areas in which they are located.

**Limitations on Developments With Certain Neighborhood Risk Factors:**
TDHCA rules state that if a proposed development will be located in a census tract with a poverty rate above 40 percent for individuals, the governing body of the appropriate jurisdiction must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.
The Crossroads Apartments and Cowan Place will each be located in a census tract with a poverty rate above 40 percent for individuals. Staff recommends that City Council vote to acknowledge the high poverty rate and authorize both of these developments to move forward with their tax credit applications.

**One Year Three Mile Rule**

The Crossroads Apartments and Palladium Fain Street Apartments are each located one linear mile or less from developments that serve the same target population and which received an allocation of Housing Tax Credits for new construction and adaptive reuse after January 3, 2017. The governing body of the municipality where the proposed development is to be located must specifically vote to allow the construction of a new development that is within one linear mile or less from a development that serves the same target population.

These proposed developments are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Councilmember support for purposes of approving these Resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 2, 3, 4, 5, 6, 8 and 9

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

Submitted for City Manager’s Office by: Fernando Costa 6122

Originating Business Unit Head: Victor Turner 8187

Additional Information Contact: Chad LaRoque 2661
2019-2020 ACTION PLAN
Final Version 08-15-19
For the use of
Community Development Block Grant (CDBG)
HOME Investment Partnerships Grant
Emergency Solutions Grants (ESG)
Housing Opportunities for Persons with AIDS (HOPWA)

For more information, call the City of Fort Worth Neighborhood Services Department at (817) 392-7540
# TABLE OF CONTENTS

## I. EXECUTIVE SUMMARY

1. INTRODUCTION ................................................................. 1
2. Action Plan Objectives and Outcomes ........................................ 1
3. Evaluation of Past Performance .............................................. 2
4. Summary of Citizen Participation and Consultation Process ........ 3
5. Summary of Public Comments .................................................. 3
6. Summary of Comments or Views Not Accepted and the Reasons For Not Accepting Them ............................................. 4
7. Summary ............................................................................ 4

## II. THE PROCESS ................................................................. 5

PR-05 LEAD & RESPONSIBLE AGENCIES ........................................ 5

## III. ANNUAL ACTION PLAN .................................................. 7

AP-10 Consultation ................................................................. 7
AP-12 Citizen Participation ......................................................... 12
AP-15 Expected Resources ......................................................... 28
AP-20 Annual Goals and Objectives ............................................ 34
AP-35 Projects ........................................................................ 42
AP-38 Project Summary ............................................................. 44
AP-50 Geographic Distribution .................................................. 68
AP-55 Affordable Housing ......................................................... 70
AP-60 Public Housing ............................................................... 73
AP-65 Homeless and Other Special Needs Activities ..................... 77
AP-70 HOPWA Goals ............................................................... 81

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2019-2020 Annual Action Plan (FINAL)
AP-75 Barriers to Affordable Housing

AP-85 Other Actions

AP-90 Program Specific Requirements

SF-424s/Certifications
  Application for Federal Assistance – CDBG
  Application for Federal Assistance—HOME
  Application for Federal Assistance—ESG
  Application for Federal Assistance—HOPWA
  General Certifications
  Grant-Specific Certifications

MAPS
  CDBG Eligible Areas
  HOME – Homebuyer Assistance Program CDBG – Cowtown Brush Up
  Program CDBG – REACH Project Ramp
  CDBG – Priority Repair
  CDBG – Homebuyer and Housing Services
  CDBG Public Service Agencies
  ESG/HOPWA Public Service Agencies
  Trinity Habitat Preserve-A-Home IV – Northside Neighborhood Improvement
  Strategy Area
  North Tri-Ethnic Community Center – Rehabilitation & ADA Improvements
  Southside Community Center – Rehabilitation & ADA Improvements
  Worth Heights Community Center – Rehabilitation & ADA Improvements
  Development Corporation of Tarrant County – Ash Crescent Single Family Infill
  Everly Plaza Multifamily Senior Housing
  Fort Worth Housing Solutions Portfolio

ATTACHMENTS
  AP-90 Program Specific Requirements (ESG Written Standards)
  Action Plan Consultation Contact List
  Race & Culture Task Force Recommendations – Housing
  2019-2020 Annual Action Plan and Request for Reasonable Accommodation

2019-2020 Annual Action Plan
(FINAL)
EXECUTIVE SUMMARY

Introduction

The City of Fort Worth is the thirteenth largest city in the country by population and the fifth largest in Texas. According to the U.S. Census Bureau, the city's population grew by nearly 18% from 2010 (741,206 persons) to 2018 (874,168 person), making it one of the fastest growing cities in America. The Action Plan is submitted every year and lists the activities the City will pursue with federal funds to meet goals previously established in the five-year Con Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. The total amount of HUD grant funds expected to be received is $12,280,561, plus $225,000 estimated program income.

The Con Plan and Action Plan include policies, strategies, programs, and projects that will enable the City to achieve its mission of working together to build a strong community. This mission focuses on building strong neighborhoods, developing a sound economy, providing a safe community and fostering a healthy environment. The Con Plan and Action Plan promote HUD's three main statutory objectives: Provide Decent Affordable Housing, Create Suitable Living Environments, and Create Economic Opportunities.

Action Plan Objectives and Outcomes

There are eight broad goals that will guide use of HUD funds. These goals are consistent with other policy direction provided by the Fort Worth City Council.

These goals include:

1. Preserve Aging Housing Stock: preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor home repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities

2. Improve Accessibility of Public/Private Spaces: accessibility improvements in both public and private (housing) spaces through ADA improvements to community centers and other public facilities for low income special needs residents to ensure that physically disabled persons will have full access
3. Poverty Reduction and Household Stabilization: programs that support self-sufficiency including adult basic education, employment training and job placement programming to low-income households designed to promote self-sufficiency and household stabilization

4. Promote Affordable Housing for Renters/Owners: promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling.

5. Children/Youth Training and Mentorship: educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training and enrichment support programming to children in low income households and/or neighborhoods.

6. Support Programming for Aging-In-Place: public service programming to support seniors aging in place in the homes in the neighborhood; including providing meals, transportation, and other support services targeting persons ages 62 and older.

7. Targeted Neighborhood Revitalization: includes a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.).

8. Homeless Services: includes all types of services and housing for the homeless and persons at risk of becoming homeless with a goal of achieving permanent housing.

**Evaluation of past performance**

The City's HUD-funded grant programs improve quality of life for low and moderate income residents through four program types: community facilities, affordable housing, public services, and homeless services. Community facilities and infrastructure projects have been effective in serving a large number of city residents at scattered locations. These projects will now be even more closely targeted to neighborhoods most in need of visible and public-safety-related infrastructure improvements by partnering with the City's recently-initiated Neighborhood Improvement Program. This program uses data to identify and focus resources to accomplish Targeted neighborhood revitalization.

The City offers several affordable housing programs for homeowners, including minor home repair and homebuyer assistance. Strong economic growth has increased construction costs for repair programs and sale prices for home purchasers. As a result, the number of households served by these programs has not increased overall. This Action Plan proposes that additional resources be invested in home repair, and additional partners and financial resources be sought. The homebuyer assistance program has also been revised to better fit current market conditions.
As local rents have increased, the City has supported development of affordable rental housing and strengthened its partnership with the local housing authority, Fort Worth Housing Solutions. Adoption of policies to guide publicly-supported affordable rental housing development using Housing Tax Credits have resulted in a significant number of Housing Tax Credit projects being sited in Fort Worth, at scattered locations that maximize fair housing choice for low income residents. These successful efforts will be continued.

The city's HUD- grants-funded public services have generally spread across a broad spectrum of social service types. To align more closely with City Council-adopted priorities, the five-year plan adopted in 2018, proposed to intensify the focus of public services funding on programs that reduce poverty, increase children's ability to succeed in school, and support aging in place for elderly residents.

For homeless services, focus has been upon maintenance of the safety net, through continued support of local emergency shelters. There has also been a continued effort to effectively coordinate with the local Continuum of Care and the City's Directions Home locally-funded homeless programs. This effort to improve coordination has led to a stronger emphasis upon housing-related homeless services: rapid rehousing programs, homelessness prevention programs, and shelter case management programs that focus on housing placement. This housing emphasis is proposed to be continued and increased throughout the five-year period of the 2018-2022 Consolidated Plan.

**Summary of Citizen Participation Process and consultation process**

Development of this Action Plan relied on two phases of citizen participation and consultation. The more recent phase consisted of a series of public meetings held from October of 2018 until May of 2019 by the Community Development Council (CDC), as well as written correspondence soliciting the viewpoints of a wide variety of stakeholders. A Public hearing was held by the City’s Community Development Council during the Action Plan development phase on May 15, 2019. In addition, all agendas of meetings of the CDC were made public three days in advance of the meetings. The notice of the formal 30 day Public Comment Period, which included notice of City Council Public Hearings was published on June 26, 2019. The 30 day comment period ran from July 1, 2019 to July 31, 2019. Public hearings were held on July 10, 2019, and by the City Council on August 6, 2019.

**Summary of public comments**

Public comment received during the development phase of the Action Plan focused on proposed allocations of 2019-20 grant allocations. The Community Development Council expressed a desire to fund new agencies and establish new partnerships, and also encouraged participating agencies to ensure that board leadership reflected the racial and ethnic diversity of the Fort Worth community and the client populations being served.
Summary of comments or views not accepted and the reasons for not accepting them

A total of thirty-five (35) social service applications for funding were received and twenty-two (22) of these entities were recommended for funding. In general, agencies not recommended for funding submitted proposals that scored lower than competitor proposals.

Summary

The City of Fort Worth 2018-2022 Consolidated Plan outlines priorities and goals for improving the quality of life of low to moderate-income individuals and neighborhoods of the City. It presents a needs assessment and market analysis of housing and related community development issues. It is used as the planning and measurement tool for use of HUD grant funds in providing appropriate services and programming to persons in need. The Citizen Participation process followed in developing this plan supported the City's proposed efforts to use HUD grant funds to improve neighborhoods, provide urgently needed housing repairs to low income homeowners, develop new affordable housing for both owners and renters, help new homebuyers, and support local social and homeless service providers to the greatest extent possible.
PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>FORT WORTH</td>
<td>Neighborhood Services</td>
</tr>
<tr>
<td>HOPWA Administrator</td>
<td>FORT WORTH</td>
<td>Neighborhood Services</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>FORT WORTH</td>
<td>Neighborhood Services</td>
</tr>
<tr>
<td>ESG Administrator</td>
<td>FORT WORTH</td>
<td>Neighborhood Services</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative

The lead agency responsible for overseeing the development of these plans and reports is the City of Fort Worth (CFW), Neighborhood Services Department (NSD). NSD oversees the administration of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and HOME Investment Partnerships (HOME) Grant, as well as the Lead Hazard Reduction Demonstration competitive grant program. In addition, other CFW Departments and outside agencies have various roles and responsibilities for administering and implementing the activities covered by the Consolidated Plan.

The Community Development Council (CDC) is a board of citizen volunteers who are appointed by City Council to make funding recommendations for the use of CDBG, ESG, HOPWA, and HOME programs to the City Council. Neighborhood Services coordinates with the Tarrant County Homeless Coalition (TCHC), the lead Continuum of Care (CoC) agency regarding policy and programs that serve the homeless population.
Consolidated Plan Public Contact Information

City of Fort Worth Neighborhood Services Department

200 Texas Street

Fort Worth, Texas 76102

Phone: (817) 392-7540 Fax: (817) 392-7328

Website: http://fortworthtexas.gov/neighborhoods/

Sharon A. Burkley, MBA, Senior Planner

Phone: (817) 392-5785

Email: sharon.burkley@fortworthtexas.gov
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The City of Fort Worth's Neighborhood Services Department (NSD) coordinates the consultation process for the Action Plan. The Citizen Participation Plan (CPP), as approved by City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. The Draft Action Plan was published and made available at the NSD office, and all City of Fort Worth libraries (14) and community centers (22) in order to maximize outreach to the public. The CPP lays out the process for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Action Plan is published and at least one public hearing during the 30 day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are generally held in conjunction with the Community Development Council and City Council meetings. The City also sends letters to various State and local groups, departments, and organization as part of the consultation process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Neighborhood Services Department consults with and collects information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Staff attend regular meetings and coordinate on common projects. Some of the key providers and agencies include:

- Fort Worth Housing Solutions (FWHS) Tarrant County Community Development
- North Central Texas HIV Planning Council
- Tarrant County Homeless Coalition
- Texas Department of Housing and Community Affairs, Multifamily Programs Division and Community Services Division

Additionally, the City consults with other governmental and private agencies on issues related to community development and housing issues. Some of these agencies include:

- City of Fort Worth Human Relations Unit (Fair Housing Enforcement)
- Fort Worth Housing Finance Corporation
- Arlington Community Services Department
- City of Denton Community Development Division
- North Central Texas Council of Governments
Informal consultation with the business community, housing developers and real estate professionals also happened throughout the development of the Action Plan and contributed to the selection of the overall strategies presented. The city maintains regular contact and receives constant input from the business community through its economic development and affordable housing development activities.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Fort Worth coordinates with the Continuum of Care (CoC) through its Directions Home unit. The Directions Home unit meets regularly with Tarrant County Homeless Coalition, the CoC lead agency, to discuss systemic issues and ways to partner to address them.

For example, the City was invited to join the committee to end veterans' homelessness. Other committee members mentioned landlord engagement was difficult. The City created, with committee and other agencies’ input, a Housing Veterans Fund to address obstacles to housing that high-barrier veterans may face. This fund will later be used to assist high-barrier subpopulations such as families and youth.

Another example of coordinating with the CoC, is Directions Home’s financial support for a direct client service fund. When diversion presented as an emerging need in the system, Directions Home allocated dollars specifically for diversion.

As the CoC adopted coordinated entry, Directions Home provided the 25% match that HUD requires allowing the system to hire navigators. Directions Home also provides financial support for CoC planning which is necessary for the system.

Permanent Supportive Housing is a big need within the CoC, so the City has set aside funds for construction or rehabilitation of permanent supportive housing units in order to reduce the number of chronically homeless.
Also, Directions Home consults with Tarrant County Homeless Coalition regarding homeless priorities for CDBG, ESG and HOME funding to make sure funding priorities are complementary.

Recently, the CoC board adopted a new charter which created a Leadership Council composed of the mayors of Fort Worth and Arlington, the county judges of Tarrant and Parker and a representative of the Mayor’s Council of Tarrant County. This increased involvement of public officials will facilitate greater coordination between local government, the surrounding jurisdictions, and the CoC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Tarrant County Homeless Coalition, as the HUD lead agency, coordinates a quarterly meeting with units of local government receiving ESG funds in order to discuss what each is funding and develop performance standards.

While these performance standards are shared across the jurisdiction, the move is toward municipalities integrating more outcomes for ESG into reports versus outputs. Examples – documenting percentage of clients who exit to permanent housing, tracking returns to homelessness etc.

With the increased involvement of elected officials in the CoC, it is expected there will be an increased intentionality in allocating ESG funds. Currently, Tarrant County Homeless Coalition is mapping system resources to analyze needs and gaps with available funding and other potential funding sources.

The CoC board has a committee that reviews performance standards and evaluates outcomes of CoC-funded agencies.

The CoC board oversees funding, policies and procedures for the administration of HMIS. The City is represented on the board.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Fort Worth Housing Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td></td>
<td>Public Housing Needs</td>
</tr>
<tr>
<td></td>
<td>Homeless Needs - Chronically homeless</td>
</tr>
<tr>
<td></td>
<td>Market Analysis</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Regular meetings on common projects and activities, especially Fair Housing Planning. Partnership in development of additional affordable housing and Permanent Supportive Housing for Homeless Persons</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>Tarrant County Homeless Coalition</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing Services-homeless</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td></td>
<td>Homeless Needs - Chronically homeless</td>
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<tr>
<td></td>
<td>Homeless Needs - Families with children</td>
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<td></td>
<td>Homelessness Needs - Veterans</td>
</tr>
<tr>
<td></td>
<td>Homelessness Needs - Unaccompanied youth</td>
</tr>
<tr>
<td></td>
<td>Homelessness Strategy</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Regular attendance at meetings and coordination on common projects, particularly regarding HMIS reporting and allocation priorities for ESG funds.</td>
</tr>
</tbody>
</table>
Identify any Agency Types not consulted and provide rationale for not consulting

A comprehensive list of all agencies and entities contacted and consulted is attached to this Action Plan. These entities included social and health services agencies, entities serving children, youth, and the elderly, The City sent letters to all of these agencies, advising them of the Action Planning process, public hearing dates, and other opportunities to comment, and requesting comment regarding the process. The City consulted with Housing Channel, as well as Development Corporation of Tarrant County, the city's certified CHDOs, regarding affordable housing needs, costs and challenges in the current market. The city also consulted extensively with Trinity Habitat for Humanity regarding neighborhood revitalization needs and home repair needs in central city communities. The City made every effort to consult all Agency types.

Other local/regional/state/federal planning efforts considered when preparing the Plan

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Tarrant County Homeless Coalition</td>
<td>The Strategic Plan works in conjunction with the COC Plan.</td>
</tr>
<tr>
<td>Directions Home</td>
<td>Directions Home unit/CMO/City of Fort Worth</td>
<td>This 10 year plan to end homelessness mirrors the ConPlan strategies.</td>
</tr>
<tr>
<td>Age-Friendly Fort Worth</td>
<td>City of Fort Worth</td>
<td>Strategic plan to increase safety, housing and transportation options, etc.; compliments ConPlan strategies targeting elderly population.</td>
</tr>
<tr>
<td>Fort Worth Literacy Partnership</td>
<td>City of Fort Worth</td>
<td>Plan to increase literacy of third graders to 100% reading at grade-level by 2025; compliments youth after-school programs and other ConPlan goals.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts
AP-12 Participation – 91.105, 91.200(c)
Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of Fort Worth encourages its citizens to provide input in the Action Plan process. Through its adopted Citizen Participation Plan, the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. As required by the CPP, the City conducted at least one public hearing during the development process before the Action Plan was published and at least one public hearing during the 30 day comment period. These public hearings were held in conjunction with the Community Development Council or City Council meetings. The City sent out letters and/or emails to various State and local groups, departments, and organizations as part of the consultation process. Comments received during the period were considered by the City before Council approval of the Action Plan and its submission to HUD.
## Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Newspaper Ad</td>
<td>Minorities</td>
<td>REQUEST FOR PROPOSAL FOR PUBLIC SERVICE AGENCIES &amp; NON-PROFITS interested in applying for the following grants: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Notice published on February 1, 2019 (Fort Worth Star-Telegram).</td>
<td>Numerous proposals received from applicant social service agencies.</td>
<td>Agencies not recommended for funding had submitted proposals that scored lower than competitor proposals.</td>
<td><a href="http://www.star-telegram.com">www.star-telegram.com</a></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
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</tr>
<tr>
<td>2</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community All citizens and organizations</td>
<td>Community Development Council (CDC) Meeting dates: April 3, 10, 17, May 15 meetings to consider the Action Plan, and meetings to consider Request for Proposals from social service agencies seeking funding under the Action Plan.</td>
<td>All Applicants for funding, under the RFP, had the opportunity to briefly describe their programs and projects at these meetings, and respond to CDC questions. No comments were received.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/ attendance</td>
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</tr>
<tr>
<td>3</td>
<td>Newspaper Ad</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community</td>
<td>Notice of Public Hearing on May 15 before the Community Development Council at 6:15 pm in City Hall, City Council Conference Room 290 (CCCR 290). Notice published on May 1 (Fort Worth Star-Telegram) and May 4 (La Estrella).</td>
<td>N/A</td>
<td>N/A</td>
<td><a href="http://www.star-telegram.com">www.star-telegram.com</a>, <a href="http://www.diariolaestrella.com">www.diariolaestrella.com</a></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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</tr>
<tr>
<td>4</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community All citizens and organizations</td>
<td>Public Hearing Date: May 15 before the Community Development Council at 6:15 pm in City Hall, City Council Conference Room 290 (CCCR 290).</td>
<td>N/A</td>
<td>All comments, received as of the preparation of this plan, were taken into consideration. However, programs that are not selected for funding are those with lower scores than competing proposals, or those that did not meet basic criteria for funding.</td>
<td><a href="http://www.fortworthtexas.gov">www.fortworthtexas.gov</a></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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<td>5</td>
<td>Consultation Letters</td>
<td>Social service agency providers; nonprofits; housing service providers</td>
<td>Letters were mailed and/or emailed to various service providers requesting consultation, comments, and input on the 2019-2020 Action Plan.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>Sort Order</td>
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<tr>
<td>6</td>
<td>Newspaper Ad</td>
<td>Minorities</td>
<td>Public Notices summarizing funding recommendations for the 2019-2020 Action Plan and notice of public hearings on July 10 at Shamblee Library, 1062 Evans Ave. and August 6 before City Council at 7:00 pm in City Hall, Council Chambers. Notice published on June 26 (Fort Worth Star Telegram and La Estrella).</td>
<td>N/A</td>
<td>N/A</td>
<td><a href="http://www.star-telegram.com">www.star-telegram.com</a>, <a href="http://www.diariolaestrella.com">www.diariolaestrella.com</a></td>
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<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
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<tr>
<td>7</td>
<td>Internet Outreach</td>
<td>Non-targeted/broad community</td>
<td>All public notices and meeting agendas, as well as the DRAFT Action Plan, are posted on the City of Fort Worth website.</td>
<td>N/A</td>
<td>N/A</td>
<td><a href="http://www.fortworthtexas.gov/neighborhoods/grants/">www.fortworthtexas.gov/neighborhoods/grants/</a></td>
</tr>
<tr>
<td>Libraries, Community Centers, Neighborhood Services Department Administrative Office</td>
<td>Non-targeted/broad community</td>
<td>All citizens and organizations</td>
<td>Hard copies of Draft Action Plans distributed on June 28 to seventeen (17) public libraries as follows: BOLD, COOL, Cambridge Court, Central, Diamond Hill/Jarvis, East Berry, East Regional, Ella Mae Shamblee, Northside, Northwest, Ridglea, Riverside, Seminary South, Southwest Regional, Summerglen, Wedgwood, eSkills; and twenty-one (21) Community Center locations as follows: Andrew 'Doc'</td>
<td>Legal Aid of NorthWest Texas submitted a written proposal on behalf of the Historic Southside Neighborhood Association regarding requests for reasonable accommodation in neighborhood; staff is scheduled to meet with the neighborhood association on August 12 at their monthly meeting as well as work with Transportation and Public Works Department to</td>
<td>N/A</td>
<td><a href="http://www.fortworthtexas.gov/neighborhoods/grants/">www.fortworthtexas.gov/neighborhoods/grants/</a></td>
</tr>
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<td>Sort Order</td>
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<td>Session, Chisholm Trail, Como, Diamond Hill, Eugene McCray, Fire Station, Greenbriar, Handley Meadowbrook, Highland Hills, Hillside, Martin Luther King Jr., North Tri-Ethnic, Northside, R.D. Evans, Riverside, Southside, Southwest, Sycamore, Thomas Place, Victory Forest, Worth Heights.</td>
<td>develop plans for addressing issues/concerns.</td>
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<tr>
<td>Sort Order</td>
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<tr>
<td>9</td>
<td>Internet Outreach</td>
<td>Non-targeted/broad community</td>
<td>Video prepared by City of Fort Worth Communications &amp; Public Engagement Office posted on City's YouTube page requesting public input on 2019-2020 HUD Annual Action Plan; citizens were encouraged to call, email, or attend a public meeting</td>
<td>N/A</td>
<td>N/A</td>
<td><a href="http://www.fortworthtexas.gov/neighborhoods/grants/">www.fortworthtexas.gov/neighborhoods/grants/</a></td>
</tr>
<tr>
<td>10</td>
<td>Public Hearing</td>
<td>Non-targeted/ broad community</td>
<td>Public Hearing held on July 10 at Shamblee Library; approximately 20 citizens were in attendance, including nonprofit agency staff.</td>
<td>Texas Housers (Caleb Roberts): requested information on Public Housing section of Action Plan and which agency was responsible for submitting the information as well as the actions to be taken by the City of Fort Worth in response to the recommendations submitted by the Race &amp; Culture Task Force, specifically related to housing. Sixty and Better (Marcus Rockwell): N/A</td>
<td><a href="http://www.fortworthtexas.gov/neighborhoods/grants">www.fortworthtexas.gov/neighborhoods/grants</a></td>
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<td>Sort Order</td>
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<td>requested information regarding outreach to seniors regarding programs/services provided by City of Fort Worth Neighborhood Services Department</td>
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<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
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<tr>
<td>11</td>
<td>AARP Southeast Chapter #4508</td>
<td>Minorities, Persons with disabilities, Seniors</td>
<td>July 24: AARP Southeast Chapter #4508 monthly meeting; Senior Planner provided 2019-2020 Annual Action Plan proposed funding for informational purposes and comments</td>
<td>General inquiries regarding programs/services provided by City of Fort Worth Neighborhood Services Department, specifically home repair programs</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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<tr>
<td>12</td>
<td>Unity In The Community</td>
<td>Minorities Non-targeted/broad community</td>
<td>July 25, 2019: Unity In The Community Monthly meeting; approximately 25 attendees Senior Planner presented 2019-2020 Annual Action Plan proposed funding to group for informational purposes and to receive comments</td>
<td>General inquiries regarding process for allocating funds to Public Service Agencies and Request for Proposal (RFP); staff will follow up with additional information regarding future grants training in November 2019</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
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<tr>
<td>13</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>All citizens and organizations</td>
<td>City Council Meeting held on August 6 to approve funding recommendations for 2019-20 Action Plan. Two citizens presented FOR approval with comments.</td>
<td>Johnny Lewis/Robb Farmar: Both individuals spoke representing the Southside neighborhood and referenced a walkability study completed identifying accessibility improvements needed in neighborhood; staff to follow up with proposed plans for addressing issues/concerns.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
EXPECTED RESOURCES

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Fort Worth expects to receive approximately $12 million in HUD entitlement grant funds (CDBG, HOME, ESG, HOPWA) for the 2018-19 program year. In addition to the four HUD grants referenced throughout this Action Plan, the City of Fort Worth makes every effort to leverage local and state resources to address the priority needs identified in this plan, and to seek additional federal or state grant funding. Examples and sources of other funding expected to be received for the 2019-20 year are:

- **Directions Home Program**: This locally funded effort has dedicated approximately $2 million per year toward homelessness reduction efforts, for the past 8 years. These funds support approximately 150 rental assistance vouchers for formerly chronically homeless persons, as well as paying for key services that address gaps in homeless service delivery. This program works closely with the local Continuum of Care administered by the Tarrant County Homeless Coalition.
- **Neighborhood Improvement Program**: Annual investment of over $2.5 million in local resources for targeted neighborhood revitalization, particularly for infrastructure investments that will enhance public safety and redevelopment potential.
- **Texas Veterans Commission**: “Forward Home” Grant to prevent veteran homelessness, and “Housing for Texas Heroes” Grant to repair and/or install accessibility improvements at the homes of disabled low income veterans. These are competitive grants of $300,000 each.
- **Lead-Based Paint Hazard Reduction Demonstration Grant**: $3.4 million awarded by HUD’s Office of Healthy Homes and Lead Hazard Control (OHHLC) in December 2017, for a 3-year term, leveraged by $750,000 in CDBG funds as the required matching fund source. Approximately $1.1 million of these funds are expected to be spent during 2019-20.
- **Weatherization Assistance Program** (funds received from the Texas Department of Housing and Community Affairs (TDHCA) from the U.S. Department of Energy, U.S. Department of Human Services’ Low Income Heating and Energy Assistance Program (LIHEAP), and Texas Association of Community Action Agencies (TACAA)).
- **Household Crisis Repair Program**: to make emergency repairs of HVAC systems funded through Comprehensive Energy Assistance Program (CEAP) administered through the state of Texas, TDHCA.
- **Housing Tax Credits**, administered by TDHCA. The City of Fort Worth supports affordable housing development by working
with developers to help them obtain HTC awards, in order to maximize affordable housing investments in all areas of the community.

**Anticipated Resources**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
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<td></td>
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<td>Program Income: $</td>
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<td></td>
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<td>Prior Year Resources: $</td>
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<td></td>
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<td></td>
<td>Total: $</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Remainder of ConPlan: $</td>
<td></td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>7,270,678 150,000 0 7,420,678 21,812,034</td>
<td>Assumes level funding for remaining 3 years of planning period.</td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Narrative Description</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Annual Allocation:</strong> $</td>
<td><strong>Program Income:</strong> $</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>2,662,983</td>
<td>75,000</td>
</tr>
<tr>
<td>HOPWA</td>
<td>public - federal</td>
<td>Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA</td>
<td>1,505,634</td>
<td>0</td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Narrative Description</td>
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<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing</td>
<td>616,266</td>
<td>Assumes level funding for remaining 3 years of planning period.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Financial Assistance</td>
<td>0</td>
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<td></td>
<td></td>
<td>Overnight shelter</td>
<td>0</td>
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<td></td>
<td></td>
<td>Rapid re-housing (rental assistance)</td>
<td>0</td>
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<tr>
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<td></td>
<td>Rental Assistance Services</td>
<td>0</td>
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<tr>
<td></td>
<td></td>
<td>Transitional housing</td>
<td>616,266</td>
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</table>
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage the above-listed resources, as well as other resources, as follows:

- CDBG funds will leverage $3.4 million in Lead Hazard Reduction Demonstration program grant funds for eligible activities
- HOME funds will leverage Housing Tax Credit investments by private and non-profit multi-family developers
- CDBG funds will leverage over $2.5 million per year in local funds for infrastructure and related revitalization improvements in targeted neighborhoods
- CDBG funds will leverage private investment by homebuilders and mortgage lenders in neighborhoods where there are some vacant properties and where new streets, sidewalks, water and sewer installation makes infill housing development possible
- CDBG public services funds provided to private non-profit organizations to support social services programming for low income residents will leverage private donated funds that also support those programs
- CDBG funds provided to Trinity Area Habitat for Humanity will leverage thousands of hours of volunteer time painting the homes of very low income Fort Worth residents, through the Cowtown Brushup Program, as well as leverage the donation of paint and related supplies from private businesses
- CDBG funds for the Priority Repair Program will leverage the use of Weatherization Assistance Program funds and/or Texas Veterans Commission funds to provide additional repairs at the homes of residents who are income-eligible and otherwise qualified for both programs

Matching requirements for the HOME program for the 2019-20 program year will be met through multiple sources, including contributions of City General Funds to HOME-assisted affordable housing projects, waivers of housing development fees, provision of TACAA-funded HVAC repair/replacement at HOME-assisted multi-family properties, Below Market Interest Rate loans on Fort Worth Housing Finance Corporation loans or other private housing loans for HOME-assisted housing, or other eligible sources as described in HUD guidelines.

Matching requirements for the Emergency Solutions Grant program will be met by ESG sub-recipient agencies, through private or public donations of eligible and non-federal funds, volunteer hours, staff time, or in-kind contributions of resources. Matching requirements will also be met by the City's contribution of UDAG program income to support ESG-eligible activities at the Salvation Army.
If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not maintain a designated land bank for affordable housing or other development. However, the City acts as administrator for local taxing jurisdictions for tax-foreclosed properties, by managing the inventory of such properties for the benefit of all taxing jurisdictions, and subject to the policies of those jurisdictions. The City is authorized by state law to convey such properties to eligible non-profit housing development agencies for less than their fair market value. Current policy for the City’s Real Property Division, and for the other taxing jurisdictions, is to make such properties available to all interested parties through a public bidding process. This policy has been adopted due to inconsistent completion of affordable housing development requirements by prior non-profit beneficiaries of the conveyance process.
## ANNUAL GOALS AND OBJECTIVES

### AP-20 Annual Goals and Objectives

**Goals Summary Information**

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Preserve Aging Housing Stock</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Preservation/Rehab of Existing Housing Stock</td>
<td>CDBG: $1,955,000</td>
<td>Homeowner Housing Rehabilitated: 370 Household Housing Unit</td>
</tr>
<tr>
<td>2</td>
<td>Improve Accessibility of Public / Private Spaces</td>
<td>2018</td>
<td>2022</td>
<td>Non-Homeless Special Needs</td>
<td>Citywide</td>
<td>Public and Private Accessibility Improvements</td>
<td>CDBG: $1,222,179</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1441 Persons Assisted Homeowner Housing Rehabilitated: 65 Household Housing Unit</td>
</tr>
<tr>
<td>3</td>
<td>Poverty Reduction and Household Stabilization</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Poverty Reduction and Self-Sufficiency Support</td>
<td>CDBG: $160,000</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 247 Persons Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
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<td>4</td>
<td>Promote Affordable Housing for Renters/Owners</td>
<td>2018</td>
<td>2022</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Affordable Housing (Renter and Owner)</td>
<td>CDBG: $125,000</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 375 Households Assisted Homeowner Housing Added: 94 Household Housing Unit Direct Financial Assistance to Homebuyers: 45 Households Assisted</td>
</tr>
<tr>
<td>5</td>
<td>Children/Youth Training and Mentorship</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Educational and Support Service for Children/youth</td>
<td>CDBG: $290,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 465 Persons Assisted</td>
</tr>
<tr>
<td>6</td>
<td>Support programming for Aging-In-Place</td>
<td>2018</td>
<td>2022</td>
<td>Non-Homeless Special Needs</td>
<td>Citywide</td>
<td>Aging-In-Place</td>
<td>CDBG: $255,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 764 Persons Assisted</td>
</tr>
<tr>
<td>7</td>
<td>Targeted Neighborhood Revitalization</td>
<td>2018</td>
<td>2022</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Neighborhood Revitalization</td>
<td>CDBG: $740,977</td>
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<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
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Table 6 – Goals Summary
## Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Description</th>
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</thead>
</table>
| 1 | Preserve Aging Housing Stock | Preservation and rehabilitation of existing housing stock (Single Family/Multifamily Homes), including major repair, minor repair, acquisition/rehabilitation, lead hazard reduction and abatement, health and safety repairs, and related home repair or housing development activities.  
This will include the following activities:  
Priority Repair Program (Budget for this includes $150k anticipated CDBG program income)  
Cowtown Brush Up Program  
Preserve A Home IV: Northside                                                                 |
<p>| 2 | Improve Accessibility of Public / Private Spaces | Accessibility improvements in both public and private (housing) spaces for low income special needs residents. For 2019-20, this goal includes the REACH Ramp program serving disabled homeowners and accessibility improvements to older public facilities to ensure that physically disabled persons will have full access. Public facility improvements may include bathroom modifications, ramps, entryways, and related improvements to City-owned facilities such as community centers, parks, and older municipal buildings which serve large numbers of the general public. |</p>
<table>
<thead>
<tr>
<th>3</th>
<th>Goal Name</th>
<th>Poverty Reduction and Household Stabilization</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>PUBLIC SERVICE ACTIVITIES: Poverty-reduction programs that support self-sufficiency including adult basic education, employment training and job placement programming to low-income households designed to promote self-sufficiency and household stabilization. This may include activities such as purchase of employment-related equipment and supplies, removals of barriers to employment (transportation, temporary childcare), job-related training and certifications, resume preparation, job hunting support, and interview skills training. Activities for the 2019-20 program year include: The Ladder Alliance Goodwill</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>4</th>
<th>Goal Name</th>
<th>Promote Affordable Housing for Renters/Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>Promote homeownership, affordable housing development, and Fair Housing (renter/owner); support single-family and multifamily housing development. This includes direct homebuyer assistance, homebuyer education and housing counseling, Fair Housing education and outreach, conversion of commercial and/or other facilities to housing, acquisition for development of affordable housing, operating costs for Community Housing Development Organizations (CHDOs), and related programs and activities. Activities for this 2019-20 goals include: CHDO – Ash Crescent Single Family Infill CHDO Operations (Housing Channel – supporting completion of Riverside single family project, funded through prior Action Plans; Development Corporation of Tarrant County – supporting completion of Ash Crescent single family project) Homebuyer Assistance Program (HAP) Housing Counseling &amp; Education (Housing Channel) Everly Plaza Multifamily Senior Housing</td>
</tr>
<tr>
<td>5</td>
<td><strong>Goal Name</strong></td>
<td>Children/Youth Training and Mentorship</td>
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<tr>
<td><strong>Goal Description</strong></td>
<td>Educational and support services/programs preparing children/youth and their families for success; includes reading/literacy support, tutoring, mentoring, training, and enrichment support programming to children in low income households and/or neighborhoods. This includes programs that align with or support the City Council endorsement of Read Fort Worth, which has the goal of 100% of 3rd graders reading at grade level by 2025. This could also include after school programs offering homework assistance and tutoring, career-readiness programs targeting youth and teenagers, and related activities targeting service gaps for children and youth.</td>
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<tr>
<td></td>
<td>Activities for the 2019-20 program year include:</td>
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<tr>
<td></td>
<td>AB Christian Learning Center</td>
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<tr>
<td></td>
<td>Artes de la Rosa Girls, Inc.</td>
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<td></td>
<td>Stop Six Church of Christ</td>
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<tr>
<td></td>
<td>United Community Centers</td>
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<td></td>
<td>Camp Fire</td>
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<tr>
<td>6</td>
<td><strong>Goal Name</strong></td>
<td>Support programming for Aging-In-Place</td>
</tr>
<tr>
<td><strong>Goal Description</strong></td>
<td>Public service programming to support senior aging in place in their homes in the neighborhood; including providing meals, transportation, and other support services targeting persons ages 62 and older. This may include activities such as senior programming activities to encourage social engagement and reduce isolation, case management, programs to prevent elder abuse and exploitation, recreational and exercise programs and activities.</td>
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<td></td>
<td>Activities for the 2019-20 program year include:</td>
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<td></td>
<td>Guardianship Services (Financial Education for Seniors)</td>
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<td></td>
<td>Meals On Wheels (Home-delivered meals)</td>
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<td>Sixty and Better (Transportation)</td>
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<tr>
<td>#</td>
<td>Goal Name</td>
<td>Targeted Neighborhood Revitalization</td>
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<td></td>
<td>Goal Description</td>
<td>Targeted neighborhood revitalization may include a diverse variety of activities including the following: improve neighborhood transportation infrastructure (streets, sidewalks, lighting, etc.); improve or make available neighborhood public facilities (parks, community facilities, etc.). This project also includes repayment of Section 108 Loan related to previously implemented revitalization efforts; may include geographically targeted social service programming. This activity includes: Repayment of Section 108 Loan (Heritage Center-Evans/Rosedale Redevelopment Area)</td>
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<tr>
<td>8</td>
<td>Goal Name</td>
<td>Homeless Services</td>
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<tr>
<td><strong>Goal Description</strong></td>
<td>This project includes all types of services and housing for the homeless and persons at risk of becoming homeless with a goal of achieving permanent housing. It includes operations, administration, and maintenance or repair of existing emergency shelters to maintain the safety net, case management, rapid rehousing and diversion services to prevent warehousing of the homeless, rental assistance for homelessness prevention, and operations and administration of shelters and services for victims of domestic violence. The activity also includes operations of housing facilities for persons with HIV/AIDS as well as rental assistance, emergency mortgage utility assistance, and supportive services for this population.</td>
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<tr>
<td><strong>Activities for 2019-20 program year include:</strong></td>
<td></td>
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<tr>
<td>Presbyterian Night Shelter (CDBG-Moving Home Case Management &amp; Diversion Services for Homeless; ESG Shelter Operations)</td>
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<tr>
<td>SafeHaven (ESG Shelter Operations)</td>
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<tr>
<td>True Worth Place (ESG Shelter Operations)</td>
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<tr>
<td><strong>The Salvation Army (ESG Homelessness Prevention)</strong></td>
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<tr>
<td>Center for Transforming Lives (Rapid Rehousing)</td>
<td></td>
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<tr>
<td>AIDS Outreach Center</td>
<td></td>
<td></td>
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<tr>
<td>Tarrant County Samaritan House</td>
<td></td>
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<tr>
<td>Community Action Partners</td>
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</tr>
</tbody>
</table>
PROJECTS

AP-35 Projects – 91.220(d)

Introduction
The City will undertake activities during 2019-20 that will address priority needs and objectives established and adopted by City Council. As seen from the table below, the City will use its HUD grants funds to support five social service project types (Poverty Reduction Programs, Reading & Educational Support Services, Youth Services, Aging In Place, and Homeless Services), through twenty-two (22) subrecipient agencies, including supporting programs that serve homeless persons and persons living with HIV/AIDS. The City will also provide three home repair programs (Cowtown Brush-Up, Priority Repair, and Preserve-A-Home) to low income homeowners, two of those through a subrecipient. The City will also support homeownership for low/moderate income persons through Housing Counseling & Education and Homebuyer Assistance programs. One multifamily housing development activity is proposed, Everly Plaza, a multifamily housing development for seniors. Three community centers (North Tri-Ethnic, Southside, and Worth Heights) have been selected for rehabilitation and ADA improvements.

Grant funds will be provided to support completion of two single family housing development projects in Riverside and Ash Crescent neighborhood. In addition, the City will support the next Neighborhood Improvement Program Strategy Area, Northside, through targeted marketing of HUD-funded home repair programs.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>19-20 NSD Program Administration</td>
</tr>
<tr>
<td>2</td>
<td>19-20 CFW CDBG Program Delivery</td>
</tr>
<tr>
<td>3</td>
<td>19-20 Homeowner Housing Rehabilitation</td>
</tr>
<tr>
<td>4</td>
<td>19-20 Rental Rehabilitation</td>
</tr>
<tr>
<td>5</td>
<td>19-20 Accessibility Improvements</td>
</tr>
<tr>
<td>6</td>
<td>19-20 Poverty Reduction Programs</td>
</tr>
<tr>
<td>7</td>
<td>19-20 Affordable Housing</td>
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<tr>
<td>8</td>
<td>19-20 Reading &amp; Educational Support Services</td>
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<tr>
<td>9</td>
<td>19-20 Youth Services</td>
</tr>
<tr>
<td>10</td>
<td>19-20 Aging In Place</td>
</tr>
<tr>
<td>11</td>
<td>19-20 Neighborhood Revitalization</td>
</tr>
<tr>
<td>12</td>
<td>19-20 CDBG Homeless Services</td>
</tr>
<tr>
<td>13</td>
<td>19-20 ESG Homeless Services</td>
</tr>
<tr>
<td>14</td>
<td>19-20 HOPWA Homeless Services</td>
</tr>
<tr>
<td>15</td>
<td>19-20 HOPWA - AIDS Outreach Center</td>
</tr>
<tr>
<td>16</td>
<td>19-20 HOPWA - Tarrant County Samaritan House</td>
</tr>
<tr>
<td>17</td>
<td>19-20 HOPWA - Community Action Partners</td>
</tr>
</tbody>
</table>

Table 7 - Project Information
Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The reasons for the City's allocation priorities are based on citizen input, broad goals established by the Community Development Council (CDC) and City Council and demonstrated need for activities such as poverty reduction and literacy support and neighborhood revitalization.

The results of citizen input strongly supported homeownership and housing rehabilitation, so the City set a priority on encouraging new homeownership and preserving existing homeownership. Therefore, significant funds are invested in the Priority Repair, Cowtown Brush Up, Homebuyer Assistance, and CHDO single family new construction programs. In addition, the CDC has consistently supported increasing housing accessibility for persons with disabilities, through Project Ramp.

The City promotes neighborhood redevelopment through its infrastructure and housing infill programs. As funds are available, the City supports affordable workforce housing through development of new rental properties.

The primary obstacle to meeting underserved needs is limited availability of local, state, and federal funding, particularly for social services and poverty reduction. The key obstacles for meeting underserved needs for affordable housing, in addition to lack of resources, are rising housing costs caused by continuous population growth and a limited number of qualified nonprofit affordable housing developers.
AP-38 Project Summary
Project Summary Information
<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 NSD Program Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Preserve Aging Housing Stock</td>
</tr>
<tr>
<td></td>
<td>Improve Accessibility of Public / Private Spaces</td>
</tr>
<tr>
<td></td>
<td>Poverty Reduction and Household Stabilization</td>
</tr>
<tr>
<td></td>
<td>Promote Affordable Housing for Renters/Owners</td>
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<tr>
<td></td>
<td>Children/Youth Training and Mentorship</td>
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<tr>
<td></td>
<td>Support programming for Aging-In-Place</td>
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<tr>
<td></td>
<td>Targeted Neighborhood Revitalization</td>
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<tr>
<td></td>
<td>Homeless Services</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Preservation/Rehab of Existing Housing Stock</td>
</tr>
<tr>
<td></td>
<td>Public and Private Accessibility Improvements</td>
</tr>
<tr>
<td></td>
<td>Poverty Reduction and Self-Sufficiency Support</td>
</tr>
<tr>
<td></td>
<td>Affordable Housing (Renter and Owner)</td>
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<tr>
<td></td>
<td>Educational and Support Service for Children/youth</td>
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<tr>
<td></td>
<td>Aging-In-Place</td>
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<tr>
<td></td>
<td>Neighborhood Revitalization</td>
</tr>
<tr>
<td></td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $1,454,136</td>
</tr>
<tr>
<td></td>
<td>HOME: $266,298</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>This project is for the planning, administering, operating and monitoring grant programs to ensure compliance with HUD and City policies and regulations. This includes administration of subrecipient contracts, financial account reporting, onsite monitoring visits, and preparation of plans and reports.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>09/30/2020</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>N/A – Program Administration</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>City of Fort Worth Neighborhood Services Department, 908 Monroe St., Fort Worth, TX 76102</td>
</tr>
</tbody>
</table>
### Planned Activities
Grant funds will be used to pay for salaries and fringe benefits, insurance, supplies and associated costs to administer and oversee grant programs. This includes staff costs in Finance, Planning & Development, and Neighborhood Services departments, as well applicable office supplies, copying, computer equipment and services, communications, and directly related transportation costs.

<table>
<thead>
<tr>
<th>2</th>
<th>Project Name</th>
<th>19-20 CFW CDBG Program Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Preserve Aging Housing Stock</td>
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<tr>
<td></td>
<td></td>
<td>Promote Affordable Housing for Renters/Owners</td>
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<tr>
<td></td>
<td>Needs Addressed</td>
<td>Preservation/Rehab of Existing Housing Stock</td>
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<td></td>
<td></td>
<td>Affordable Housing (Renter and Owner)</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $807,785</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>This project includes budgeted funds for activities that support delivery of housing programs to income eligible residents. Homeownership and Housing Services (HHS) is a direct delivery budget that provides housing services for individuals receiving loans and grants to help purchase a home. The Home Improvement &amp; Construction Division provides construction management for the Department's various rehab programs, particularly Priority Repair Program, the CDBG match portion of the Lead-Safe Program, and the Cowtown Brush Up Program. This division also provides technical assistance to non-profit organizations which provide rehabilitation-related housing services with City grant funds.</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>N/A – Program Delivery</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>City of Fort Worth Neighborhood Services Department</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homebuyer Assistance Program: 908 Monroe St., Fort Worth, TX 76102</td>
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<tr>
<td></td>
<td></td>
<td>Home Improvement &amp; Construction: 818 Missouri Avenue, Fort Worth, TX 76104</td>
</tr>
</tbody>
</table>
### Planned Activities

Administration & Loan Services staff is responsible for loan origination and loan processing functions for homebuyer assistance program funded through the City’s HOME program, known as the HAP program. The City anticipates funding 45 HAP loans. This includes 45 or more inspections of homebuyer units to ensure that they meet required property standards, as well as associated environmental reviews.

Home Improvement & Construction Division costs include salaries and fringe benefits for staff to perform inspections with a minimum of two inspections per unit, as well as client intake and application processing, and outreach for low to moderate income neighborhoods. Costs of staff salaries and benefits, training, required equipment and supplies, vehicle operations, and maintenance of site visits is also included.

<table>
<thead>
<tr>
<th>3</th>
<th>Project Name</th>
<th>19-20 Homeowner Housing Rehabilitation</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Citywide</td>
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<tr>
<td></td>
<td>Goals Supported</td>
<td>Preserve Aging Housing Stock</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Preservation/Rehab of Existing Housing Stock</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $2,105,000</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Priority Repair Program makes urgently needed minor repairs on behalf of low income homeowners, primarily for mechanical systems and roofs. Funds include $150,000 in Program Income. Trinity Habitat for Humanity will be the designated subrecipient for both the Cowtown Brush Up (CTBU) and Preserve-A-Home (PAH) programs. The CTBU program covers the costs of scraping, prepping and minor repairs to fascia for preparation of homes that are owner occupied to be painted by volunteers. The PAH program provides exterior home repairs for low to moderate income homeowners in targeted low to moderate income neighborhoods. For 2019-2020 funds will be allocated to the Northside Improvement Strategy Area.</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>09/30/2020</td>
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<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<tr>
<td>Priority Repair Program: 230 low and moderate income households (up to 60% Area Median Income)</td>
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<tr>
<td>Cowtown Brush-Up: 100 low and moderate income households (up to 50% Area Median Income)</td>
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<tr>
<td>Preserve-A-Home: 40 low and moderate income households (up to 60% Area Median Income)</td>
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<thead>
<tr>
<th>Location Description</th>
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<tbody>
<tr>
<td>Priority Repair Program: City of Fort Worth, 818 Missouri Avenue, Fort Worth, TX 76104</td>
</tr>
<tr>
<td>Cowtown Brush Up: Trinity Habitat for Humanity, 9333 N. Normandale St., Fort Worth, TX 76116</td>
</tr>
<tr>
<td>Preserve-A-Home: Trinity Habitat for Humanity, 9333 N. Normandale St., Fort Worth, TX 76116</td>
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<tr>
<th>Planned Activities</th>
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<tbody>
<tr>
<td>CDBG funds will pay contractors to perform Priority 1 &amp; 2 repairs. Priority 1 Repairs include the following: water lines and sewer line breaks, gas line breaks/leaks, water-heaters (inoperable or unsafe units and unsafe or inoperable heating systems in winter). Priority 2 Repairs include the following: roof repairs, electrical system failures, unsafe or inoperable central air conditioning systems, and sagging, or rotten bathroom subflooring.</td>
</tr>
<tr>
<td>CDBG funds will also be used to contract with Trinity Habitat for Humanity as a subrecipient to operate the Cowtown Brush Up (CTBU) program, and the Preserve-A-Home (PAH) program. For CTBU, funds will pay for contractors to prepare houses for final painting, including but not limited to the removal of loose and flaky paint, repair or replacement of wood siding, corner trim boards, soffit, fascia, window sills, installation of primer paint and general carpentry services.</td>
</tr>
<tr>
<td>Habitat’s PAH program provides exterior home repair services to homes occupied by low to moderate income homeowners. Repairs include sidings, roofs, windows, doors, and painting. May also include Lead Hazard Reduction and Risk assessment costs.</td>
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<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<tr>
<td>Neighborhood Services Department Community Center Accessibility Improvements: approximately 1441 low-to-moderate disabled citizens utilizing community centers or public facilities</td>
</tr>
<tr>
<td>REACH: 65 low-to-moderate income disabled homeowners</td>
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</tbody>
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<thead>
<tr>
<th>Location Description</th>
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<tbody>
<tr>
<td>REACH, 1000 Macon St., Fort Worth, TX 76102</td>
</tr>
<tr>
<td>North Tri-Ethnic Community Center, 2950 Roosevelt Avenue, Fort Worth, TX 76106</td>
</tr>
<tr>
<td>Southside Community Center, 959 E. Rosedale St., Fort Worth, TX 76104</td>
</tr>
<tr>
<td>Worth Heights Community Center, 3551 New York Avenue, Fort Worth, TX 76110</td>
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<tr>
<th>Planned Activities</th>
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<tbody>
<tr>
<td>Funds will pay for direct costs of contractors and related soft costs (permitting, environmental reviews, A&amp;E, etc).</td>
</tr>
<tr>
<td>Rehabilitation and ADA improvement activities will take place at the following locations:</td>
</tr>
<tr>
<td>North Tri-Ethnic Community Center, 2950 Roosevelt Ave, Fort Worth, TX 76106</td>
</tr>
<tr>
<td>Southside Community Center, 959 E Rosedale St, Fort Worth, TX 76104</td>
</tr>
<tr>
<td>Worth Heights Community Center, 3551 New York Ave, Fort Worth, TX 76110</td>
</tr>
<tr>
<td>REACH: Funds will pay for materials, building permits, and contract labor for the installation of ramps, handrails, and grab bars.</td>
</tr>
<tr>
<td>Project Name</td>
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<tr>
<td>Target Area</td>
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<tr>
<td>Goals Supported</td>
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<tr>
<td>Needs Addressed</td>
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<tr>
<td>Funding</td>
</tr>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Target Date</td>
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</tbody>
</table>
| Estimate the number and type of families that will benefit from the proposed activities | The Ladder Alliance: 200 low-to-moderate income persons  
Goodwill: 47 low-to-moderate income persons  
TOTAL: 247 low-mod persons |
| Location Description | Program services will be offered at the following locations: **The Ladder Alliance**  
One Safe Place, 1100 Hemphill Street, Suite 302, Fort Worth, TX 76104  
Opening Doors for Women In Need, 3600 Horne Street, Fort Worth, TX 76107  
Worth Heights Community Center, 3551 New York Avenue, Fort Worth, TX 76110 |
<table>
<thead>
<tr>
<th>Location Description</th>
<th>Goodwill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goodwill Job Resource Center, 4005 Campus Drive, Fort Worth, TX 76119</td>
<td></td>
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<tr>
<td>True Worth Place, 1513 E. Presidio St., Fort Worth, TX 76102</td>
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<tr>
<td>Salvation Army, 1855 E. Lancaster Ave., Fort Worth, TX 76103</td>
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</tr>
<tr>
<td>Riverside Community Center, 3700 E. Belknap St., Fort Worth, TX 76111</td>
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<thead>
<tr>
<th>Planned Activities</th>
<th>The Ladder Alliance: Personnel Salaries and Benefits of staff providing job training through basic and advanced computer skills courses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goodwill: Personnel Salaries and Benefits for staff providing intensive employment services to residents experiencing homelessness and unemployment or underemployment</td>
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<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Promote Affordable Housing for Renters/Owners</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing (Renter and Owner)</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $125,000 HOME: $2,471,685</td>
</tr>
<tr>
<td>Description</td>
<td>Project will fund housing counseling services, CFW's Homebuyer Assistance Program, CHDO operating expenses, and Ash Crescent Single-family infill project. Estimated program income of $75,000 to be allocated to CFW Homebuyer Assistance Program and/or administrative costs.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>375 low-to-moderate income families served with Housing Counseling &amp; Education</td>
</tr>
<tr>
<td></td>
<td>45 low-to-moderate income families served with City of Fort Worth Homebuyer Assistance Program</td>
</tr>
<tr>
<td></td>
<td>5 low-to-moderate income families served through Housing Channel – CHDO Operating</td>
</tr>
</tbody>
</table>
| **Estimate the number and type of families that will benefit from the proposed activities** | 6 low-to-moderate income families served through Development Corporation of Tarrant County - CHDO Operating/ Ash Crescent Single Family Infill  
88 low-to-moderate income seniors served through Everly Plaza Senior Housing |
|---|---|
| **Location Description** | Housing Channel, 4200 South Freeway, Tower Suite 307, Fort Worth, TX 76115  
Development Corporation of Tarrant County, 1509B South University Drive, Suite 208, Fort Worth, TX 76107  
Ash Crescent Single Family Infill: 2709 Ash Crescent, 2712 Ash Crescent, 2713 Ash Crescent, 2750 Ash Crescent, 2651 Belzise Terrace, 2771 Belzise Terrace  
Everly Plaza, 1801 8th Avenue, Fort Worth, TX 76104 |
| **Planned Activities** | **Homebuyer Assistance Program**: Staff is responsible for loan origination and loan processing functions for homebuyer and homeowner programs funded through the City's CDBG and HOME programs. The City anticipates funding 45 HAP loans. This includes 45 or more inspections of homebuyer units to ensure that they meet required property standards.  
**Housing Channel**: Housing counseling and education services to Fort Worth residents in English and Spanish to include the following activities: homebuyer outreach/orientation sessions, individual pre-purchase and foreclosure prevention counseling, credit counseling, budget management and financial literacy, homebuyer training and post-purchase workshops.  
**Development Corporation of Tarrant County**: CHDO Operating expenses for proposed activities; CHDO Project funds for the Ash Crescent single family infill project  
Everly Plaza: acquisition, construction, and/or pre-development costs for 88-unit senior housing project |

<table>
<thead>
<tr>
<th>8</th>
<th><strong>Project Name</strong></th>
<th>19-20 Reading &amp; Educational Support Services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Citywide</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Children/Youth Training and Mentorship</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>Educational and Support Service for Children/youth</td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $245,000</td>
</tr>
<tr>
<td>Description</td>
<td>Target Date</td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| **AB Christian Learning Center:** Expansion of after school tutoring and reading services to be held at Martin Luther King Community Center for the 2019-20 academic school year for elementary students from designated schools in Stop Six Community. | **09/30/2020** | **AB Christian Learning Center:** 60 children of income-eligible families (After-School Program)  
**AB Christian Learning Center:** 50 children of income-eligible families (Children’s Defense Fund Freedom School Summer Reading Program)  
**Camp Fire First Texas:** 215 children of income-eligible families  
**United Community Centers:** 100 children of income-eligible families  
**Stop Six Church of Christ:** 40 children of income-eligible families |
<p>| <strong>AB Christian Learning Center:</strong> Increase in the level of existing services by providing summer reading program to vulnerable youth from 170 students in summer 2019 to 280 students for summer 2020. | | |
| <strong>UCC:</strong> United Community Centers will hire two part time teachers to serve in its Educational Enrichment Program (EEP). All literacy instruction is designed to increase reading proficiency for grade level competency by 3rd grade. | | |
| <strong>Stop Six Church of Christ:</strong> Fort Worth Reads &amp; Rights will secure the staffing to launch an after school/summer camp literacy program. | | |
| <strong>Camp Fire First Texas:</strong> A safe, healthy, fun and academically rich after school and summer day camp program for children and youth. The research based curriculum focuses on social emotional learning and includes STEAM activities, homework help, outdoor education, reading and literacy development. | | |</p>
<table>
<thead>
<tr>
<th>Location Description</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stop Six Church of Christ, 3029 Handley Drive, Fort Worth, TX 76112</td>
<td></td>
</tr>
<tr>
<td>AB Christian Learning Center (After School Program), 5565 Truman Drive, Fort Worth, TX 76112</td>
<td></td>
</tr>
<tr>
<td><strong>AB Christian Learning Center (Children's Defense Fund Freedom School Summer Reading Program):</strong></td>
<td></td>
</tr>
<tr>
<td>MLK Community Center, 5565 Truman Drive, Fort Worth, TX 76112</td>
<td></td>
</tr>
<tr>
<td>Carter Metropolitan CME Church, 4601 Wichita St., Fort Worth, TX 76119</td>
<td></td>
</tr>
<tr>
<td>Brighter Outlook, 4901 Dunbar St., Fort Worth, TX 76105</td>
<td></td>
</tr>
<tr>
<td><strong>United Community Centers</strong></td>
<td></td>
</tr>
<tr>
<td>United Community Center - Wesley, 3600 N. Crump St., Fort Worth, TX 76106</td>
<td></td>
</tr>
<tr>
<td>United Community Center - Bethlehem, 951 Evans Avenue, Fort Worth, TX 76104</td>
<td></td>
</tr>
<tr>
<td>United Community Center - Poly, 3100 Avenue I, Fort Worth, TX 76105</td>
<td></td>
</tr>
<tr>
<td><strong>Camp Fire First Texas</strong></td>
<td></td>
</tr>
<tr>
<td>IDEA Rise, 3000 South Cherry Lane, Fort Worth, TX 76116</td>
<td></td>
</tr>
<tr>
<td>Diamond Hill Station, 2001 East Loraine St., Fort Worth, TX 76106</td>
<td></td>
</tr>
<tr>
<td>Westcliff Elementary, 4300 Clay Avenue, Fort Worth, TX 76109</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>AB Christian Learning Center (After School Program):</strong> Salaries (50.8%) for</td>
<td>Executive Director, Site Coordinator, Grant Evaluator, Grant</td>
</tr>
<tr>
<td>Executive Director, Site Coordinator, Grant Evaluator, Grant Manager, Lead</td>
<td>Manager, Lead Tutor, and Tutors (5) operating After School</td>
</tr>
<tr>
<td>Tutor, and Tutors (5) operating After School Program and scholarships for</td>
<td>Program and scholarships for 60 Fort Worth children of income-</td>
</tr>
<tr>
<td>60 Fort Worth children of income-eligible (up to 80% Area Median Income)</td>
<td>eligible (up to 80% Area Median Income) families.</td>
</tr>
<tr>
<td>**AB Christian Learning Center (Children's Defense Fund Freedom School Summer</td>
<td>Reading Program): Salaries and FICA for employees and</td>
</tr>
<tr>
<td>Reading Program): Salaries and FICA for employees and participants' membership</td>
<td>participants' membership fees charged by the service location.</td>
</tr>
<tr>
<td>fees charged by the service location.</td>
<td></td>
</tr>
<tr>
<td><strong>United Community Centers:</strong> Percentage of salaries program employees operating</td>
<td>Educational Enrichment Program</td>
</tr>
<tr>
<td>Educational Enrichment Program</td>
<td></td>
</tr>
<tr>
<td><strong>Stop Six Church of Christ (Fort Worth Reads and Rights):</strong> Percentage of</td>
<td>salaries and fringe benefits for program employees, supplies,</td>
</tr>
<tr>
<td>salaries and fringe benefits for program employees, supplies, services, and</td>
<td>services, and street outreach</td>
</tr>
<tr>
<td>street outreach</td>
<td></td>
</tr>
<tr>
<td><strong>Camp Fire First Texas:</strong> Salaries and benefits for staff providing program</td>
<td>services; child care scholarships</td>
</tr>
<tr>
<td>services; child care scholarships</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 Youth Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Children/Youth Training and Mentorship</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Educational and Support Service for Children/youth</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $115,000</td>
</tr>
<tr>
<td>Description</td>
<td>PSA Youth Services programs will provide a variety of life</td>
</tr>
<tr>
<td></td>
<td>skills enrichment services to Fort Worth children of</td>
</tr>
<tr>
<td></td>
<td>income eligible families.</td>
</tr>
<tr>
<td>**Girls Incorporated of Tarrant</td>
<td>County:** Research-based education, prevention, and</td>
</tr>
<tr>
<td>County:** Research-based education,</td>
<td>leadership programs for girls in the 76106/76164 zip code</td>
</tr>
<tr>
<td>prevention, and leadership programs</td>
<td>area. Girls Inc. curricula addresses the issues girls</td>
</tr>
<tr>
<td>for girls in the 76106/76164 zip</td>
<td>face including lack of self-esteem &amp; self-confidence,</td>
</tr>
<tr>
<td>code area.</td>
<td>lack of support at home, lack of interest in school, poor</td>
</tr>
<tr>
<td></td>
<td>academic performance, poor study habits &amp; time management,</td>
</tr>
<tr>
<td></td>
<td>substance abuse, anger, aggressive behavior, early sexual</td>
</tr>
<tr>
<td></td>
<td>behavior, teen pregnancy, and other barriers to academic</td>
</tr>
<tr>
<td></td>
<td>and personal success.</td>
</tr>
<tr>
<td><strong>Artes de la Rosa - Artes Academy:</strong></td>
<td>An afterschool youth cultural program in fine arts education</td>
</tr>
<tr>
<td></td>
<td>specializing in theater, dance, music, creative writing</td>
</tr>
<tr>
<td></td>
<td>and visual arts.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>09/30/2020</td>
</tr>
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<td>-----------------</td>
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</tr>
</tbody>
</table>
| **Estimate the number and type of families that will benefit from the proposed activities** | **Girls Inc. of Tarrant County**: 233 youth of income-eligible families  
**Artes de la Rosa**: 64 youth of income-eligible families |
| **Location Description** | **Girls Incorporated of Tarrant County**  
Northside High School, 2211 McKinley Avenue, Fort Worth, TX 76164  
JP Elder Middle School, 709 NW 21st Street, Fort Worth, TX 76164  
Fort Worth Public Library-Northside Branch, 601 Park Street, Fort Worth, TX 76164  
Fort Worth Public Library-Diamond Hill-Jarvis Branch, 1300 NE 35th St, Fort Worth, TX 76106  
Diamond Hill-Jarvis High School, 1411 Maydell St, Fort Worth, TX 76106  
Northside Community Center, 1100 NW 18th St, Fort Worth, TX 76164  
**Artes de la Rosa**  
1440 N Main St, Fort Worth, TX 76164 |
| **Planned Activities** | Funds will be used for the following activities:  
**Girls Incorporated of Tarrant County**: Salaries for staff serving students in the North Side area with educational support, life skills training, and professional mentoring  
**Artes de la Rosa**: Salaries for staff providing program services at Artes Academy |

<table>
<thead>
<tr>
<th><strong>10</strong></th>
<th><strong>Project Name</strong></th>
<th>19-20 Aging In Place</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>Citywide</td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Support programming for Aging-In-Place</td>
<td></td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Aging-In-Place</td>
<td></td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $255,000</td>
<td></td>
</tr>
</tbody>
</table>
PSA Senior Services programs will provide meals, transportation, case management, financial education and other services to seniors in Fort Worth.

**Sixty and Better:** The service is door-to-door transit for older adults to connect them to the senior center and to the community. The transit program will provide 20,000 one-way van trips for seniors to community centers to combat senior citizen isolation, depression, and disconnection from the community.

**Meals on Wheels of Tarrant County:** This program will provide meal-delivery throughout Fort Worth to the homes of the individuals on the program. Meal Preparation takes place at the agency offices.

**Guardianship Services:** Prevention of elder Financial Exploitation Program will be a series of instructional workshops conducted in multiple community centers throughout the City of Fort Worth, based upon Money Smart for Older Adults. This program is designed to provide information and tips to help prevent common frauds, scams, and other types of elder financial exploitation. Activity will assist those who have experienced financial exploitation by connecting them to partner resources and referring them directly to the Tarrant County Criminal District Attorney for investigation.

**Target Date**

| Description | 09/30/2020 |

**Estimate the number and type of families that will benefit from the proposed activities**

| Description | Sixty and Better: 310 presumed benefit seniors  
Meals On Wheels: 275 presumed benefit seniors  
Guardianship Services: 179 presumed benefit seniors |

**Location Description**

Program services will be offered at the following locations:

**Sixty and Better**

Como Community Center, 4900 Horne Street, Fort Worth, TX 76107

Northside Community Center, 1100 NW 18th Street, Fort Worth, TX 76164

Worth Heights Community Center, 3551 New York Avenue, Fort Worth, TX 76110
<table>
<thead>
<tr>
<th><strong>Location Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>North-Tri Ethnic Community Center, 2950 Roosevelt, Fort Worth, TX 76106</td>
</tr>
<tr>
<td>Fellowship Corner, 1601 New York Avenue, Fort Worth, TX 76104</td>
</tr>
<tr>
<td>Diamond Hill Community Center, 1701 NE 36th Street, Fort Worth, TX 76106</td>
</tr>
<tr>
<td>Eugene McCray Community Center, 4932 Wilbarger Street, Fort Worth, TX 76119</td>
</tr>
<tr>
<td>Handley-Meadowbrook Community Center, 6201 Beaty Street, Fort Worth, TX 76112</td>
</tr>
<tr>
<td>Martin Luther King Community Center, 5565 Truman Drive, Fort Worth, TX 76112</td>
</tr>
<tr>
<td>Barnabas House, Christ Lutheran, 4409 Sycamore School Road, Fort Worth, TX 76133</td>
</tr>
<tr>
<td>CASA (Linwood Square), 3201 Sandra, Fort Worth, TX 76107</td>
</tr>
<tr>
<td>Hometown at Matador Ranch, 8500 Crowley Road, Fort Worth, TX 76134</td>
</tr>
<tr>
<td>Jewish Family Services, 4900 Briarhaven, Fort Worth, TX 76109</td>
</tr>
<tr>
<td>River Oaks Community Center, 5300 Blackstone Drive, Fort Worth, TX 76114</td>
</tr>
</tbody>
</table>

**Meals on Wheels**

Meals On Wheels, 5740 Airport Freeway, Fort Worth, TX 76111 (Program Office)

Services, including meal delivery and case management will be provided citywide at eligible clients' homes.

**Guardianship Services**

Como Community Center, 4900 Horne Street, Fort Worth, TX 76107

Northside Community Center, 1100 NW 18th, Fort Worth, TX 76164

Southside Community Center, 959 E. Rosedale Street, Fort Worth, TX 76104
<table>
<thead>
<tr>
<th>Planned Activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sixty and Better:</strong></td>
<td>Percentage of salaries for program employees supervising the program and administering the transportation contracts, also pay for rides for clients on a per unit basis</td>
</tr>
<tr>
<td><strong>Meals on Wheels:</strong></td>
<td>Portion of the cost of meals provided for homebound elderly and disabled Fort Worth residents who meet eligibility requirements</td>
</tr>
<tr>
<td><strong>Guardianship Services:</strong></td>
<td>Percentage of salaries, FICA, unemployment taxes, life insurance, and health insurance for program employees</td>
</tr>
</tbody>
</table>

Worth Heights Community Center, 3551 New York, Fort Worth, TX 76110
Diamond Hill Community Center, 1701 NE 36th, Fort Worth, TX 76106
North Tri-Ethnic Community Center, 2950 Roosevelt Ave., Fort Worth, Texas, 76106
Fellowship Corner, 1601 New York, Fort Worth, TX 76104
Handley Meadowbrook Community Center, 6201 Beaty Street, Fort Worth, TX 76112
MLK Community Center, 5565 Truman Drive, Fort Worth, TX 76112
Stop Six Church of Christ, 3029 Handley Drive, Fort Worth, TX 76112
Greater United Missionary Baptist Church, 1624 E. Jessamine St., Fort Worth, TX 76104
Broadway Baptist Church, 305 W. Broadway Ave., Fort Worth, TX 76104
<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 Neighborhood Revitalization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Targeted Neighborhood Revitalization</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Neighborhood Revitalization</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $740,977</td>
</tr>
<tr>
<td>Description</td>
<td>The funds will provide administrative support and tenant-based rental assistance with supportive services for HOPWA-eligible clients.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>N/A – Section 108 Loan Repayment</td>
</tr>
<tr>
<td>Location Description</td>
<td>City of Fort Worth Neighborhood Services Department, 908 Monroe St., Fort Worth, TX 76102</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Section 108 Debt Service: Repayment of principal and interest for Section 108 Loan used for Evans/Rosedale Redevelopment Area in prior program years.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 CDBG Homeless Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Homeless Services</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $145,601</td>
</tr>
<tr>
<td>Description</td>
<td>The Program will provide homeless single men and women with case management services while in the shelter and some follow up once the clients are housed. Clients will meet with case managers on a weekly basis to develop and work a service plan designed to reduce the barriers to permanent housing. Follow up is completed upon successful move-out via phone call at 30 and 60 days from program exit.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Presbyterian Night Shelter: 589 presumed benefit persons</td>
</tr>
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</tr>
</tbody>
</table>
| Location Description | Presbyterian Night Shelter: Men's Shelter, 2400 Cypress St., Fort Worth, TX 76102  
Presbyterian Night Shelter: Women's Shelter, 2401 Cypress St., Fort Worth, TX 76102 |
| Planned Activities | CDBG Funds will be used to pay for salary expenses, FICA and Health Insurance for Program employees and for a portion of utilities (water) in the Men’s Emergency Shelter and Women’s Shelter. |
| Project Name | 19-20 ESG Homeless Services |
| Target Area | Citywide |
| Goals Supported | Homeless Services |
| Needs Addressed | Services and Housing for Homeless |
| Funding | ESG: $616,266 |
| Description | Presbyterian Night Shelter: SHELTER - All guests receive life-saving shelter, food, clothing, access to housing-focused case management, and access to multiple on-site service providers. In the Men's Emergency Shelter and the Women's Emergency Shelter, guests may choose to enroll in the Moving Home Program which gives 24-hours shelter access, an assigned bed and locker, ongoing housing-focused case management, and life skill groups. In the Women & Children's Program, all mothers and their children have 24-hour shelter access, a private room for their family with a semi-private bathroom, food, clothing, ongoing housing-focused case management, tutoring, life skill groups, and access to on-site service providers.  
SafeHaven of Tarrant County: SHELTER - provide support services to victims of domestic violence including shelter, food, and clothing as well as case management, counseling, support groups, and legal assistance. |
| Description (cont’d.) | True Worth Place: SHELTER - provides for the basic needs of the homeless including shelter, food, clothing, showers, and access to case management  
Salvation Army: PREVENTION - Home Sweet Home (HSH) is designed to prevent homelessness and support residential stability for individuals and families in the community who are at-risk of losing the home. Eligible households can receive one-time financial assistance for up to three months.  
Center for Transforming Lives: RAPID REHOUSING - Rapid Rehousing program will provide case management for rapid rehousing clients. Comprehensive support services are customized for each client. |
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<tbody>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
</tbody>
</table>
| Estimate the number and type of families that will benefit from the proposed activities | **SHELTER**  
Presbyterian Night Shelter: 2700 clients  
SafeHaven of Tarrant County: 715 clients  
True Worth Place: 300 clients  
**PREVENTION**  
Salvation Army: 125 clients  
**RAPID REHOUSING**  
Center for Transforming Lives: 59 clients |
| Location Description | Presbyterian Night Shelter, 2400 Cypress St., Fort Worth, TX 76102  
SafeHaven of Tarrant County, 1100 Hemphill St., Fort Worth, TX 76104  
True Worth Place, 1513 E. Presidio St., Fort Worth, TX 76102  
The Salvation Army, 1855 E. Lancaster Avenue, Fort Worth, TX 76103  
Center for Transforming Lives, 512 W. 4th St., Fort Worth, TX 76102 |
| Planned Activities | ESG funds will be allocated as follows:  
|                   | ESG Administrative Costs (7.5%): $46,220  
|                   | **Shelter Services:**  
|                   | Presbyterian Night Shelter - $145,000  
|                   | True Worth Place - $125,000  
|                   | Safe Haven of Tarrant County - $75,000  
|                   | **Prevention:**  
|                   | Salvation Army - $125,046  
|                   | **Rapid Re-Housing:**  
|                   | Center for Transforming Lives: $100,000  
|                   | **TOTAL:** $616,266 |

<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 HOPWA Homeless Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Homeless Services</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $45,169</td>
</tr>
<tr>
<td>Description</td>
<td>The funds will pay the salary and fringe benefits and support costs to oversee the HOPWA Program.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>N/A – Program Administration</td>
</tr>
<tr>
<td>Location Description</td>
<td>City of Fort Worth Neighborhood Services Department, 908 Monroe St., Fort Worth, TX 76102</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>19-20 HOPWA - AIDS Outreach Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Homeless Services</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $186,000</td>
</tr>
<tr>
<td>------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Description</td>
<td>AIDS Outreach Center (AOC) has proposed to facilitate Short-Term Rent, Mortgage &amp; Utilities Assistance (STRMU) and Supportive Services. The HOPWA program helps beneficiaries improve their health by providing stable housing as a basis for increased participation in comprehensive care. The funded programs provide emergency (STRMU) financial assistance for rent and/or utilities for people living with HIV in order to enable them to remain adherent to their medication and have better health outcomes. The Supportive Services funding is used to fund the housing program coordinator and case management staff who ensure timely access to, and coordination of, services in order to assist clients in obtaining self-sufficiency.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>74 HOPWA-eligible clients</td>
</tr>
<tr>
<td>Location Description</td>
<td>AIDS Outreach Center, 400 North Beach St., Fort Worth, TX 76111</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Funds will be used to pay for salaries, fringe benefits, insurance, supplies, and associated costs to administer and oversee the HOPWA Program.</td>
</tr>
<tr>
<td>Project Name</td>
<td>19-20 HOPWA - Tarrant County Samaritan House</td>
</tr>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Homeless Services</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $671,499</td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td></td>
</tr>
<tr>
<td>The Program provides supportive services and Tenant Based Rental Assistance (TBRA) to HOPWA-Eligible Clients living in the Samaritan Villages Apartments, the Samaritan House Single Room Occupancy Facility, and in scattered-site rental-voucher supported housing. The supportive services include case management and housing counseling. Program services may also include congregate meals; medical case management; substance abuse counseling; medical transportation; recreational and social programs; educational programs; and life and job skills programs. TBRA includes long-term monthly rental assistance. Clients must be Income Eligible according to HUD guidelines, live in a rental unit that passes habitability inspections, and have an identified housing need as determined by the client’s case manager. HOPWA Funds will pay for direct assistance for TBRA clients. HOPWA Funds will be used to pay for a percentage of supportive services, salaries, and fringe benefits, associated with the Program. HOPWA Funds will also be used to pay for the operational expenses of the Agency’s SRO Facility located at 929 Hemphill Street, Fort Worth, TX 76104. Operational expenses consist of salaries and fringe benefits for property management and maintenance staff. No more than 7% of the HOPWA Funds will be used to pay for administrative costs, including salaries and fringe benefits and City-required insurance associated with the Program. The Program will provide services to HOPWA-Eligible clients residing in Tarrant, Johnson, Parker, Wise, Hood and Somervell counties.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Target Date</th>
<th>09/30/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>110 HOPWA-eligible clients</td>
</tr>
<tr>
<td>Location Description</td>
<td>Tarrant County Samaritan Housing, 929 Hemphill St., Fort Worth, TX 76104</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>HOPWA funds will pay for direct assistance for TBRA clients. HOPWA Funds will be used to pay for a percentage of supportive service salaries and fringe benefits, associated with the Program. HOPWA funds will also be used to pay for the operational expenses of the Agency's SRO Facility located at 929 Hemphill St, Fort Worth, TX 76104. Operational expenses consist of salaries and fringe benefits for property management and maintenance staff. No more than 7% of the HOPWA funds will be used to pay for administrative costs, including salaries and fringe benefits and City-required insurance associated with the program.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Project Name</td>
<td>19-20 HOPWA - Community Action Partners</td>
</tr>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Homeless Services</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Services and Housing for Homeless</td>
</tr>
<tr>
<td>Funding</td>
<td>HOPWA: $602,966</td>
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<tr>
<td>Description</td>
<td>The Program provides supportive services and Tenant Based Rental Assistance (TBRA) to HOPWA-Eligible clients residing in Tarrant, Johnson, Parker, Wise, Hood, and Somervell counties.</td>
</tr>
<tr>
<td>Target Date</td>
<td>09/30/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>55 HOPWA-eligible clients</td>
</tr>
<tr>
<td>Location Description</td>
<td>Community Action Partners (Central Intake), 4200 S. Freeway, Suite 2300, Fort Worth, TX 76115</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The funds will provide administrative support and tenant-based rental assistance with supportive services for HOPWA-eligible clients.</td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Due to income eligibility criteria for the CDBG, HOME, ESG, and HOPWA programs, a significant portion of these funds are likely to be spent within Loop 820, more commonly known as the central city and other areas that have higher concentrations of minority residents and low and moderate income residents. However, some funds will be expended in all areas of the City, as low income residents reside in all areas, and many of the programs funded are offered city-wide. The Priority Repair (PRP) and Cowtown Brush Up (CTBU) programs – the City’s primary homeowner rehabilitation programs – are offered city-wide, but tend to receive the most applications from central city areas where housing stock is oldest and low-to-moderate income and minority populations have greater concentrations. In addition, target marketing for PRP and CTBU may be conducted in city's Neighborhood Improvement Areas, Stop Six, Ash Crescent, and Northside. The homebuyer assistance program is available city-wide, therefore the units assisted with federal funds will be scattered throughout the City. Neighborhoods which receive redevelopment support through infrastructure or infill housing by CHDOs are generally located in older areas of the City. Locations of new rental housing development are dependent upon available land, though efforts are continually made to place new rental housing development close to transportation and employment centers whenever feasible, and in areas where there is limited affordable workforce housing. The City does not use HUD grant program funds in specific target areas. Attached maps show actual locations of 2019-20 year affordable housing projects proposed.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citywide</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most CDBG activity types are allocated to specific geographic areas based on the low to moderate income criteria established by HUD for “area benefit” activities. To qualify for funding, "area benefit" activities must be located in primarily residential neighborhoods with 51% or more low and moderate income persons. Also, as stated previously, funds used for direct benefit to individuals and families on a citywide basis, such as home repair or social services, tend to be concentrated in this area with more income-eligible residents. HOME funds assist eligible families with Homebuyer Assistance Program on a citywide basis. HOME funded single family development activities funded through previous Action Plans are underway in the Riverside neighborhood due to the potential for successful redevelopment in this areas (many vacant
properties and location near downtown/major freeway). The location of new affordable rental housing developments is limited to areas that have adequate vacant land, appropriate zoning, and need for workforce housing. ESG funds are allocated to local homeless shelters wherever they may be located. HOPWA housing assistance and services are provided throughout the HOPWA Eligible Metropolitan Statistical Area (EMSA). The HOPWA EMSA includes Hood, Johnson, Parker, Somervell, Tarrant, and Wise counties. Since the incidence of HIV/AIDS is not confined to any particular area, services to eligible clients are available throughout the entire EMSA, through office locations of HOPWA sponsors located in Fort Worth.

Discussion

See attached maps of project locations for the CDBG, ESG, HOME, and HOPWA programs. See attached map of the CDBG eligible block groups for the City of Fort Worth.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Fort Worth housing priorities are: increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities.

For the 2019-20 program year, these priorities will be addressed through the following activities:

Homebuyer assistance for 45 homebuyers (CFW HAP)

New construction of 6 single family homes (Ash Crescent SF Infill – DCTC)

Home repairs for 370 low income homeowners (Cowtown Brush Up/PRP/PAH)

Housing accessibility improvements for 65 disabled owners and renters (REACH)

Facility-based housing subsidy assistance to 60 households of persons with HIV/AIDS (Tarrant County Samaritan Housing SRO)

Rental assistance to 60 households of persons with HIV/AIDS (TBRA – CAP/ Tarrant County Samaritan House)

Short-term rental, mortgage, and utility assistance to 74 households of persons with HIV/AIDS (STRMU – AOC)

Rapid Rehousing rental assistance to 59 homeless households (CTL)

Homeless Prevention one-time rental assistance to 125 persons/households (Salvation Army)

There is one affordable multi-family senior housing project, representing 88 units, proposed with this Action Plan. This is Everly Plaza Senior Housing.

However, several projects that had been awarded funds during previous years or with prior year funding are already underway or expected to be underway during the 2019-20 program year, including the following:

Sierra Vista Senior Villas, 272 affordable unites will be available to senior citizens at or below
60% of area median income;

Columbia Renaissance Square, Phase II (112 affordable units, including 9 HOME-assisted units)

Mistletoe Station (110 affordable and market rate units, including 8 Permanent Supportive Housing units)

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 9 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Fort Worth provides a variety of affordable housing programs. The Priority Repair Program focuses on repair of major system failures that affect health and safety, such as water and sewer failures, electrical and heating system failures, and urgent roof repairs. The Cowtown Brush Up paint program helps very low income and elderly homeowners maintain their homes with exterior paint. REACH Project Ramp installs ramps, handrails, and grab bars at the homes of persons with disabilities.

Housing Channel, a non-profit partner with the City for homeownership efforts, offers homeownership training, direct housing counseling and foreclosure prevention, and coordinates with the City Homebuyer Assistance Program.

HOPWA tenant-based rental assistance and short-term rent, mortgage, and utility assistance for persons with HIV/AIDS are offered throughout the six-county HOPWA Eligible Metropolitan
Statistical Area (EMSA). HOPWA funds also subsidize the ongoing operations of a housing facility dedicated to persons with HIV/AIDS located in central Fort Worth.

The ESG program funds homeless prevention and rapid rehousing rental assistance to homeless persons and persons at risk of becoming homeless. (The above goal estimates on Table 6 includes Rapid Rehousing rental assistance).

The City proposes to assist two new affordable housing development projects and provide ongoing operating support for a previous year project with federal funds in this 2019-20 Action Plan:

HOME funds will be allocated to Development Corporation of Tarrant County (DCTC), a Community Housing Development Organization (CHDO), for the development of six (6) single family homes in the Ash Crescent neighborhood. In addition, CHDO Operating funds will be allocated to DCTC for this project and to Housing Channel for the Riverside Single Family Infill project.

HOME funds will also be allocated to Saigebrook Development, LLC for the development of Everly Plaza, a multifamily senior housing project, located in the near Southside area of Fort Worth, which will include an 88-unit complex with eight units set aside for permanent supportive housing.

The City also uses its funds to carry out the City’s Directions Home initiative, a 10-year plan to make homelessness rare, short-term and nonrecurring in Fort Worth. As a part of that strategy, the City teams with Fort Worth Housing Solutions (FWHS) and other community partners to provide rental assistance and support services for some of Fort Worth’s most vulnerable citizens. This year, the City continues to contract with FWHS through the United Way to manage rental assistance for over 200 former homeless households with funds from the City’s Directions Home locally funded program, as well as the Texas Department of Housing and Community Affairs (TDHCA), and the local Continuum of Care (CoC).

HOME Program Income expected to be received between October 2019 and September 2020 (an estimated $75,000) will be dedicated to the Homebuyer Assistance Program and/or for costs associated with administration of the HOME grant.
AP-60 Public Housing – 91.220(h)

Introduction

Fort Worth Housing Solutions addresses the need for affordable housing in Fort Worth through a number of initiatives. It is transitioning out of HUD’s public housing program due to its participation in HUD’s Rental Assistance Demonstration program. Through RAD, the agency is converting the public housing units at Butler Place Apartments into project-based rental assistance contracts. Butler’s residents are relocating to new apartment homes at multi-family communities across the City of Fort Worth, most of them owned by FWHS.

FWHS also owns and manages J.A. Cavile Place, a conventional public housing property located in the historic Stop Six community. FWHS has received approval from HUD for the demolition and disposition of the Cavile property to facilitate the site’s redevelopment, which will include affordable housing. Tenant Protection Vouchers will be provided to the Cavile residents who will receive one-on-one relocation counseling and assistance for their relocations to properties that accept vouchers. The agency is applying for a $30 million HUD Choice Neighborhood Implementation Grant, which if awarded will spur the redevelopment of not only Cavile Place but also the surrounding neighborhood.

Two former conventional public housing properties, Fair Oaks and Fair Park, have been converted to RAD and have undergone extensive renovations. Another former public housing property, Hunter Plaza, was revitalized into a mixed-income community that includes RAD, Project-Based Voucher units, and market rate units. FWHS also owns and manages scattered site units consisting of duplexes that are located throughout the City of Fort Worth.

Through acquisitions, rehabilitation and new construction, the agency is expanding its portfolio of affordable and mixed-income properties. It is also working with private developers utilizing Project-Based Vouchers to provide affordable units, including Permanent Supportive Housing units for persons experiencing homelessness. The agency's portfolio includes 39 properties (funded primarily through Low Income Housing Tax Credits and similar programs).

FWHS's current portfolio of units and vouchers includes: 515 Public Housing Units remaining as of June 16, 2019; 998 RAD (Rental Assistance Demonstration) units closed by end of 2019; 5,883 Affordable housing units; 463 Market rate units; and 6,621 Assisted Housing vouchers (including 298 for Cavile Place residents). A total 717 units are under construction, with 538 affordable.
Actions planned during the next year to address the needs to public housing

The City will continue to provide certifications of consistency with the Consolidated Plan for FWHS projects and proposals, and will support FWHS efforts to obtain funds for renovations and improvements. Needs of both public housing and RAD residents are addressed with an array of supportive services, including Family Self-Sufficiency and Homeownership programs, job fairs, employment round-tables, free adult basic education and GED classes, a four-star accredited childcare program, and a summer music camp for children.

The City of Fort Worth supports FWHS revitalization efforts proposed for the Cavile Place neighborhood, as well as future planning efforts regarding redevelopment of Butler Place.

The City has assisted FWHS with 7 multi-family affordable housing developments, including:

- Candletree - 216 units
- Knights of Pythias – 10 units
- Lincoln Terrace (Villas on the Hill) - 72 units
- The Pavilion at Samuels Avenue (Samuels Place) – 36 units
- Woodmont - 252 units
- Hunter Plaza -- 164 units

Another City assisted HOME project, Hometown at Matador Senior Housing - 198 units, has been acquired by FWHS. Participation in these projects supports the financial stability of FWHS and also strengthens its Housing Choice Voucher program by providing voucher-holders with more options to locate to affordable rental units in a currently highly-competitive rental market.

Ongoing activities planned by FWHS for the next year to address the needs of affordable housing are:

1. Close remaining transactions for the RAD conversions of Butler Place Apartments;
2. Relocate remaining residents at Butler Place to RAD units at mixed-income apartment communities;
3. Apply for a HUD Choice Neighborhood Implementation Grant and begin a collaborative and
Comprehensive redevelopment plan for Cavile Place and surrounding neighborhood;

(4) Provide individualized relocation assistance to Cavile Place residents in good standing;

(5) Continue to increase portfolio in order to meet the need for affordable and workforce housing units.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Fort Worth Housing Solutions offers a Homeownership program to qualified Housing Choice Voucher participants. In this HUD program, eligible participants may purchase a home and use their vouchers for mortgage expenses, which includes principal, interest, taxes, homeowners insurance and a utility allowance. A total 197 homes have been purchased through the Homeownership program since it began in 2003, and several hundred are in the pipeline.

Additionally, the agency sponsors and actively participates in the City of Fort Worth’s annual Housing Summit, which is open to public housing residents, voucher participants, others receiving housing assistance, as well as the general public.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

FWHS is wrapping up its participation in HUD’s public housing program due to its conversion to HUD’s Rental Assistance Demonstration (RAD) program, and is therefore presently appealing the latest HUD-issued designation. However, regardless of the results of the appeal, there will be no impact to the financial assistance received from HUD.

**Discussion**

The Fort Worth Housing Solutions PHA Five-Year Plan and Annual Plan, which are required by HUD, proposes to:

- Increase landlord participation in Housing Choice Voucher programs

- Apply for special purpose vouchers targeted to the homeless, elderly, and families with disabilities

- Build more developer partnerships in order to increase supply of affordable housing in Fort
Worth utilizing mixed finance strategies

FWHS goals that are consistent with City goals are:

• Create and improve quality, accessible and affordable housing;

• Develop mixed use/mixed income communities;

• De-concentrate poverty.

For more information about Fort Worth Housing Solutions, please refer to the website at http://www.fwhs.org/.
AP-65 Homeless and Other Special Needs Activities – 91.220(i)
Introduction

The City of Fort Worth works closely with the Continuum of Care to fund programs which reduce and end homelessness. The City expands the capacity of the CoC by funding permanent supportive housing and rapid rehousing programs. The City also addresses system needs through funding a critical documents clerk, Direct Client Service Fund, Veterans Housing Fund, overflow shelter and system navigators.

Mayor Betsy Price is a member of the leadership council on the Continuum of Care. She is briefed regularly and asked for input particularly on the strategic plan. The City is also represented on the membership council of the Continuum of Care and on numerous committees. This close working relationship provides the City the opportunity to be responsive to system needs and adjust funding to support the homeless system.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City partners with seven Continuum of Care agencies that have street outreach teams that serve the Fort Worth area: Catholic Charities, John Peter Smith Hospital, My Health, My Resources of Tarrant County, Veterans Administration, ACH Child and Family Services, Endeavors, and Hands of Hope. These outreach teams provide services to unsheltered homeless persons to connect them to stable housing. The outreach teams work individually with clients to conduct HUD and ViSPADT assessments in accordance with the Continuum of Care’s Coordinated Assessment System.

There are two general teams: Hands of Hope and Catholic Charities’ Street Outreach Services (SOS) teams.

The local public hospital, John Peter Smith, has an outreach team focused on unsheltered clients with medical needs. They often treat people in the field and refer to more intensive medical services. The local mental health authority, My Health, My Resources, has an outreach team which specializes in evaluating and treating unsheltered clients with addiction and/or mental health needs.

There are two agencies with outreach teams that specialize in veteran services, Veterans Administration and Endeavors.

ACH Child and Family Services outreach team HOPE provides outreach and case management
services to runaway and homeless youth.

Through ESG, the City provides some funding to True Worth Place, a centralized resource center that unsheltered individuals utilize during the day to gain access to a variety of services such as medical, mental health, employment and housing.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City provides continued ESG Funding for emergency shelters and homeless service agencies to maintain the core safety net. Agencies being recommended for ESG funding in the 2019-20 Action Plan to provide these services include the Presbyterian Night Shelter, True Worth Place and Safe Haven of Tarrant County. From September 2018 through February 2019, the City funded overflow emergency shelter beds – 40 for families/women and 80 for men.

The City, through its Directions Home program, will also fund 100 overflow beds from June 1, 2019-March 31, 2020, to reduce the unsheltered population and connect people to opportunities for one-time assistance.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Fort Worth supports overall homelessness prevention efforts through two broad initiatives:

- Participation in and support for the Continuum of Care process

Funding of homelessness prevention services through ESG is a City goal that any sub-recipient receiving federal funds to benefit homeless persons and persons at risk of homelessness will not discharge any person without conducting a risk assessment and making appropriate referrals to other community resources.

The CoC encourages homeless service agencies and other organizations which serve homeless and at-risk populations to develop and implement discharge plans that comply with the following general guidelines:

- Clients exiting a shelter and/or transitional housing program should be exited to stable housing,
meaning to a decent, safe, and sanitary place meant for human habitation with a rent or mortgage that is affordable for the client at the time of exit.

• For clients exiting the shelter and/or program due to program non-compliance, agency staff should make every effort to ensure that the client is not discharged into homelessness; documentation of efforts must be maintained in the HMIS system on a HUD Exit Assessment form or equivalent.

• For clients receiving financial assistance prior to exit, agency staff should complete an assessment based on currently available income data. The purpose of this assessment is to determine whether stable housing will be maintained as a result of an income-producing job and/or other consistent financial resources. Fort Worth’s HUD-funded homeless programs make every effort to comply with the above guidelines.

For 2019-20, homeless prevention and rapid rehousing funds will be provided to The Salvation Army and the Center for Transforming Lives.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City supports development of additional Permanent Supportive Housing (PSH) units and gives Consolidated Plan Certifications to affordable housing projects with PSH components. The City also provides general fund dollars for planning work of the Continuum of Care by TCHC, which works to improve coordination and planning in the local homeless service system. The City also provides matching funds for navigators to help clients quickly locate units. Directions Home funding also serves as matching funds and leverage annually for programs that re-house homeless persons and shortens the average length of stay in local homeless shelters. The City, through Directions Home, funds two permanent supportive housing programs and provides mental health services for those clients. Directions Home also funds two rapid rehousing programs which quickly house mainly families and some individuals and provides short term rental assistance and case management. Directions Home has a veterans housing fund which incentivizes landlords to accept veterans with high housing barriers. Directions Home funds the Direct Client Service Fund that assist individuals with deposit, administrative fees and rent to quickly housed individuals that have income and need assistance to obtain housing. Directions Home also funds two new programs starting April 1, 2019. Rapid exit is intended to provide one time move in assistance and to connect people to employment. A reducing family homeless program focusing on diversion and rapid exit
has also begun.

**Discussion**

City’s ESG funding ($616,266) and homeless-related CDBG funding ($145,601) represent only a small portion of homeless resources, as a majority of federal and local funding to assist this population comes from HUD through the Continuum of Care (approximately $13 million annually) and the Directions Home program (approximately $3 million annually).
### AP-70 HOPWA Goals– 91.220 (l) (3)

<table>
<thead>
<tr>
<th>One year goals for the number of households to be provided housing through the use of HOPWA for:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>74</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>60</td>
</tr>
<tr>
<td>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</td>
<td>60</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>194</td>
</tr>
</tbody>
</table>
AP-75 Barriers to affordable housing – 91.220(j)

Introduction
Fort Worth maintains its commitment to preserve and maintain the existing stock of affordable housing. In addition, the city is committed to increasing the stock of affordable housing. The largest barrier to affordable housing is the lack of sufficient resources to support development of additional units. Also, rising construction costs and increasing population pressure that drives up market prices, means that the ability to finance developments that serve low income families is becoming more difficult. In addition, the lack of public transportation throughout the city limits the ability to develop affordable housing in all areas of the city. Continued coordination with FWHS and FWHFC in 2019-20 will help to address these barriers.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

A review of land use controls, local building codes, zoning ordinances, tax policies, et cetera does not reveal any obvious issues that significantly discourage the development of affordable housing. The current boom in market rate residential construction in Fort Worth, however, limits opportunity for affordable housing development, since affordable housing provides lower return on investment. Cost of land, particularly for infill housing in the central city, has increased significantly. City impact fees are similar to those at other neighboring jurisdictions, given the extent of services (parks, libraries, etc.) that Fort Worth offers. The City has a Reasonable Accommodation Ordinance currently in place to assist disabled persons with zoning or building development issues that may affect their ability to obtain accessible housing.

In order to reduce any potential barriers to affordable housing, the City has identified the following areas where municipal action could assist in limiting such barriers:

• Develop partnerships with developers and continue to support developments that provide affordable housing by providing tax incentives or city grants

• Continue and strengthen partnership and coordination with FWHS to deconcentrate poverty and support development of more affordable workforce housing

• Develop and implement City policies that promote affordable housing

• Support foreclosure prevention counseling and homebuyer education

• Provide down payment assistance and closing cost assistance

• Coordinate housing initiatives with local transportation plans and authorities in order to provide public transportation
AP-85 Other Actions – 91.220(k)

Introduction:

This section will describe the City's plans for the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City has identified the following obstacles to meeting underserved needs and will address them as outlined below:

- **Limited Funding** - The primary obstacle to meeting underserved needs is limited federal and local funding. The needs of the low-income community are greater than the available local and federal funds. The City has developed partnerships and will continue to seek partnerships with developers in order to apply for more housing tax credits and for other grant resources to support affordable housing. The City also requires sub-recipients of grant funds to leverage funds from other funding sources for their eligible projects and programs in order to help the federal dollars touch more projects.

- **Physical Inaccessibility** - Many older more affordable housing units may not be accessible to persons with physical disabilities. The City will continue to fund the Resource Center on Independent Living (REACH Project Ramp) program which provides ramps and grab bars to low-moderate income residents. In addition, the City requires projects funded with HUD support to have accessible units in accordance with federal regulations. The city is also addressing residential accessibility concerns through its newly adopted Reasonable Accommodation Ordinance. City of Fort Worth is in the process of implementing a program in cooperation with the Human Relations Unit that will assist low-income disabled renters with reasonable modifications.

In a targeted approach to address those identified needs, the City of Fort Worth will take the following actions:

**EnVision Center**

The Neighborhood Services Department has commissioned one of its Neighborhood Centers, MLK Community Center, to serve as an EnVision Center which will provide the community with a centralized hub for support in the following four pillars: 1) Economic Empowerment, 2) Education Advancement, 3) Health and Wellness, and 4) Character and Leadership. This program will be operated in coordination with FWHS.
Coordination with Community Services for referrals of clients

Community Action Partners (CAP) provides case management, job training, and utility assistance support to low-mod income clients throughout Tarrant County. In an effort to provide wraparound services and maximize grant funds, clients benefitting from the CAP program, may also receive referrals to other social service agencies funded through HUD grants as well as other programs within the department, such as the Priority Repair Program and the Weatherization Assistance Program.

Actions planned to foster and maintain affordable housing

The City plans to foster and maintain affordable housing for Fort Worth residents by funding a variety of housing activities and services that have been discussed elsewhere in this report. In addition, the City will take advantage of appropriate opportunities to support the development or rehabilitation of multi-family, mixed income and mixed use housing projects which have an affordable component, with both federal and non-federal resources. Affordable housing projects to be implemented during the 2019-20 program year include the following:

• Ash Crescent Single Family Infill Housing, 6 single-family homes for low-to-moderate homebuyers

• Everly Plaza Senior Multifamily Housing, 88 rental units for seniors with 10% (9 units) market rate units and 5% (5 units) permanent supportive housing units.

• Implementation of recommendations provided by Fort Worth Race & Culture Task Force Housing subcommittee

Actions planned to reduce lead-based paint hazards

In 2018, Fort Worth was awarded a third Lead Hazard Reduction Grant from the Office of Healthy Homes and Lead Hazard Control (OHHLHC), with the $3,400,000 award in lead hazard control funds. The purpose of the grant is to identify and control lead-based paint hazards in eligible privately owned and rental housing. This award was matched with $750,000 in CDBG funds. The resulting Lead Safe Program (LSP) focuses on prevention and reduction of childhood lead poisoning for low-income families with children under six years of age, living in pre-1978 housing. The City has integrated the LSP into all of its housing rehabilitation activities. Specific goals and benchmarks were set for the next three year period of the grant:

• Clearance of lead hazards from 250 housing units: an estimated 45 of these will be completed during the 2019-20 program year using grant and CDBG matching funds;
• Inspections of 280 housing units to determine the presence of lead-based paint hazards: an
estimated 90 of these will be completed during the 2018-19 program year;
• Delivery of 240 community outreach/education events: at least 80 of these events will be held during the 2019-20 program year; and
• Training for city staff in lead remediation and lead-safe work practices was completed during the current program year.

Actions planned to reduce the number of poverty-level families

The City will take action to reduce the number of poverty-level families by the following activities:

Support economic development and neighborhood redevelopment programs through City general funds to create job opportunities for low and moderate income and poverty-level families, support small business retention, expansion and recruitment through the Economic Development Department. The City is using remaining balances of previously received Section 108 loan guarantee funds for development of major projects in distressed areas, such as the Evans-Rosedale area. The City also provides local incentives to support large scale private economic development activities, particularly in the central city, such as the Renaissance Square retail development off Highway 287.

Provide tax abatement incentives to the private sector to encourage job creation and central city reinvestment. Provide case management, emergency assistance and information and referral services to low-income and poverty-level families, through the Community Services Division of Neighborhood Services Department and various non-profit organizations.

Support employment, transportation, and training programs to improve the academic, basic, and technical skills of low-income persons, such as the programs operated by, Ladder Alliance, Goodwill, and Salvation Army.

Through the Community Services Division of Neighborhood Services, provide emergency utility assistance to income-eligible families in financial stress and refer qualifying families for Weatherization repairs on their homes to increase energy efficiency. Also, using HUD grant funds, provide urgently needed home repairs such as water heater replacement, plumbing or gas leak repair, HVAC repair; also assist with exterior paint on homes of the elderly, very-low income, and low income homeowners. Home repair services are provided by the City through construction contractors or through non-profit housing organizations.

Through the EnVision Center, operated through the Community Services Division of Neighborhood Services, provide funding for job training, certifications, uniforms, and work-related tools and supplies for low-to-moderate income individuals in the Stop Six neighborhood.
The City will continue to seek additional resources to continue this effort.

Through the Volunteer Income Tax Assistance (VITA) program, assist lower income residents to file income tax returns and claim the Earned Income Credit, encouraging them to establish savings accounts and to purchase savings bonds with some of these funds.

Create and maintain local Neighborhood Empowerment Zones (NEZ). The NEZ program supports both small and large redevelopment projects by authorizing fee waivers or tax abatements for activities such as housing rehabilitation, small business expansion, or new construction when the project has the potential to increase the tax base over the long term.

**Actions planned to develop institutional structure**

The City's Housing Finance Corporation continues to participate in the development of affordable housing by partnering with developers on multi-family projects that create more units of affordable workforce housing throughout the city, particularly in neighborhood revitalization or high opportunity areas. The Fort Worth NSD, FWHFC, and TCHC are working together to prepare an Affordable Housing Strategy that will more clearly define roles and set goals for each local affordable housing development partner entity. This will strengthen the local institutional structure by focusing each entity on its area of greatest strength.

The City NSD is also working to identify or qualify additional CHDOs to expand affordable housing development capacity. City NSD will offer training workshops/programs for PSA grant applicants/NOFA proposers. City's NSD will also offer Fair Housing training to landlords, particularly for affordable housing properties.

**Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing and social service agencies, the City provides technical assistance to all public services sub-recipients listed in this Action Plan proposed projects summary, as well as to CHDOs under contract with the City and to all existing HOME-funded rental projects throughout their affordability periods. Neighborhood Services Department representatives attend regular meetings of TCHC and CoC and work with Fort Worth Housing Solutions (FWHS) and affordable housing developers on common projects. Throughout the previous program year, Neighborhood Services Department representatives coordinated with representatives of adjoining jurisdictions, community-based organizations and social service providers, as well as other affordable housing providers, in a planning process for the Analysis of Impediments to Fair Housing, which will be completed by early 2019.

The NSD is also working to enhance regular communications with FWHS and is developing an
MOU for environmental review to improve coordination and planning for use of PBVs, by FWHS in future affordable housing projects.
Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

Introduction

The following information is provided to meet regulatory and statutory requirements for each of the specific HUD grants (CDBG, HOME, ESG, and HOPWA) received through this Action Plan. Each grant has individualized requirements that must be met. The HOPWA program allocation of funds and method of selection of sponsors is described below.

Requests for Proposals (RFP) from public services agencies are published annually in the early spring. This RFP is made public through the City of Fort Worth website, and invitations to submit proposals are submitted to all prior sponsors and any entities that have requested information. Following publication of the RFP, pre-proposal conferences are held to give applicants an opportunity to ask questions regarding how to apply for a grant, what costs are eligible, reporting requirements, and other policies. Applicants must demonstrate that they serve low-to-moderate income families for; HOPWA sponsors must also demonstrate that they serve a population of persons living with HIV/AIDS, with HOPWA-eligible activities. In addition, proposals received are scored based on the applicant agency's financial capacity, financial leverage, experience implementing the program, history of program and reporting performance, and regulatory compliance with any previous City contract. The projects or programs proposed must also meet one of the City's Consolidated Plan goals. Each agency is given the opportunity to make a brief presentation before the City's Community Development Council (CDC), a volunteer advisory body which has been appointed by City Council to make recommendations to the Council regarding award of HUD grant funding. HOPWA project sponsors are recommended for funding by the CDC, but the City Council makes the final determination. During the 2019-20 program year, any prior-year funds will be allocated to eligible entities through the City's established Citizen Participation and Action Plan Substantial Amendment process.

For this Action Plan, activities proposed for the 2019-20 year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.
Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l) (1)  

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 150,000  
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0  
3. The amount of surplus funds from urban renewal settlements 0  
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0  
5. The amount of income from float-funded activities 0  

Total Program Income: 150,000  

Other CDBG Requirements  

1. The amount of urgent need activities 0  

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 0.00%
HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l) (2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City does not and will not engage in any form of HOME funds investment that is not described in the HOME Final Rule at 24 CFR 92.205 (b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   Homebuyer Assistance Program (HAP) Resale/Recapture Guidelines

   Homebuyers who are assisted with City HOME funds will be provided with a minimum of $1,000 in down payment assistance, to a maximum of $20,000, in the form of a zero-interest deferred loan. The buyer will sign a Subordinate Deed of Trust and Promissory Note. The same provisions apply to single family homes developed by CHDOs and to other new single family development projects, as all newly constructed single family projects are required to participate in the city Homebuyer Assistance Program to ensure that buyers meet all eligibility requirements. The following will trigger repayment of the amount of HOME funds:

   - Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
   - Buyer ceased to use the home as the principal residence for the period of affordability (generally 5 years up to $14,999; up to 10 years $15,000 and higher); or
   - The property is sold prior to the expiration of the affordability period.
   - The City will recapture the entire amount of HOME funds in the project. In the event of a sale, the first mortgage will be paid first and the remaining proceeds will go toward repaying the City. In the event there are no net proceeds or insufficient net proceeds to repay the full HOME investment due, the City will only recapture the amount of the net proceeds, if any

   More detailed information is provided below in the response to Question 3 to address additional HOME resale/recapture guidelines, specifically regarding affordability of units, purchasing limits, and allocations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   Resale/Recapture Ensuring Affordability of Units Acquired with HOME

   For all units acquired with HOME funds, homebuyers will be provided with a minimum of $1,000 HOME funds per assisted unit. The owner will be required to sign a Subordinate Deed
of Trust and Promissory Note. The following will trigger repayment of the HOME funds provided:

- Discovery that the applicant knowingly falsified an application and was actually ineligible for assistance;
- Owner fails to meet HOME requirements or regulations; or
- Sale of the property prior to the expiration of the affordability period, unless new owner agrees to all the terms of the HOME agreement. The City will recapture the entire amount of HOME funds used for homebuyer assistance in the project. However, in the case of sale or foreclosure, if the sales price will not pay off the first lien and the full HOME direct assistance amount, the City will recapture any amount up to the HOME amount that does remain once the first lien and all closing costs are paid. Net proceeds are defined as the amount of funds remaining upon sale once the first lien has been satisfied and all required closing costs are paid. If any net proceeds remain after the first lien, the full HOME repayment, and required closing costs are paid, that remaining amount will return to the original HOME-assisted buyer. These recapture provisions will apply to all City-funded homebuyer assistance programs, including new single family construction assisted with HOME funds, developed by CHDOs or other SF developers.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**HOME Refinancing Guidelines**

24 CFR 91.220(2) (iv): Purchase Price Limits

The City uses the HOME affordable homeownership (95% purchase price) limits for the City of Fort Worth provided by HUD.

24 CFR 91.220(I) (2) (v): HOME Allocation Policies/Procedures

The City of Fort Worth policy for allocation of HOME funds emphasizes three program types: Homebuyer assistance for low-moderate income families; Development of quality affordable rental housing (either through new construction or rehabilitation); Revitalization of neighborhoods through construction of new affordable single family homes on an infill development basis - including lease purchase. Citizens may apply for Homebuyer Assistance through city-approved lenders; a list is available on the City of Fort Worth website at http://fortworthtexas.gov/neighborhoods/hap/.

To obtain information about funding for development of rental or single-family housing, interested parties may call the NSD main number, 817-392-7540 to request information
regarding upcoming Notices of Funding Availability (NOFA) or the availability of any unprogrammed funds. Rental and single-family funding is allocated through a NOFA process every other spring during Action Plan development, and NOFAs are published on the City's website at the Neighborhood Service Department "Grant Funds" page (http://fortworthtexas.gov/neighborhoods/grants/). Information about NOFAs and RFPs is also published in the Fort Worth Star-Telegram. For the 2019-20 Action Plan year, the city will allocate program income anticipated to be received for the Homebuyer Assistance Program, and for program administrative costs.

24 CFR 91.220(2) (vi): Preferences in HOME Housing

Rental

Fort Worth has not established preferences in HOME-funded rental housing developments. In some cases, Housing Tax Credit projects may be reserved for Senior Housing and also receive HOME funds. For the 2019-20 year, HOME funds have been allocated to support a project which is designated for senior housing.

Home Ownership - Down Payment Assistance

Emergency Solutions Grant (ESG)

Reference 91.220(l) (4)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards attached

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system. The CoC has developed a coordinated entry access and assessment system for all CoC and ESG funded housing programs to promote rapid rehousing and targeting of limited resources to high priority populations. For more about the CoC coordinated assessment system, please refer to the TCHC website at http://www.ahomewithhope.org/tchc-services/coordinated-entry.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations). The City uses a Request for Proposals (RFP) process for federal funding that includes scoring criteria, guidelines and submission requirements; since 2018, the City has used the ZoomGrants online application software. The RFP is posted on the City of Fort Worth website where it can be accessed and downloaded by interested agencies. The RFP is also emailed to known interested agencies to make sure that they are aware that the RFP is available. Every
agency that submits an RFP application via ZoomGrants is invited to make a brief presentation to the Community Development Council (CDC). The CDC is a board of citizen volunteers who are appointed by the City Council to make federal funding recommendations to the Council. After CDC and staff evaluation, the recommendations are submitted to the City Council for final approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirement in 24 CFR 576.405(a) through two advisory entities:

- The CoC regularly reaches out to and consults with homeless or formerly homeless individuals in making policies regarding homeless services
- A formerly homeless person sits on the board of the Mayor’s Advisory Commission on Homelessness, which is the oversight body for the Directions Home program. Directions Home staff communicates priorities of this body to Neighborhood Services Department staff responsible for overseeing the ESG allocation process. For the 2019-20 program year, Directions Home staff was directly involved in setting priorities for ESG allocations through the annual RFP process which selects ESG subrecipients.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG outcomes were developed and updated by the CoC in consultation with staff representatives from all participating jurisdictions. Performance standards were established for each ESG-eligible activity. The most recent ESG performance standards document adopted by the CoC and the City of Fort Worth is provided as an Attachment to this Action Plan. The City works with the CoC and member agencies to update these performance standards to add actual outcomes and measurements to evaluate performance. The City’s intent is to continue to at least serve the same number of clients under the current funding or increase services by finding ways to leverage additional sources.

City is committed to meeting HUD goals regarding ESG funds. The CoC is consulted regarding the needs of homeless persons and homeless prevention services. Directions Home staff regularly meets with homeless persons to get their recommendations on homeless prevention services and homeless services. CoC representatives are also encouraged to attend all public hearings, and when appropriate, make presentations to the CDC so that the CDC is better informed on homeless issues and service needs prior to making funding recommendations. The final recommendations are available for the CoC prior to City Council’s adoption of final service providers and award amounts that are then included in the City’s annual Action Plan. The Homeless Management Information System (HMIS) is administered by the TCHC as the
lead agency for the CoC. To ensure that ESG providers participate in HMIS, the City contractually requires all agencies to enter client data into the system, and for victim service providers to enter data into a comparable-level database. In order to increase its collaboration with the CoC, the City has representatives on a variety of CoC committees.
Application for Federal Assistance SF-424

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State Use Only:

6. Date Received by State: 7. State Application Identifier:

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<td>* Street: 200 Texas Street</td>
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<td>* State: TX: Texas</td>
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<td>* Country: USA: UNITED STATES</td>
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<td>* Zip / Postal Code: 76102-6311</td>
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e. Organizational Unit:

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<td>Neighborhood Services</td>
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f. Name and contact information of person to be contacted on matters involving this application:

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<thead>
<tr>
<th>Prefix:</th>
<th>First Name:</th>
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<tbody>
<tr>
<td>Ms.</td>
<td>Sonia</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Middle Name:</th>
<th>Last Name:</th>
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<tbody>
<tr>
<td></td>
<td>Singleton</td>
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<tr>
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<td>Interim Director</td>
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<tr>
<th>Organizational Affiliation:</th>
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</table>

* Telephone Number: 817-392-7540  Fax Number: 817-392-7426  * Email: Sonia.Singleton@fortworthtexas.gov
### Application for Federal Assistance SF-424

**9. Type of Applicant 1: Select Applicant Type:**

- C: City or Township Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

- *Other (specify):*

**10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

**CFDA Title:**

Community Development Block Grants/Entitlement Grants

**12. Funding Opportunity Number:**

**Title:**

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment! Delete Attachment View Attachment

**15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (2019-2020 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments Delete Attachments View Attachments
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant 12th
   * b. Program/Project 12th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 10/01/2019
   * b. End Date: 09/30/2020

18. Estimated Funding ($):
   * a. Federal 7,270,678.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income 150,000.00
   * g. TOTAL 7,420,678.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   a. This application was made available to the State under the Executive Order 12372 Process for review on
   b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   □ Yes  □ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)
   ✔ I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:
Prefix: Mr.  * First Name: Fernando
Middle Name:  * Last Name: Costa
Suffix:
* Title: Assistant City Manager
* Telephone Number: 817-392-6122  * Fax Number: 817-392-6134
* Email: Fernando.Costa@fortworthtexas.gov
* Signature of Authorized Representative: Fernando Costa  * Date Signed: 8/9/19
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. §7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.
Application for Federal Assistance SF-424

1. Type of Submission:
   - Preapplication
   - Application [X]
   - Changed/Corrected Application
   - Revision

2. Type of Application:
   - New
   - Continuation [X]
   - Revision

3. Date Received: [ ]

4. Applicant Identifier: [ ]

5a. Federal Entity Identifier: [ ]

5b. Federal Award Identifier: M-19-NC-48-0204

6. Date Received by State: [ ]

7. State Application Identifier: [ ]

8. APPLICANT INFORMATION:

   a. Legal Name: City of Fort Worth

   b. Employer/Taxpayer Identification Number (EIN/TIN): 75-5000528

   c. Organizational DUNS: 0731704580000

   d. Address:
      - Street1: 200 Texas Street
      - Street2: [ ]
      - City: Fort Worth
      - County/Parish: [ ]
      - State: TX; Texas
      - Province: [ ]
      - Country: USA; UNITED STATES
      - Zip/Postal Code: 76102-6311

   e. Organizational Unit:
      - Department Name: Neighborhood Services
      - Division Name: [ ]

   f. Name and contact information of person to be contacted on matters involving this application:
      - Prefix: Ms.
      - First Name: Sonia
      - Middle Name: [ ]
      - Last Name: Singleton
      - Suffix: [ ]
      - Title: Interim Director
      - Organizational Affiliation: [ ]
      - Telephone Number: 817-392-7540
      - Fax Number: 817-392-7428
      - Email: Sonia.Singleton@fortworthtexas.gov
**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**
- City or Township Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

**Other (specify):**

**10. Name of Federal Agency:**
- U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**
- 14-239

**CFDA Title:**
- HOME Investment Partnership Program

**12. Funding Opportunity Number:**

**Title:**

**13. Competition Identification Number:**

**Title:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**15. Descriptive Title of Applicant's Project:**
- HOME (2019-2020 Program Year)

Attach supporting documents as specified in agency instructions.

[Add Attachments] [Delete Attachments] [View Attachments]
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant 12th
   * b. Program/Project 12th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 10/01/2019
   * b. End Date: 09/30/2020

18. Estimated Funding ($):
   * a. Federal 2,662,983.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income 75,000.00
   * g. TOTAL 2,737,983.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   - [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
   - [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   - [X] c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   - [ ] Yes
   - [X] No

If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

   - [X] I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:
Prefix: Mr.
First Name: Fernando
Middle Name: 
Last Name: Costa
Suffix: 

Title: Assistant City Manager
Telephone Number: 917-392-6122
Fax Number: 917-392-6134

Email: Fernando.Costa@fortworthtexas.gov

Signature of Authorized Representative: [Signature]

Date Signed: 8/9/19
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-160) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11998; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-685).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. §7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<table>
<thead>
<tr>
<th>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>Assistant City Manager</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>APPLICANT ORGANIZATION</th>
<th>DATE SUBMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fort Worth</td>
<td>08/15/2019</td>
</tr>
</tbody>
</table>
Application for Federal Assistance SF-424

* 1. Type of Submission:  
   ☑ Application  
   ☐ Preapplication  
   ☐ Changed/Corrected Application

* 2. Type of Application:  
   ☑ New  
   ☐ Continuation  
   ☐ Revision

* * If Revision, select appropriate letter(s):  
   ☐ A  
   ☐ B  
   ☐ C

* 3. Date Received:  

4. Applicant Identifier:  

5a. Federal Entity Identifier:  

5b. Federal Award Identifier:  
   E-19-NC-46-0010

State Use Only:

6. Date Received by State:  

7. State Application Identifier:  

8. APPLICANT INFORMATION:

* a. Legal Name: City of Fort Worth

* b. Employer/Taxpayer Identification Number (EIN/TIN):  
   75-5000528

* c. Organizational DUNS:  
   0731704380000

d. Address:

* Street1:  
   200 Texas Street

Street2:  

* City:  
   Fort Worth

County/Parish:  

* State:  
   TX: Texas

Province:  

* Country:  
   USA: UNITED STATES

* Zip / Postal Code:  
   76102-6311

e. Organizational Unit:

Department Name:  
   Neighborhood Services

Division Name:  

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:  
   Ms.

Middle Name:  

* Last Name:  
   Singleton

Suffx:  

Title:  
   Interim Director

Organizational Affiliation:  

* Telephone Number:  
   817-392-7540

Fax Number:  
   817-392-7428

* Email:  
   Sonia.Singleton@fortworthtexas.gov
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:
C: City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):

* 10. Name of Federal Agency:
U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
14-231
CFDA Title:
Emergency Solutions Grant Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:
Emergency Solutions Grant (2019-2020 Program Year)

Attach supporting documents as specified in agency instructions.

Add Attachments  Delete Attachments  View Attachments
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * Applicant: 12th
   * Program/Project: 12th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * Start Date: 10/01/2019
   * End Date: 09/30/2020

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 616,266.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   √ a. This application was made available to the State under the Executive Order 12372 Process for review on.
   b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
    √ Yes
    No

   If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)
   ** I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Fernando
Middle Name:
* Last Name: Costa
Suffix:
* Title: Assistant City Manager

* Telephone Number: 817-392-6122
Fax Number: 817-392-6134

Email: Fernando.Costa@fortworthtexas.gov

* Signature of Authorized Representative: [Signature]
* Date Signed: 8/9/19
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

Assistant City Manager

APPLICANT ORGANIZATION
City of Fort Worth

DATE SUBMITTED
08/15/2019
Application for Federal Assistance SF-424

1. Type of Submission:
   - [ ] Preapplication
   - [x] Application
   - [ ] Changed/Corrected Application

2. Type of Application:
   - [x] Continuation
   - [ ] New
   - [ ] Revision
   - [ ] Other (Specify):

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:
   TXM19FO002

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

a. Legal Name:
   City of Fort Worth

b. Employer/Taxpayer Identification Number (EIN/TIN):
   75-5000528

c. Organizational DUNS:
   0731704580000

d. Address:
   - Street1: 200 Texas Street
   - City: Fort Worth
   - County/Parish:
   - State: TX: Texas
   - Province:
   - Country: USA: UNITED STATES
   - Zip / Postal Code: 76102-6311

e. Organizational Unit:
   - Department Name: Neighborhood Services
   - Division Name:

f. Name and contact information of person to be contacted on matters involving this application:
   - Prefix: Ms.
   - First Name: Sonia
   - Middle Name:
   - Last Name: Singleton
   - Suffix:
   - Title: Interim Director

Organizational Affiliation:

* Telephone Number: 817-392-7540
* Fax Number: 817-392-7423
* Email: Sonia.Singleton@fortworthtexas.gov
## Application for Federal Assistance SF-424

### 9. Type of Applicant 1: Select Applicant Type:
- City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

* Other (specify):

### 10. Name of Federal Agency:
U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:
14-241

### CFDA Title:
Housing Opportunities for Persons with AIDS Program

### 12. Funding Opportunity Number:

**Title:**

### 13. Competition Identification Number:

**Title:**

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

### 15. Descriptive Title of Applicant’s Project:
HOPWA (2019-2020 Program Year)

Attach supporting documents as specified in agency instructions.

- Add Attachments
- Delete Attachments
- View Attachments
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: 12th
   * b. Program/Project: 12th

   Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 10/01/2019
   * b. End Date: 09/30/2020

18. Estimated Funding ($):
   * a. Federal: 1,505,634.00
   * b. Applicant:
   * c. State:
   * d. Local:
   * e. Other:
   * f. Program Income:
   * g. TOTAL: 1,505,634.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   □ a. This application was made available to the State under the Executive Order 12372 Process for review on _______________________.
   □ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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   ☑ ** I AGREE

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Authorized Representative:

Prefix: Mr.    * First Name: Fernando
Middle Name: 
* Last Name: Costa
Suffix: 

* Title: Assistant City Manager

* Telephone Number: 817-392-6122    Fax Number: 817-392-6134

* Email: Fernando.Costa@fortworthtexas.gov

* Signature of Authorized Representative: [Signature]

* Date Signed: 8/2/19
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, “Audits of States, Local Governments, and Non-Profit Organizations.”

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

[Signature]

TITLE

Assistant City Manager

APPLICANT ORGANIZATION

City of Fort Worth

DATE SUBMITTED

08/15/2019
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

[Signature]
Signature of Authorized Official

[Date]

Assistant City Manager

Title
Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) [2019-2020] shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Assistant City Manager

Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\[Signature of Authorized Official\]  \[8/9/19\]

Signature of Authorized Official  Date

**Assistant City Manager**

Title
Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.
Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

[Signature of Authorized Official] [Date]

Assistant City Manager

Title
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

[Signature]
Signature of Authorized Official

[Date]
Date

**Assistant City Manager**

Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.
CDBG - Priority Repair Program - City of Fort Worth Service Area

Draft 2019-2020 Action Plan

Map 5
## 2019-2020 ACTION PLAN
### PROJECT LOCATIONS

<table>
<thead>
<tr>
<th>Map Header</th>
<th>Category</th>
<th>Agency Name</th>
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<tbody>
<tr>
<td></td>
<td>Children/Youth Training &amp; Mentorship</td>
<td>AB Christian Learning Center</td>
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<td>76112</td>
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<td>Girls Inc. of Tarrant County</td>
<td>1226 E. Weatherford St.</td>
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<td>Camp Fire First Texas</td>
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<td>76137</td>
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<td></td>
<td>Stop Six Church of Christ</td>
<td>3029 Handley Drive</td>
<td>76112</td>
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<td></td>
<td>United Community Centers</td>
<td>1200 E. Maddox Ave.</td>
<td>76104</td>
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<td></td>
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<td>Artes de la Rosa</td>
<td>1440 N. Main St.</td>
<td>76164</td>
</tr>
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<td></td>
<td>Employment/Job Training</td>
<td>Goodwill Industries of Fort Worth</td>
<td>4005 Campus Drive</td>
<td>76119</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Ladder Alliance</td>
<td>1100 Hemphill St.</td>
<td>76104</td>
</tr>
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<td>Development Corporation of Tarrant County - Ash Crescent Single Family Infill Housing</td>
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<td>Saigebrook Development LLC - Everly Plaza Senior Multifamily Housing</td>
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ESG/HOPWA PUBLIC SERVICE AGENCIES (CDBG Eligible Area)
2950 Roosevelt Avenue

Rehabilitation & ADA Improvements

CDBG Eligible Area

City Limits

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Southside Community Center – Rehabilitation & ADA Improvements

Rehabilitation & ADA Improvements

- CDBG Eligible Area
- City Limits

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Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

**Individuals and families eligibility:** Households receiving either emergency shelter or rapid re-housing assistance must meet HUD’s revised definition of homelessness. Households receiving homelessness prevention assistance must meet the definition of “at risk of homelessness,” have incomes at or below 30% AMI and lack sufficient resources and support networks to retain housing. Eligible ESG-assisted individuals and households must reside in the City of Fort Worth. Individuals receiving rapid re-housing assistance must be housed in a unit located in the City of Fort Worth. Agencies will conduct initial evaluation of clients to determine program eligibility and type of assistance needed. Agencies will re-evaluate quarterly the assistance provided to homelessness prevention recipients, and yearly, to rapid re-housing clients. Re-evaluation will ascertain that: i) annual incomes do not exceed 30% AMI; ii) clients lack resources and support networks to retain housing without ESG assistance. Annual incomes are established per 24 CFR 5.609. All clients must receive an exit assessment that will then be entered into HMIS or comparable database.

**Coordination among emergency shelters, homelessness prevention, rapid re-housing and other homeless assistance and housing providers:** To receive ESG funds, an agency has to be an active member of the Continuum of Care (CoC). The CoC leads the coordination among agencies to assist the homeless and prevent homelessness. It also engages and coordinates resources to improve current programs and funding strategies. **Determining and prioritizing homelessness prevention and rapid re-housing assistance:** Rapid re-housing and homelessness prevention providers will determine prioritization among eligible clients. This should be based on a risk assessment. Prioritization should take into account: 1) families with children, and elderly and disabled persons who do not require permanent supportive housing; and 2) the share of rent and utilities costs that each client must pay, if any, while receiving homelessness prevention or rapid re-housing assistance. The City recommends that clients share in rent and utility costs, unless there are specific reasons for receiving 100% ESG-assistance. **Duration of rental assistance:** Per §576.103 and §576.104, agencies shall provide clients assistance for no more than 24 months during any three year period with short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination thereof. Short-term rental assistance is limited to three months. Medium-term rental assistance extends beyond three months but less than 24 months. Payment of rental arrears consists of a one-time payment for up to six months of rent in arrears, including any late fees on those arrears. **Type, amount, and duration of housing stabilization and/or relocation assistance:** Agencies will establish standards for the type, amount, and duration of housing stabilization and/or relocation services provided, acknowledging that services may not extend for
more than 24 months within a three-year period. Housing relocation and stabilization services include financial assistance (moving costs, rental application fees, security deposits, first or last month’s rent, utility deposits and utility payments), and services (housing search and placement, housing stability and case management, mediation, legal services, and credit repair). The amount and type of assistance provided shall aim at clients becoming self-sufficient. The City shall have access to documentation that supports the amount and type of assistance provided. Essential services Agencies will establish standards for targeting and providing essential services necessary to reach out to unsheltered homeless people, connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Agencies must determine an individual’s or family’s vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funding is used to assist those with the greatest need for street outreach assistance. Emergency Shelter Agency must be a facility with the primary purpose to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. In addition, agency must adhere to the ESG shelter and housing standards found at 24 CFR Part 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained. Essential services in Emergency Shelters Agencies shall conduct an initial assessment consistent with the CoC Coordinated Assessment System to determine if clients should be admitted to an emergency shelter, diverted to a provider of other ESG-funded or CoC Program-funded components, such as rapid re-housing or homeless prevention assistance, or referred for other mainstream resources. Eligible essential services include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
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<tr>
<td>Children/Youth Services</td>
<td>AB Christian Learning Center</td>
<td>Loretta Burns</td>
<td>Executive Director</td>
<td><a href="mailto:lburns@abchrist.org">lburns@abchrist.org</a></td>
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<tr>
<td>Faith-Based</td>
<td>ACH Child and Family Services</td>
<td>Katherine Tilley</td>
<td>Director</td>
<td><a href="mailto:katherine.tilley@achservices.org">katherine.tilley@achservices.org</a></td>
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<tr>
<td>Disability Service Provider</td>
<td>Aging and Disability Resource Center of Tarrant County</td>
<td>Beth Noah</td>
<td>Coordinator</td>
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<td>HOPWA Service Provider</td>
<td>AIDS Outreach Center, Inc.</td>
<td>Stephanie Cagle</td>
<td>Director of Client Services</td>
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<tr>
<td>Emergency Response</td>
<td>American Red Cross</td>
<td>Christopher Bankhead</td>
<td>Manager</td>
<td><a href="mailto:christopher.bankhead@redcross.org">christopher.bankhead@redcross.org</a></td>
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<td>Housing</td>
<td>Apartment Association of Tarrant County</td>
<td>John Mitchell</td>
<td>Executive Director/CEO</td>
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<tr>
<td>Senior Services</td>
<td>Tarrant County (AAATC)</td>
<td>Kelley Kaiser</td>
<td>Resource Center Housing Navigator</td>
<td><a href="mailto:kelley.kaiser@unitedwaytarrant.org">kelley.kaiser@unitedwaytarrant.org</a></td>
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<tr>
<td>Children/Youth Services</td>
<td>Artes de la Rosa</td>
<td>William Giron</td>
<td>Executive Director</td>
<td><a href="mailto:william.giron@artesdelarosa.org">william.giron@artesdelarosa.org</a></td>
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<td>Children/Youth Services</td>
<td>Boys &amp; Girls Clubs of Greater Fort Worth</td>
<td>Daphne Barlow Stigliano</td>
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<td>Children/Youth Services</td>
<td>Camp Fire First Texas</td>
<td>Ann Sheets</td>
<td>President/CEO</td>
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<td>Social Service Agency</td>
<td>Cancer Care Services</td>
<td>Melanie Wilson</td>
<td>CEO/Executive Director</td>
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<td>Faith-Based</td>
<td>Catholic Charities Fort Worth</td>
<td>Paul Boyd</td>
<td>Acting CEO</td>
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<td>Addiction Recovery</td>
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<td>Center for Transforming Lives</td>
<td>Carol Klociek</td>
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<td><a href="mailto:cklociek@tranforminglives.org">cklociek@tranforminglives.org</a></td>
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<td>CFW Human Relations Unit</td>
<td>Angela Rush</td>
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<td>Richard Zavala</td>
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<td>Dorothea Miller</td>
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<td>Sheryl Kenny</td>
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<td>Mandy Clark</td>
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<td>Rachel Roberts</td>
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<td>City of Forest Hill Planning and Zoning Department</td>
<td>Joe Ashton</td>
<td>City Planner</td>
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## 2019-2020 HUD ANNUAL ACTION PLAN

### AGENCY CONSULTATION CONTACT LIST

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<td>City of Lake Worth Planning and Zoning Department</td>
<td>Suzanne Meason</td>
<td>Planning and Zoning Administrator</td>
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<td>City of Richland Hills Neighborhood Services Department</td>
<td>Stephanie Martinez (Scott Mitchell)</td>
<td>Director of Neighborhood Services (Director)</td>
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<td>City of River Oaks Zoning Department</td>
<td>Marvin Gregory</td>
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<td>City of Sansom Park Community Development Department</td>
<td>Ron Douglas</td>
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<td>Craig Farmer</td>
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<td>Marie Francis</td>
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<td>Connie Nieswiadomy</td>
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<td>CAP Board Alternate</td>
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<td>Julie Parks</td>
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<td>Scott Sheppard</td>
<td>CAP Board Rep.</td>
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<td>Social Service Agency</td>
<td>Cornerstone Assistance Network</td>
<td>Denise Crawford</td>
<td>Admin Assistant</td>
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<td>Heather Hughes</td>
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<td>Housing</td>
<td>ES Squared LLC</td>
<td>Albert Mitchell</td>
<td>President</td>
<td><a href="mailto:nash@es2consulting.com">nash@es2consulting.com</a></td>
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<td>Disability Service Provider</td>
<td>Expanco, Inc.</td>
<td>David Dodson</td>
<td>Cable Services Supervisor</td>
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<td>Broadband</td>
<td>Fort Worth Cable TV</td>
<td>Jack McGee</td>
<td>President</td>
<td><a href="mailto:bthornton@fortworthchamber.com">bthornton@fortworthchamber.com</a></td>
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<td>Bill Thornton</td>
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<td>Fort Worth Hispanic Chamber of Commerce</td>
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<td>President and CEO</td>
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<td>Fort Worth Housing Solutions</td>
<td>Mary-Margaret</td>
<td>President and CEO</td>
<td><a href="mailto:mmlemons@fwhs.org">mmlemons@fwhs.org</a></td>
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<td>Boards/Committees/Commissions</td>
<td>Fort Worth Human Relations Commission</td>
<td>Reed Bilz</td>
<td>Board Member</td>
<td><a href="mailto:reed.bilz@gmail.com">reed.bilz@gmail.com</a></td>
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<td></td>
<td>Fort Worth Human Relations Commission</td>
<td>Melissa Canas</td>
<td>Board Member</td>
<td><a href="mailto:melissahcanas@aol.com">melissahcanas@aol.com</a></td>
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<td>Boards/Committees/Commissions</td>
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<td>Arturo Martinez</td>
<td>Board Member</td>
<td><a href="mailto:arturo.martinez94@gmail.com">arturo.martinez94@gmail.com</a></td>
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<td></td>
<td>Fort Worth Human Relations Commission</td>
<td>Carla McKenzie</td>
<td>Board Member</td>
<td><a href="mailto:carlamckenzie@msn.com">carlamckenzie@msn.com</a></td>
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<td>Michael Wyss</td>
<td>Board Member</td>
<td><a href="mailto:mikewyss@sbcglobal.net">mikewyss@sbcglobal.net</a></td>
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<td>Eva Bonilla</td>
<td>Board Member</td>
<td><a href="mailto:evabonilla@att.net">evabonilla@att.net</a></td>
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<td><a href="mailto:carmenecastrotx@gmail.com">carmenecastrotx@gmail.com</a></td>
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<td>Kimberly Porter</td>
<td>Board Member</td>
<td><a href="mailto:kimberly.porter@healthways.com">kimberly.porter@healthways.com</a></td>
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<tr>
<td>Chamber</td>
<td>Fort Worth Metropolitan Black Chamber of Commerce</td>
<td>Barbara Bolden</td>
<td>Office Manager</td>
<td><a href="mailto:bbolden@fwmbcc.org">bbolden@fwmbcc.org</a></td>
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<tr>
<td>Housing</td>
<td>Fort Worth Mortgage Banker's Association</td>
<td>Amanda Lewis</td>
<td>President (New President)</td>
<td><a href="mailto:dallas@ppdocs.com">dallas@ppdocs.com</a></td>
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<td>Public Utility</td>
<td>Fort Worth Water Dept.</td>
<td>Chris Harder</td>
<td>Director</td>
<td><a href="mailto:Christopher.Harder@fortworthtexas.gov">Christopher.Harder@fortworthtexas.gov</a></td>
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<td>Community Organization</td>
<td>Friends of Cobb Park</td>
<td>Cleveland Harris</td>
<td>Founder and Executive Director</td>
<td><a href="mailto:boharris.33@gmail.com">boharris.33@gmail.com</a></td>
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<tr>
<td>Community Organization</td>
<td>FW League of Neighborhoods</td>
<td>Gene Bill</td>
<td>President</td>
<td><a href="mailto:president@fwlna.org">president@fwlna.org</a></td>
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## 2019-2020 HUD ANNUAL ACTION PLAN
### AGENCY CONSULTATION CONTACT LIST

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<td>Girls Incorporated of Tarrant County</td>
<td>Jennifer Limas</td>
<td>President/CEO</td>
<td><a href="mailto:jlimas@girlsinctarrant.org">jlimas@girlsinctarrant.org</a></td>
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<td>Housing</td>
<td>Glenn's Air Conditioning &amp; Heating</td>
<td>Glenn Miller</td>
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<td><a href="mailto:glennsac@gamiller.net">glennsac@gamiller.net</a></td>
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<td>Employment/Job Training</td>
<td>Goodwill Industries of Fort Worth, Inc.</td>
<td>David Cox</td>
<td>CEO</td>
<td><a href="mailto:mthompson@goodwillfw.org">mthompson@goodwillfw.org</a></td>
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<tr>
<td>Public Housing Authority</td>
<td>Granbury Housing Authority</td>
<td>Julia Richardson</td>
<td>Executive Director</td>
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<td>Housing</td>
<td>Greater Fort Worth Association of REALTORS®</td>
<td>Matthew Church</td>
<td>Director of Government Affairs</td>
<td><a href="mailto:m.church@gfwar.org">m.church@gfwar.org</a></td>
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<td>Greater Fort Worth Builder's Association</td>
<td>Kimberly Eaton-Pregler</td>
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<td>Housing</td>
<td>GTO Construction</td>
<td>Javier Villagomez</td>
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<td>Senior Services</td>
<td>Guardianship Services, Inc</td>
<td>Lyn Scott</td>
<td>Executive Director</td>
<td><a href="mailto:lscott@guardianshipservices.org">lscott@guardianshipservices.org</a></td>
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<td>Social Service Agency</td>
<td>Harvest House</td>
<td>Jennifer Woods</td>
<td>Director</td>
<td><a href="mailto:jennifer@yourharvesthouse.org">jennifer@yourharvesthouse.org</a></td>
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<td>Social Service Agency</td>
<td>Hopeful Arms Foundation</td>
<td>Demira Devoil</td>
<td>CEO/Executive Director</td>
<td><a href="mailto:info@hopefularmsfoundation.org">info@hopefularmsfoundation.org</a></td>
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<td>Housing</td>
<td>Housing Channel</td>
<td>Donna VanNess</td>
<td>President</td>
<td><a href="mailto:donna@housingchannel.org">donna@housingchannel.org</a></td>
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<td>Housing</td>
<td>HVAC Service Pro</td>
<td>Albert Vasquez</td>
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<td><a href="mailto:albertv1725@sbcglobal.net">albertv1725@sbcglobal.net</a></td>
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<td>Johnson County Salvation Army</td>
<td>Elizabeth Aranguren</td>
<td>Director</td>
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<td>Disability Service Provider</td>
<td>JPS Healing Wings</td>
<td>Victoria Langston</td>
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<td>Lena Pope Home</td>
<td>Wayne Vaughn</td>
<td>Director of School and Community Based Services</td>
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<td>Housing</td>
<td>LHD Works</td>
<td>Evon Harris</td>
<td>Creative Director</td>
<td><a href="mailto:hhaharris1980@gmail.com">hhaharris1980@gmail.com</a></td>
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<td>Social Service Agency</td>
<td>Love Compassion &amp; Hope Agency</td>
<td>Cynthia Brown</td>
<td>Program Director</td>
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<td>Community Organization</td>
<td>LULAC District 21-Fort Worth</td>
<td>LULAC District 21-Fort Worth (CJ Ortiz-Alves)</td>
<td>President</td>
<td><a href="mailto:cjalves602@yahoo.com">cjalves602@yahoo.com</a></td>
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<tr>
<td>Community Organization</td>
<td>LVTRise</td>
<td>Brenda Rios</td>
<td>Director of Development</td>
<td><a href="mailto:brios@lvtrise.org">brios@lvtrise.org</a></td>
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<td>Community Development Corporation</td>
<td>Ruby Gentry</td>
<td>Executive Director</td>
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<td>Senior Services</td>
<td>Meals on Wheels, Inc. of Tarrant County</td>
<td>Carla Jutson</td>
<td>President/CEO</td>
<td><a href="mailto:carla@mealsongrillwheels.org">carla@mealsongrillwheels.org</a></td>
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<td>Disability Service Provider</td>
<td>Mental Health Housing Development Corp</td>
<td>Norbert White</td>
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<td>MHMR of Tarrant County</td>
<td>Susan Garnett</td>
<td>Chief Executive Officer</td>
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<td>Housing</td>
<td>Miller-Valentine Group</td>
<td>Chris Applequist</td>
<td>MV Residential Development</td>
<td><a href="mailto:chris.applequist@ghdevelopment.com">chris.applequist@ghdevelopment.com</a></td>
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<tr>
<td>Senior Services</td>
<td>Mindset FACTS</td>
<td>Yolanda Starks White</td>
<td>COO</td>
<td><a href="mailto:yogi3254@aol.com">yogi3254@aol.com</a></td>
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<td>Disability Service Provider</td>
<td>Mission Granbury</td>
<td>Jean Cate</td>
<td>Interim Executive Director</td>
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<td>NAMI Tarrant County</td>
<td>Elizabeth Valderas</td>
<td>President</td>
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<td>Housing</td>
<td>National Association of Women in Construction</td>
<td>Crissy Ingram</td>
<td>Executive Administrator</td>
<td><a href="mailto:crissyi@nawic.org">crissyi@nawic.org</a></td>
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<td>Community Organization</td>
<td>National Multicultural Western Heritage Museum</td>
<td>Jim Austin Jr.</td>
<td>President Founder</td>
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<td>Government Organization</td>
<td>North Central Texas Council of Governments</td>
<td>Monte Mercer</td>
<td>Executive Director's Office (Deputy Executive Director)</td>
<td>mm <a href="mailto:Mercer@nctcog.org">Mercer@nctcog.org</a></td>
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<td>Employment/Job Training</td>
<td>Development Corporation</td>
<td>Pastor Harold Fort</td>
<td>Executive Director</td>
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<td>Homeless Service Provider</td>
<td>Presbyterian Night Shelter</td>
<td>Toby Owen</td>
<td>Chief Executive Officer</td>
<td><a href="mailto:towen@journeyhome.org">towen@journeyhome.org</a></td>
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<td>Disability Service Provider</td>
<td>REACH, Inc.</td>
<td>Charlotte A. Stewart</td>
<td>Executive Director</td>
<td><a href="mailto:cstewart@reachcils.org">cstewart@reachcils.org</a></td>
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<td>Homeless Service Provider</td>
<td>SafeHaven of Tarrant County</td>
<td>Kathryn Jacob</td>
<td>President/CEO</td>
<td><a href="mailto:kjacob@safehaven.tc.org">kjacob@safehaven.tc.org</a></td>
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<td>Social Service Agency</td>
<td>Bridgeport First United Methodist Church</td>
<td>Tamara Cooper</td>
<td>Nursery Coordinator</td>
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<td>Senior Services</td>
<td>Service Employment Redevelopment (SER)</td>
<td>Ruth Espinoza</td>
<td>SCSEP Greantee Contact</td>
<td><a href="mailto:respinoza@ser-national.org">respinoza@ser-national.org</a></td>
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<td>Senior Services</td>
<td>Sixty and Better</td>
<td>Monique Barber</td>
<td>CEO</td>
<td><a href="mailto:mbarber@sixtyandbetter.org">mbarber@sixtyandbetter.org</a></td>
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<td>Somervell County Housing Authority</td>
<td>Millet Hopping</td>
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<td>Southeast Fort Worth, Inc.</td>
<td>Stacy E. Marshall</td>
<td>Executive Director</td>
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<td>Broadband</td>
<td>Spectrum Communications</td>
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# 2019-2020 HUD Annual Action Plan

## Agency Consultation Contact List

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<td>TAPS Public Transportation</td>
<td>Jeff Davis</td>
<td>Transportation Solutions Coordinator</td>
<td><a href="mailto:jeffdavis@tapsbus.com">jeffdavis@tapsbus.com</a></td>
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<tr>
<td>Municipal Government</td>
<td>Community Development and Housing Division</td>
<td>Patricia Ward</td>
<td>Director</td>
<td><a href="mailto:pward@tarrantcounty.com">pward@tarrantcounty.com</a></td>
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<td>Community Organization</td>
<td>Tarrant County Homeless Coalition</td>
<td>Tammy McGhee</td>
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<td><a href="mailto:tammy@ahomewithhope.org">tammy@ahomewithhope.org</a></td>
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<td>Municipal Government</td>
<td>Tarrant County Housing Assistance Office</td>
<td>Wayne Pollard</td>
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<td>Tarrant County Lesbian and Gay Alliance Inc.</td>
<td>David Reed</td>
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<td>Tarrant County Samaritan Housing, Inc.</td>
<td>Norbert White</td>
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<td>Boards/Committees/Commissions</td>
<td>Developmental Disabilities</td>
<td>Beth Stalvey</td>
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<td>Texas Department of Housing and Community Affairs</td>
<td>Michael De Young</td>
<td>Community Affairs Division Director</td>
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<td>Health</td>
<td>Texas Department of State Health Services (Region 2/3)</td>
<td>Sharon Huff</td>
<td>Interim Regional Director</td>
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<td>Texas Ramp Project - Fort Worth Chapter</td>
<td>John Laine</td>
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<td>DeeJay Johannessen</td>
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<td>The Ladder Alliance</td>
<td>Bliss Coulter</td>
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<td>Cheryl Gray Kimberling</td>
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<td>The NRP Group</td>
<td>Debra Guerrero</td>
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<td>Beckie Wach</td>
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<td>Laura Hilgart</td>
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<td>Trinity Habitat for Humanity</td>
<td>Michelle Kennedy</td>
<td>Senior Director of Operations</td>
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<td>Transportation</td>
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<td>Curvie Hawkins</td>
<td>Director of Planning</td>
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<td>Trinity River Authority of Texas</td>
<td>Kevin Ward</td>
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<td>Emergency Response</td>
<td>True Worth Place</td>
<td>Toby Owen</td>
<td>CEO</td>
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<td>Children/Youth Services</td>
<td>United Community Centers</td>
<td>Celia Esparza</td>
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<td>Grace McDermott</td>
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<td>Social Service Agency</td>
<td>United Way of Hood County</td>
<td>Melissa Brown</td>
<td>Operations</td>
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<td>Social Service Agency</td>
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<td>Social Service Agency</td>
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<td>Fran Meyer</td>
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<td>Social Service Agency</td>
<td>United Way of Wise County</td>
<td>Martin Woodruff</td>
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<td>Workforce Solutions of Tarrant County</td>
<td>Judy McDonald</td>
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<tr>
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TASK FORCE ON RACE AND CULTURE

Co-Chairs
Lillie Biggins  Rabbi Andrew Bloom  Rosa Navejar, Presiding  Bob Ray Sanders

Members
Charles Boswell  Yolanda Harper  Arturo Martinez  Katie Sherrod
Walter Dansby  Bishop Mark Kirkland  Roxanne Martinez  Ty Stimpson
Robert Fernandez*  Nima Malek  Judy McDonald  Jennifer Trevino
Miriam Frias  Rattana Mao*  Terri Mossige*  Monica Vasquez
Sara Gillaspie  Gilbert Marez  Cory Session  Rev. Tim Woody
Robert Goldberg

*Resigned

TABLE OF CONTENTS
INTRODUCTION
In the wake of a nationally publicized police incident and resulting protests, the Fort Worth City Council decided in June 2017 to appoint a task force of community leaders who would advise the Council about important and timely issues relating to racial and cultural equity. The Council selected four distinguished citizens to lead this task force – Lillie Biggins, Rabbi Andrew Bloom, Rosa Navejar, and Bob Ray Sanders – and asked these four co-chairs to select the other task force members. On August 1, 2017, the Council adopted a resolution appointing the Task Force on Race and Culture with 23 original members. Three of those members eventually resigned from the task force for various reasons and the Council appointed two individuals to succeed them, resulting in a balance of 22 members at the time of this report.

The City Council’s original charge to the task force was limited to advice on the conduct of community conversations about race and culture, on an assessment of disparities in the provision of municipal services, and on leadership training for City officials. After conducting its first citywide town hall meeting in October 2017 and hearing many forceful comments about the variety and extent of racial discrimination in the community, however, the task force decided to broaden its scope substantially to include a wide array of disparities affecting the quality of life in Fort Worth. Most of these disparities pertain directly or indirectly to six general topics: criminal justice, economic development, education, health, housing, and education. These topics thus became the basis for six committees that the co-chairs appointed to assess the extent and causes of the disparities and eventually to recommend appropriate strategies and actions for addressing the disparities. In due course, the co-chairs appointed a seventh committee on governance to address equity issues pertaining directly to city government.

This report presents a preliminary set of 22 task force recommendations for public review and comment. Each recommendation summarizes the documented disparities to be addressed and their principal causes, describes a recommended strategy to address these disparities and specific actions to implement this strategy, identifies the parties responsible for implementation, and describes resources needed. To promote effectiveness and accountability, each recommendation also identifies outcomes-oriented performance indicators by which to measure success and sets realistic five-year objectives for reducing racial and cultural disparities. A dashboard will enable the community regularly to track its progress toward those objectives.

**Mission:** To listen, learn, build, and bridge in order to create an inclusive Fort Worth for all residents.

**Vision:** Fort Worth will become a city that is inclusive, equitable, respectful, communal, and compassionate.

**COMMITTEES OF THE TASK FORCE ON RACE AND CULTURE**

Appointed on December 18, 2017
Revised through November 12, 2018
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<tr>
<th>Committee</th>
<th>Chair</th>
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**SUMMARY OF COMMITTEE RECOMMENDATIONS**
November 12, 2018
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<thead>
<tr>
<th>Committee</th>
<th>Strategy #1</th>
<th>Strategy #2</th>
<th>Strategy #3</th>
<th>Strategy #4</th>
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<td>Criminal Justice</td>
<td>Civilian oversight of Police Department</td>
<td>Police cadet program</td>
<td>Diversity within Police Department</td>
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<td>Economic Development</td>
<td>Job training, transportation to jobs, background issues, and hiring process</td>
<td>Education and incentives to achieve wage parity</td>
<td>Capacity-building for minority-owned businesses</td>
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<td>Early childhood intervention via quality childcare</td>
<td>Service learning and civic engagement</td>
<td>College and career centers</td>
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<td>Independent citizen redistricting commission</td>
<td>Mission of Human Relations Unit</td>
<td>Diversity training</td>
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<td>Health education and outreach</td>
<td>Active lifestyles</td>
<td>Healthy foods</td>
<td>Access to providers</td>
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<td>Housing</td>
<td>Affordable housing incentives policy</td>
<td>Homebuyer assistance</td>
<td>Resident awareness of housing resources</td>
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<tr>
<td>Transportation</td>
<td>Transportation equity policy and five-year action plan</td>
<td>Transportation funding criteria</td>
<td>After-action reviews of pedestrian and bicycle crashes</td>
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Housing Recommendation #1: Affordable Housing Incentives Policy

Racial and cultural **disparities** to be addressed by this recommendation:

After a steady decline of racial segregation rates since 1990, racial segregation in housing has increased in Fort Worth since 2010. Key disparities contributing to this are:

a) 56% of African-American households and 47% of Hispanic households are currently cost-burdened (pay over 30% of their income for housing) compared to 38% of White households.

b) Homeownership rates for African American households is currently at 39.7% and Hispanic households at 56.97%, compared to 62.4% for White households.

c) Hispanics currently comprise 59% of households in substandard or overcrowded housing.

Recommended **strategy** to address these disparities: **Increase the affordable housing supply for extremely low income renters in order to address disparities in cost burden.**

*Since Civil Rights and Fair Housing laws prohibit discrimination in housing programs based on race or ethnicity, this recommendation would focus on programs that, based on historic beneficiary data, would disproportionately benefit minority populations and address the described disparities.*

Minority households are disproportionately low income relative to white households: 27% of Black households, and 19.8% of Hispanic households have incomes under 30% of the Area Median, compared to 9.1% of White households. Analysis of Housing Tax Credit property occupancy data from the Texas Department of Housing and Community Affairs indicates that 49% of such affordable housing units are occupied by Blacks and 25.8% are occupied by Hispanics, but only 3% of the units assist households with incomes under 30% AMI. Therefore, it is likely that additional affordable housing properties would disproportionately ease rent burdens for minority communities and increase fair housing choice. To address the disparities in rent burden, City incentives for multifamily housing should be provided only to projects that, to the maximum extent financially feasible, provide a goal of up to 10% of housing units affordable to households at 30% of Area Median Income (AMI). This should apply to all city incentives: City of Fort Worth Economic Development department\(^5\) tax abatements or fee waivers, Fort Worth Housing Finance Corporation\(^6\) funding or project participation, Housing and Urban

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\(^4\) Area Median Income (AMI) - The midpoint of a region’s income distribution; half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income; such as 50% of the area median income; identify households who are eligible to live in income-restricted housing units and the affordability of housing units to low-income households.

\(^5\) City of Fort Worth Economic Development department - Tasked to identify resources and growth opportunities for small businesses and entrepreneurs.

\(^6\) Fort Worth Housing Finance Corporation – Helps finance the residential ownership and development of single-family and multi-family dwellings for persons of low and moderate income. They may offer low-interest rate mortgage loans, down payment assistance and mortgage credit certificates.
Development grants assistance\(^7\), Neighborhood Empowerment Zone program assistance\(^8\) or any other City of Fort Worth assistance to multi-family development. The policy would be consistent with proposed NEZ and other city incentive policy changes in that it would require the developer to demonstrate need for the incentive.

a. In addition to addressing racial and cultural disparities, this policy would assist a wide variety of populations in need: persons with disabilities, senior citizens, homeless or formerly homeless, Fort Worth Housing Solutions\(^9\) clients and single parents with children.

b. This policy would not have a direct or immediate budgetary impact but would target existing incentive activities to contribute to addressing disparities caused by the competitive local housing market.

c. The number of units affordable to 0-30% AMI households in each project could vary depending on the extent of city incentive and the financial feasibility of the project. Because these rents would be in the $400-$500 range, their per-unit revenue is unlikely to fully cover their share of operating costs and debt service in these incentivized properties. Developer submission of up-to-date financials and adoption of an underwriting model by implementing City departments would be required, to ensure the maximum number of units affordable to extremely low income renters as well as long term financial viability of each project.

**Recommended actions** to implement this strategy:

1. Request that the Fort Worth City Council and Fort Worth Housing Finance Corporation (FWHFC) adopt resolutions by January 2019, for all city or FWHFC housing incentives, to mandate that, to the extent financially feasible, at least 10% of multi-family units in projects receiving incentives, be reserved for renter households with incomes under 30% AMI.

2. Request that the Fort Worth City Council adopt a resolution by January 2019 to expand the applicability of current NEZ policy regarding “Payment in Lieu” (currently $200 per unit) to cover all multi-family housing project incentives. This policy would authorize developers to make a “Payment in Lieu” when required affordable housing units are not included in an incentivized multi-family project. “Payments in Lieu” would be deposited in an Affordable Housing Trust fund to be administered by the Housing Finance Corp for other affordable housing or neighborhood revitalization initiatives, as deemed appropriate by the City Council.

3. Request that the Fort Worth City Council support raising economic development incentive agreement fees to a level that would discourage development of multi-family housing in disproportionate concentrations throughout the city, by July 2019.

4. Following adoption of this policy, for each of the next 5 years, 2019 to 2024, based on the average number of multifamily projects annually supported by the City and FWHFC, it is assumed that four multifamily projects averaging 175 units each will be awarded incentives to ensure inclusion of 10% of units at 30% AMI. Also, it is assumed that three similar-sized projects that are awarded incentives will agree to make payments in lieu of $200 per unit.

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\(^7\) Housing and Urban Development (HUD) grants assistance – A cabinet-level agency that oversees federal programs designed to help Americans with their housing needs. HUD seeks to increase homeownership, support community development and increase access to affordable housing free from discrimination.

\(^8\) Neighborhood Empowerment Zone (NEZ) program assistance – Provides incentives designed to promote affordable housing, economic development and expanded services. Municipal property tax abatements, fee waivers and release of city liens are available to property owners who build or rehabilitate property within a NEZ.

\(^9\) Fort Worth Housing Solutions - An independent housing authority who provides mixed-income rental and homeownership opportunities.
per year for five years. Over the next seven years (assuming an average 2-year construction period), this will result in an additional 360 affordable units reserved for households at 30% AMI, and will also result in payment of $105,000 per year (from year 3 to year 7) in Payment In Lieu fees. The $525,000 in revenue could be used to incentivize 7 additional 0-30% AMI units annually thereafter (assuming $75,000 per unit incentive). Additionally, if the estimated 4 annual incentivized projects are Tax Credit properties which have 95% of units affordable to households under 60% AMI, up to 2,980 affordable units will become available to all low-income Fort Worth residents.

5. The City of Fort Worth will partner with support organizations (i.e. Fort Worth Housing Solutions, Real Estate Council of Greater Fort Worth, Apartment Association of Tarrant County and the Texas Association of Local Housing Finance Agencies) to adopt resolutions that all housing incentives should contain at least 10% of units be reserved for those under 30% AMI, regardless of location throughout the City, to promote affordable housing development and fair housing choice city-wide.

6. The Communications & Public Engagement Department will develop a Communications Plan to educate neighborhood organizations about the “life cycle” of need for affordable housing to address the potential challenge of designating housing for those with limited incomes.

7. The City of Fort Worth will maintain a tracking report on all housing developments receiving incentives as referenced above, to measure the increasing share and number of units affordable to households at or below 30% AMI, their occupancy by race/ethnicity, and the status of development of such incentivized projects, to demonstrate the effectiveness of this effort in addressing cost-burden disparities for local African American and Hispanic households. The report will be provided to the City Council on an annual basis.

8. Request that the City Council include in its policies, for multifamily projects receiving any of the above-mentioned City incentives, a requirement that such multifamily projects must agree to accept Housing Choice Vouchers and any other type of federal, state, or local rental assistance vouchers, such as Continuum of Care rental assistance for the homeless and Section 811 rental assistance for the disabled.

Potential challenges:

1. An Affordable Housing Task Force is currently developing recommendations regarding roles for the development of affordable housing among the City of Fort Worth, Fort Worth Housing Solutions, Fort Worth Housing Finance Corporation, Tarrant County Housing Finance Corporation, Tarrant County Homeless Coalition and other community partners. Inconsistency between the Race and Culture Commission’s recommendations, and the Affordable Housing Task Force’s recommendations, could limit the effectiveness of the proposed actions.

2. Many neighborhood organizations are likely to oppose provision of incentives and designation of housing units for extremely low income populations. This could be addressed by educating the public regarding the extent of need and the household makeup of the target population, which is predominantly elderly, persons with disabilities, retail or service employees and young people starting out in the workforce (while also including the formerly homeless and families with housing voucher assistance, etc.). Based on HUD data, at least 20,000 households at the 0-30% AMI level are

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10 Affordable Housing Task Force – Recently formed to develop a Housing Strategy Plan for the City of Fort Worth. Partners include: The City of Fort Worth, the City of Fort Worth Housing Finance Corporation, the City of Fort Worth Directions Home, Fort Worth Housing Solutions, Continuum of Care and Tarrant County.

11 Tarrant County Homeless Coalition – Leads, coordinates and develops strategies and resources to end homelessness.
unable to find affordable housing in Fort Worth. These increased affordable housing education efforts should focus on the “life-cycle” of need for affordable housing- that is, affordable housing is particularly needed when a young person is “just starting out” on their own, or when an elderly or disabled person is living on a fixed income.

3. Some developers are likely to oppose this policy due to concerns about financial feasibility, reduction in profits, potential property management challenges, and uncertain long-term viability of their multi-family properties. Examples of projects that have similar shares of under 30% AMI units could be used to demonstrate how such projects can be financially feasible and sustainable. Consultation and negotiation with developer representatives throughout development of the policy would be essential, to clarify an agreed-upon definition of what is financially feasible and workable for both parties, while still achieving greater production of affordable units.

4. Jurisdictions that have successfully implemented “Payment in Lieu” programs include: Seattle, Washington; Boston, Massachusetts; and Denver, Colorado.

**Responsible parties:**

The lead organizations for implementing this strategy should be the City of Fort Worth (through the Neighborhood Services Department and the Economic Development Department), and the Fort Worth Housing Finance Corporation.

The support organizations for implementing this strategy should be the Tarrant County Housing Finance Corporation, Fort Worth Housing Solutions, Real Estate Council of Greater Fort Worth¹², Apartment Association of Tarrant County ¹³ and the Texas Association of Local Housing Finance Agencies ¹⁴.

**Resources needed:**

Existing staff resources would need to be dedicated to revising existing incentive policies. The proposed “Payment in Lieu” policy is expected to generate resources for additional incentives for affordable housing. If it is assumed that three projects averaging 175 units per year declined to include the required affordable units, a $200 per unit “Payment in Lieu” over a 5-year period would yield $525,000 in that time. Should a “Payment in Lieu” policy not be approved by Fort Worth City Council, many projects are likely to need additional financial support or incentives to achieve maximum number of housing units affordable to households under 30% AMI. The City of Fort Worth Neighborhood Services or another appropriate City Department staff would be expected to assist in seeking some other sources of funding (particularly for housing for special populations such as homeless, disabled, etc.) through grant-writing to sources such as the Federal Home Loan Bank Board, TDHCA, HUD, and other entities.

**Success measures:**

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¹² Real Estate Council of Greater Fort Worth - Made up of professionals involved in the commercial real estate industry. Members represent both large and small businesses and have a wide range of interests and resources related to commercial real estate.

¹³ Apartment Association of Tarrant County - Provides management and related services supporting residents living in 184,000 apartment homes spread throughout our 9 county region in north central Texas.

¹⁴ Texas Association of Local Housing Finance Agencies - A statewide non-profit organization established for the purpose of informing, planning and supporting the needs of local housing finance agencies in their delivery of affordable housing in the State of Texas.
a. By 2023, the percentage of rent-burdened African American households will be reduced from 56% to 53% and reduced from 47% to 45% for Hispanic households. This will reduce the racial/ethnic disparity with the 38% of white households who are rent-burdened.

b. The tracking report will show that incentive programs increase access and availability of affordable multi-family housing and fair housing choice for all residents, and particularly for African American and Hispanic households who were previously cost burdened. Dispersion of these multifamily housing developments throughout the city will also promote racial integration throughout all Fort Worth communities.

Housing Recommendation #2: Homebuyer Assistance
Racial and cultural **disparities** to be addressed by this recommendation: Summarize these disparities and their principal causes in one or two sentences each.

After a steady decline of racial segregation rates since 1990, racial segregation in housing has increased in Fort Worth since 2010. Key disparities contributing to this are:

a) 56% of African American households and 47% of Hispanic households are currently cost-burdened (pay over 30% of their income for housing) compared to 38% of White households.

b) Homeownership rates for African American households is currently at 39.7% and Hispanic households at 56.97%, compared to 62.4% for White households.

c) Hispanics currently comprise 59% of households in substandard or overcrowded housing.

Recommended **strategy** to address these disparities: **Update the City Homebuyer Assistance Program to Increase Its Ability to Assist Minority Homebuyers, and Increase Homebuyer Education and Housing Counseling Activities**

*Since Civil Rights and Fair Housing laws prohibit discrimination in housing programs based on race or ethnicity, this recommendation would focus on programs that based on historic beneficiary data, could disproportionately benefit minority populations and address the described disparities.*

Minority households are disproportionately low income relative to white households: 60.9% of Black households and 63.4% of Hispanic households have incomes under 80% of the Area Median Income, compared to 31.7% of White households. This makes the process of purchasing a home much more challenging for minority families. However, the City’s Homeownership Assistance Program and grant-funded Housing Counseling Program are very effective in assisting minority families to prepare for and obtain homeownership, as 95% of all current Homebuyer Assistance Program (HAP) beneficiaries are minority (approx. 40% Black, 42% Hispanic and 13% Asian). Likewise, during FY2017, the housing counseling and homebuyer education program of Housing Channel (funded through City CDBG resources), serves 376 residents per year, for which 54% are African American and 27% are Hispanic. Therefore, the City of Fort Worth should work with lenders and realtors to adapt the City’s existing Homebuyer Assistance Program to the current very competitive market, by providing additional assistance and/or removing administrative and procedural barriers to homeownership for low income African American and Hispanic families. This policy would promote fair housing choices by increasing opportunities of low and moderate income African American and Hispanic families to become homebuyers, which is increasingly challenging in our competitive local housing market.

Recommended **actions** to implement this strategy:

1. By Late Fall/Winter 2018, the City of Fort Worth Neighborhood Services Department will conduct research meetings with lenders, realtors and other cities that have Homebuyer Assistance Programs (HAP) and prepare a revised Homebuyer Assistance Program (HAP) policy to promote fair housing choices.

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15 Home Buyer’s Assistance Program (HAP) – A City of Fort Worth program that provides mortgage assistance for income-eligible first-time home buyers with the City of Fort Worth. Qualifying home buyers can receive a subsidy of up to $14,999 for homes located in Fort Worth. The buyer can use the full $14,999 subsidy for mortgage assistance or use $3,000 of this amount for closing costs and/or down payment.
by increasing opportunities of low and moderate income African American and Hispanic families to become homebuyers. The Department will present draft recommendations to City Council.

2. By Spring of 2019, the City Council will adopt the revised Homebuyer Assistance Program (HAP) policy to promote fair housing choices by increasing opportunities of low and moderate income African American and Hispanic families to become homebuyers by at least 20% by 2023.

3. After adoption of the new policy, the City of Fort Worth will partner with the Housing Channel to create a marketing program to increase the availability and attendance of free homebuyer education classes by at least 50% by 2023.

4. The City of Fort Worth will continue to track the outcomes for the Homebuyer Assistance Program (HAP) and Housing Counseling Program to measure the impact of modifications of the Homebuyer Assistance Program (HAP) on increases the total number of clients assisted as well as any increases in the proportion of African American and Hispanic homebuyers served by the program.

5. Annually for five years, beginning in October 2019, the City of Fort Worth will partner with the Housing Channel and other support organizations to increase the availability of free homebuyer education classes by at least 25% per year, to promote fair housing choices to all low and moderate-income residents, but especially African American and Hispanic families to become homebuyers. This partnership will include a marketing program to increase the attendance at free homebuyer education classes by at least 25%.

6. The tracking report of approved applications for the Homebuyer Assistance Program will show a 50% increase in households who have achieved homeownership, from 40 households per year (the current number) to 60 households per year, in fiscal year 2019-2020, and to 80 households per year in 2020-2021. The total number of African-American households assisted in 2021 should increase from 20 to 35, and the number of Hispanic households should increase from 20 to 35 as well.

7. Registration numbers will show a 50% increase in attendance at free homebuyer education classes (10% per year) for minority populations, with the goal of serving 566 annually with 5 years, of which at least a consistent percentage will be Black and Hispanic (54% and 27%, respectively). This would result in an additional 1322 African Americans and 660 Hispanics receiving information necessary to become homeowners.

Potential challenges:

1. City Council approval is required for any change to the existing homebuyer assistance program.

2. The feasibility to expand the program is limited by the amount of HOME Investment Partnerships Program\textsuperscript{16} grant funds received from the U.S. Department of Housing and Urban Development (HUD)\textsuperscript{17}. A new policy could require certain fee waivers from lenders to modestly increase number of households assisted; this is customary in many communities. The City of Fort Worth Neighborhood Services department\textsuperscript{18} could also explore additional funding resources from entities such as Federal Home Loan Bank, Texas Department of Housing and Community Affairs\textsuperscript{19}, etc.

\textsuperscript{16} HOME Investment Partnerships Program - Provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or homeownership.

\textsuperscript{17} Housing and Urban Development (HUD) - The United States Department of Housing and Urban Development is a cabinet-level agency that oversees federal programs designed to help Americans with their housing needs. HUD seeks to increase homeownership, support community development and increase access to affordable housing free from discrimination.

\textsuperscript{18} City of Fort Worth Neighborhood Services Department - Administers grant-based programs aimed at beautifying and strengthening Fort Worth neighborhoods.

\textsuperscript{19} Texas Department of Housing and Community Affairs - A state agency responsible for affordable housing, community and energy assistance programs and regulation of the state’s manufactured housing industry. The Department currently administers $2 billion through for-profit, nonprofit, and local government partnerships to deliver local housing and community-based opportunities and assistance to Texans in need.
3. Housing Channel’s capacity to expand the number of clients served and number of homebuyer education classes is limited by funding constraints. It may be possible to charge some of the increased costs as a fee upon closing, for clients that are successful in purchasing a home with City down-payment assistance.

4. Use of federal funds for homebuyer assistance has complex loan-servicing and long-term record-keeping requirements, which become more complicated as the amount of assistance increases. However, larger loan amounts may be required, since home sale prices have grown so much in the past 6 years that the “affordable” segment of the market (homes under $150,000 in sales price), has shrunk from 68% of the market in 2011, to 18% of the market in 2017.

5. Currently, the Affordable Housing Task Force\(^{20}\) is developing recommendations about roles in the development of affordable housing among the City of Fort Worth, Fort Worth Housing Solutions\(^{21}\) and Fort Worth Housing Finance Corporation\(^{22}\), Tarrant County Housing Finance Corporation\(^{23}\), Tarrant County Homeless Coalition\(^{24}\) and other community partners. It will be important to ensure consistency with those recommendations going forward.

6. Other jurisdictions in Texas provide deeper homebuyer subsidy amounts than Fort Worth’s current $14,999 maximum assistance level. For example, Austin offers up to $40,000 in a deferred forgivable 0% loan, Plano can provide up to $55,000 with a 30-year shared equity agreement, and Houston provides up to $25,000 in a deferred loan.

### Responsible parties:

The lead organizations for implementing this strategy should be the City of Fort Worth Neighborhood Services Department and Communications & Public Engagement Department, which would participate in homebuyer education and outreach efforts. The support organizations for implementing this strategy should be the Greater Fort Worth Association of Realtors\(^{25}\) (particularly for the outreach and education component), current lender partners for Homebuyer Assistance Program (HAP), Housing Channel Homebuyer Education and Counseling Program\(^{26}\). Participating lenders would be consulted regarding the feasibility of requiring fee waivers for participation.

### Resources needed:

---

\(^{20}\) Affordable Housing Task Force - Recently formed to develop a Housing Strategy Plan for the City of Fort Worth. Partners include: The City of Fort Worth, the City of Fort Worth Housing Finance Corporation, the City of Fort Worth Directions Home, Fort Worth Housing Solutions, Continuum of Care and Tarrant County.

\(^{21}\) Fort Worth Housing Solutions - An independent housing authority, Fort Worth Housing Solutions provides mixed-income rental and homeownership opportunities.

\(^{22}\) Fort Worth Housing Finance Corporation - Helps finance the residential ownership and development of single-family and multi-family dwellings for persons of low and moderate income. They may offer low-interest rate mortgage loans, down payment assistance and mortgage credit certificates.

\(^{23}\) Tarrant County Housing Finance Corporation - A public entity sponsored by Tarrant County government which issues bonds and establishes other programs and financing methods to support affordable housing throughout Tarrant County, for both multi-family and single-family homeownership housing.

\(^{24}\) Tarrant County Homeless Coalition - Leads, coordinates and develops strategies and resources to end homelessness.

\(^{25}\) Greater Fort Worth Association of Realtors - With over 3,200 REALTOR® and affiliate members, GFWAR is a strong advocate for real estate professionals and Texas property owners.

\(^{26}\) Housing Channel Homebuyer Education and Counseling Program - Helps homeowners with the nuts and bolts of homeownership in a manner that tackles the larger issues related to housing for low and moderate income families.
At a minimum, this strategy could rely on existing City of Fort Worth staff capacity in the Neighborhood Services Department to revise the program and the Communications & Public Engagement Department to develop the Communications Plan to promote the newly designed program. Additional funding sources would be needed to expand capacity and assist an increased number of homebuyers (i.e. HFC, HUD or the identification of additional sources.). The extent of the impact would be dependent upon the extent of funding available. For example, if an additional 50 homebuyers were to be assisted, an estimated $1,000,000 would be needed. To expand homebuyer education, Housing Channel might need an additional staff person, which would require at least $60,000 annually. Though this is an eligible use of CDBG funds, increasing Housing Channel’s funding would require the City to deny funding to another non-profit social service agency. The Greater Fort Worth Board of Realtors could be requested to assist the City in funding any increased homebuyer education efforts.

City should proactively seek additional funding for Homebuyer assistance from lender-operated foundations, Federal Home Loan Bank Board, and other entities, to increase numbers of clients served. To the extent that any additional funds were provided, additional operating costs would be borne by the grants, or by existing grant sources.

**Success measures:**

By 2023, the home ownership rate for African-American households will increase from 39.7% to 39.9%. This will reduce the racial disparity in home ownership with white households whose rate of home ownership is 63.6%.

---

**Housing Recommendation #3:**

**Resident Awareness of Housing Resources**

Racial and cultural disparities to be addressed by this recommendation: Summarize these disparities and their principal causes in one or two sentences each.

After a steady decline of racial segregation rates since 1990, racial segregation in housing has increased in Fort Worth since 2010. Key disparities contributing to this are:
a) 56% of African American households and 47% of Hispanic households who are currently rent burdened (pay over 30% of their income for housing) compared to 38% of White households.

b) Homeownership rates for African American households is currently at 39.7% and Hispanic households at 56.97%, compared to 62.4% for White households.

c) Hispanics currently comprise 59% of households in substandard or overcrowded housing.

**Recommended strategy** to address these disparities: Describe this strategy in one paragraph.

*Since Civil Rights and Fair Housing laws prohibit discrimination in housing programs based on race or ethnicity, this recommendation would focus on programs that based on historic beneficiary data, could disproportionately benefit minority populations and address the described disparities.*

Although there are currently a wide variety of Community Assistance Programs (CAP) managed by the City of Fort Worth, many residents are unaware of program options, availability, income qualifications and documentation required. The City of Fort Worth should provide comprehensive neighborhood-based workshops and neighborhood association presentations about programs offered related to home repair, housing counseling, financial literacy, code compliance, fair housing, home maintenance tips and recommendations, housing assistance for the disabled, housing issues for seniors aging in place, homelessness prevention and volunteer opportunities for area residents to improve their neighborhoods. A centralized database should be created and managed to connect faith-based organizations and area agencies with residents in need who do not qualify for existing Community Assistance Programs (CAP).

This strategy would promote fair housing and neighborhood revitalization by ensuring that all residents but especially Hispanic residents in central city areas, are made aware of all housing related programs that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.

The City of Fort Worth Community Engagement Office would play the role of coordination and clearinghouse for information about such resources and conduct presentations to neighborhood associations and alliances throughout the year.

**Recommended actions to implement this strategy:** Describe these actions and the timeframes for executing them in one or two sentences each.

1. **By Spring 2019:**
   a. The City of Fort Worth will begin a 5-year study of all neighborhood-based, housing-related informational workshops offered, neighborhood association presentations conducted and printed educational material shared with residents to create a baseline to determine whether providing workshops, presentations and educational material increases the likelihood that all residents but especially the Hispanic community, will utilize current resources available that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.
b. The Community Engagement Office will partner with other internal departments (Neighborhood Services, Code Compliance, Human Relations, etc.) to coordinate staff resources and plan and present a program of neighborhood-based, housing-related informational workshop offerings throughout each new fiscal year. City of Fort Worth departments (Library, Parks and Recreation etc.) will be incorporating neighborhood-based, housing-related informational workshop offerings into their annual scheduled activities to increase the number of Hispanic households served by home repair programs by at least 5%.

c. The Neighborhood Services Department will create and print a comprehensive Community Action Program (CAPS) brochure/booklet to be shared by the Community Engagement Office at all neighborhood association, alliance, public meetings and special events in the city to educate all residents, but especially the Hispanic community about resources that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.

d. The Mayor’s Community Engagement Workshops & 2018 Neighborhood Awards Luncheon will include at least 2 workshops based on housing-related topics.

e. The Community Engagement Office will begin using a centralized database that connects faith-based organizations and area agencies with residents in need who do not qualify for existing programs to decrease some substandard or overcrowded housing challenges that contribute to their quality of life.

f. The proposed neighborhood-based housing-related informational workshops will include information regarding how tenants can prevent eviction and how they can work with a landlord to resolve disputes, as well as fair housing information related to federal policies prohibiting discrimination based on domestic violence or criminal history.

2. By Spring 2020:
   a. City of Fort Worth departments (Library, Parks and Recreation etc.) will be incorporating neighborhood-based, housing-related informational workshop offerings into their annual scheduled activities to increase the number of Hispanic households served by home repair programs by at least 5%.
   b. The Community Engagement Office will add and market 1 new comprehensive presentation to their current list of offerings for neighborhood association and alliance meetings.
   c. The Mayor’s Community Engagement Workshops & 2019 Neighborhood Awards Luncheon will include at least 2 workshops based on housing-related topics.

3. By Spring 2021:
   a. City of Fort Worth departments (Library, Parks and Recreation etc.) will continue to incorporate neighborhood-based, housing-related informational workshop offerings into their annual scheduled activities to increase the number of Hispanic households served by home repair programs by at least 5%.
   b. The Community Engagement Office will monitor the rate of increase of service requests to the City of Fort Worth and coordinate with the City of Fort Worth Neighborhood Services Department an expansion of presentations and/or workshops where needed to educate all residents, but especially the Hispanic community about resources that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.
c. The Mayor’s Community Engagement Workshops & 2020 Neighborhood Awards Luncheon will include at least 2 workshops based on housing-related topics.

d. The Community Engagement Office will continue to partner with Trinity Habitat for Humanity to beta test a partnership using a centralized database that connects faith-based organizations and area agencies with residents in need who do not qualify for existing programs to decrease some substandard or overcrowded housing challenges that contribute to their quality of life.

4. By Spring 2022:
   a. City of Fort Worth departments (Library, Parks and Recreation etc.) will continue to incorporate neighborhood-based, housing-related informational workshop offerings into their annual scheduled activities to increase the number of Hispanic households served by home repair programs by 5%.
   b. The Community Engagement Office will monitor the rate of increase of service requests to the City of Fort Worth and coordinate with the City of Fort Worth Neighborhood Services Department an expansion of presentations and/or workshops where needed to educate all residents, but especially the Hispanic community about resources that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.
   c. The Mayor’s Community Engagement Workshops & 2021 Neighborhood Awards Luncheon will include at least 2 workshops based on housing-related topics.

5. By Spring 2023:
   a. The City of Fort Worth will complete the 5-year study of all neighborhood-based housing-related informational workshop offered, neighborhood association presentations conducted and printed educational material shared with residents and determine whether providing workshops, presentations and educational material increases the likelihood that all residents but especially the Hispanic community, will utilize current resources available that could decrease some substandard or overcrowded housing challenges that contribute to their quality of life.
   b. The study should show that increased education and engagement about housing-related resources have increased the number of Hispanic households served by Priority Repair programs by at least 20% (5% per year).

Potential challenges: Identify obstacles that could impede or prevent the effective execution of these actions and describe ways to overcome them. Cite any other communities that have successfully overcome similar obstacles.

   1. Task Force Committee support.
   2. Direction from supervisors to internal staff to provide adequate city staff time to plan and coordinate various comprehensive neighborhood housing education programs.
   3. Consistent messaging among programs offered.
   4. The cost of educational materials.

Responsible parties: Identify one organization that should take the lead in implementing this strategy and any organizations that should provide essential support.

The lead organization for implementing this strategy should be the City of Fort Worth Community Engagement Office.
The support organizations for implementing this strategy should be City of Fort Worth departments, Tarrant County-wide governmental or non-profit organizations providing neighborhood-based services or housing-related services.

<table>
<thead>
<tr>
<th>Resources needed:</th>
<th>Describe the financial and human resources that the responsible parties will need to implement this strategy and identify potential funding sources.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This strategy would rely on existing staff capacity to plan and coordinate comprehensive neighborhood housing educational presentations and workshops. Additional funding of $15,000 for the cost of printing educational materials would need to be allocated by the Neighborhood Services department. The extent of the impact would be dependent upon the extent of current staff capacity.</td>
</tr>
<tr>
<td></td>
<td>An addition of one staff member for the Community Engagement Office would be required at a cost of $84,900 for salary, benefits and computer requirements.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Success measures:</th>
<th>Describe the objective, outcomes-oriented data by which the lead organization will regularly measure its success in reducing or eliminating the disparities to be addressed by this strategy. Specify the extent of these disparities as they exist today and as we expect them to exist within five years of implementing the strategy.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>By 2023, the percentage of Hispanic households living in substandard or overcrowded housing will be reduced from 9.9% to 6.9%. This will reduce the racial/ethnic disparity with white households whose percentage of living in substandard or overcrowded housing is 0.9%.</td>
</tr>
</tbody>
</table>
DASHBOARD FOR TRACKING PROGRESS

Report Date: ____________________
<table>
<thead>
<tr>
<th>Recommended Strategy</th>
<th>Actions Completed</th>
<th>Racial and Cultural Disparities to be Addressed</th>
<th>Estimated Extent of Disparity, 2018 or Earlier Year</th>
<th>Projected Extent of Disparity, 2023</th>
<th>Current Extent of Disparity</th>
</tr>
</thead>
</table>
| Civilian oversight of Police Department                   |                   | Resident perceptions of safety in their neighborhoods at night | Whites 64%  
Hispanics 48%  
African-Americans 57% | Whites 64%+  
Hispanics 53%  
African-Americans 62% |                           |
|                                                           |                   | Resident satisfaction with overall quality of local police protection | Whites 75%  
Hispanics 64%  
African-Americans 59% | Whites 75%+  
Hispanics 69%  
African-Americans 64% |                           |
|                                                           |                   | Arrests by incident | 38.4% African-Americans  
26.6% Hispanics  
2.0% Other  
33.0% Whites | 37.0% African-Americans  
26.0% Hispanics  
2.0% Other  
35.0% Whites |                           |
| Police cadet program                                      |                   | Composition of recruit classes | 13% African-Americans  
26% Hispanics  
3% Other  
58% Whites  
16% Female (six most recent classes) | 19% African-Americans  
34% Hispanics  
6% Other  
41% Whites  
20% Female |                           |
| Diversity within Police Department                        |                   | Composition of police force as a whole | 10.6% African-Americans  
19.9% Hispanics  
3.6% Other  
65.9% Whites  
12.8% Female | 12.0% African-Americans  
21.0% Hispanics  
3.8% Other  
63.2% Whites  
14.0% Female |                           |
|                                                           |                   | Diversity of corporals and detectives | 5.0% African-Americans  
16.3% Hispanics  
4.6% Other  
74.1% Whites | 6.5% African-Americans  
18.0% Hispanics  
5.0% Other  
70.5% Whites |                           |
| Job training, transportation to jobs, background issues, and hiring process |                   | Unemployment rate | Whites 4.2%  
Hispanics 5.7%  
African-Americans 6.1% | Minority unemployment < 1 percentage point above White unemployment |                           |
| Education and incentives to achieve wage parity           |                   | Median household income | Whites $63,704  
Hispanics $44,748  
African-Americans $41,317 | Minority household incomes > 75% of White household incomes |                           |
<table>
<thead>
<tr>
<th>Capacity-building for minority-owned businesses</th>
<th>Number of City procurement categories without any qualified minority firms</th>
<th>Nine of 203</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of small firms receiving loans</td>
<td>17% of minority firms 23% of White-owned firms</td>
<td>Minority approval rate &lt; 3 percentage points below White approval rate</td>
<td></td>
</tr>
<tr>
<td>Early childhood intervention via quality childcare</td>
<td>Blending sounds</td>
<td>Whites 73% Hispanics 58% African-Americans 46%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Listening comprehension</td>
<td>Whites 86% Hispanics 83% African-Americans 79%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Letter sounds</td>
<td>Whites 76% Hispanics 68% African-Americans 68%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vocabulary</td>
<td>Whites 87% Hispanics 70% African-Americans 72%</td>
<td></td>
</tr>
<tr>
<td>Service learning and civic engagement</td>
<td>High school graduation rates</td>
<td>Whites 97% Hispanics 91% African-Americans 92% in 2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>College and career readiness</td>
<td>Whites 84% Hispanics 74% African-Americans 67%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minority representation on City Council (district representatives)</td>
<td>25.0% African-Americans 12.5% Hispanics 62.5% Whites</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minority representation on City boards and commissions</td>
<td>15% African-Americans 11% Hispanics 4% Other</td>
<td></td>
</tr>
<tr>
<td>Independent citizen redistricting commission</td>
<td>20% African-Americans 40% Hispanics 40% Whites</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>16% African-Americans 14% Hispanics 5% Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Mission of Human Relations Unit | Voter participation in mayoral election | 70% Whites  
36% Female | 65% Whites  
40% Female |
| Diversity of City executives and managers | 7.1% Super-Majority Minority Areas (SMMAs)  
8.1% citywide | 9.0% SMMAs  
9.0% citywide |
| Diversity of police officers | 18% African-Americans  
9% Hispanics  
2% Other  
71% Whites  
34% Female | 19% African-Americans  
11% Hispanics  
3% Other  
67% Whites  
37% Female |
| Diversity of firefighters | 10% African-Americans  
19% Hispanics  
3% Other  
68% Whites  
14% Female | 11% African-Americans  
21% Hispanics  
4% Other  
64% Whites  
16% Female |
| Diversity of general (non-civil service) City employees | 8% African-Americans  
11% Hispanics  
2% Other  
79% Whites  
1% Female | 9% African-Americans  
12% Hispanics  
2% Other  
77% Whites  
2% Female |
| Diversity training | Perception that City is dedicated to diversity and inclusion | 85% of all City employees | 95% African-Americans  
95% Hispanics  
95% Other  
95% Whites  
95% Female |
| Health education and outreach | High blood pressure | African-Americans adults  
40% versus 30% overall | African-American rate  
37.5% or less |
| | Obesity | African-Americans adults  
38% versus 30% overall | African-American rate  
35.5% or less |
<table>
<thead>
<tr>
<th>Healthy foods</th>
<th>Cognitive decline</th>
<th>African-American adults 23% versus 12% overall</th>
<th>African-American rate 20.5% or less</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to providers</td>
<td>Diabetes</td>
<td>African-American adults 16% versus 11% overall</td>
<td>African-American rate 13.5% or less</td>
</tr>
<tr>
<td></td>
<td>Infant mortality</td>
<td>African-American infant deaths 9.6 per 1,000 live births versus 6.2 overall</td>
<td>African-American rate 8.0 or less</td>
</tr>
<tr>
<td>Affordable housing incentives policy</td>
<td>Rent-burdened households</td>
<td>56% African-Americans 47% Hispanics 38% Whites</td>
<td>53% African-Americans 45% Hispanics</td>
</tr>
<tr>
<td>Homebuyer assistance</td>
<td>Homeownership rate</td>
<td>39.7% African-Americans 57.0% Hispanics 63.6% Whites</td>
<td>39.9% African-Americans</td>
</tr>
<tr>
<td>Resident awareness of housing resources</td>
<td>Households living in substandard or overcrowded housing</td>
<td>9.9% Hispanics 3.5% African-Americans 0.9% Whites</td>
<td>6.9% Hispanics</td>
</tr>
<tr>
<td>Transportation equity policy and five-year action plan</td>
<td>Street conditions</td>
<td>Super Majority-Minority Areas of Fort Worth have 35% of street lane-miles, but 50% of poor-condition streets</td>
<td>40% of poor-condition streets</td>
</tr>
<tr>
<td></td>
<td>Sidewalk conditions</td>
<td>Super Majority-Minority Areas of Fort Worth have 30% of built sidewalks, but 67% of poor-condition sidewalks</td>
<td>47% of poor-condition sidewalks</td>
</tr>
<tr>
<td></td>
<td>Street light conditions</td>
<td>Super Majority-Minority Areas of Fort Worth have 32% of installed street lights, but 43% of poor-condition street lights</td>
<td>33% of poor-condition streetlights</td>
</tr>
<tr>
<td></td>
<td>Crash incidence</td>
<td>Super-Majority Minority Areas comprise 25% of the city’s land area, but had 49% of total bike and pedestrian crashes and 51% of fatal bike and pedestrian crashes</td>
<td>39% of total bike and pedestrian crashes, and 41% of fatal bike and pedestrian crashes</td>
</tr>
<tr>
<td>pedestrian crashes from 2013 to 2017</td>
<td>85</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
July 30, 2019

Submitted via email

City of Fort Worth, Neighborhood Services
200 Texas St.
Fort Worth, TX 76102
Sharon.Burkley@FortWorthTexas.gov


Dear Neighborhood Services Department:

On behalf of the Historic Southside Neighborhood Association (“Historic Southside”), we thank you for the opportunity to provide comments on the City of Fort Worth’s draft 2019-2020 Annual Action Plan (“Action Plan”). Our client, Historic Southside, is a membership group of residents and businesses who live and operate in the Historic Southside community.¹

This letter is a written comment sent to the City prior to the City Council public hearing on August 6, 2019. We write to give our technical opinion of the Action Plan including proposed ADA improvements to the Southside Community Center, and to share our client’s findings and recommendations from the Walkability Survey it conducted in 2018. We also request that the Action Plan include as a reasonable accommodation a schedule of ADA sidewalk projects to ensure local residents with disabilities have access to public programs, services, and activities.²

Enclosed please find the Historic Southside’s Walkability Survey identifying access barriers, the Historic Southside Street Lighting Survey identifying street lighting and tree trimming issues, and locally-identified accessibility and infrastructure priorities.

1. The Action Plan could address Systemic Barriers to ADA Sidewalk Improvements

The Historic Southside is a Community Development Block Grant (“CDBG”) eligible area. Described as a Majority Minority Area (“MMA”) in other planning efforts, the Historic Southside is located in 76104 - the zip code found to have the shortest life expectancy in Texas.³ According to

¹ Historic Southside’s boundaries include Interstate 35, Rosedale / Bus. 287, Vickery and Riverside.
² The Americans with Disabilities Act enables persons with disabilities to make requests for reasonable accommodations in order to access public programs, services, and facilities, and public agencies must respond affirmatively when feasible.

Bringing justice to North and West Texans since 1951
census data, African American residents make up 43% of the population in the zip code, and Hispanic residents make up 48% of the population. The median household income is $22,935 and 47% of residents live below poverty, more than double the poverty rate in Fort Worth.4

As the City finalizes its Action Plan, Historic Southside would benefit from increased consideration for ADA curb-cuts, sidewalks, and lighting improvements in the Historic Southside area. Historic Southside would benefit from these improvements because of the above-average number of people with disabilities and people facing homelessness who live in the area. In 2018, group members conducted a Walkability Survey to evaluate local sidewalk conditions. The team used the AARP Walk Audit Toolkit5 and found that non-compliant curb cuts, poor condition of older sidewalks, and major gaps in sidewalks connectivity were common access barriers.6 Historic Southside seeks the basics for the community, namely, safe and accessible sidewalks, better street lighting, and timely road maintenance on North-South streets between Vickery and Rosedale.

Because Historic Southside is a CDBG-eligible area, an assessment on whether the Action Plan can support affordable housing, accessible public facilities and accessible neighborhoods could greatly benefit this low-income community. Like the City’s duty to Affirmatively Further Fair Housing7 which extends to all programs that relate to housing and urban development, the Action Plan can identify strategies that benefit low income households and whole neighborhoods if cross-sector approaches are used.

2. The Action Plan could Re-evaluate its Cost-Sharing Policy for Sidewalk Projects

Historic Southside is grateful to learn that the Southside Community Center is identified as one of several community centers that will benefit from Action Plan funds for ADA projects. But the Action Plan fails to address the City’s cost-sharing policy8 for local sidewalks, which can keep accessible public facilities out of reach if ADA-accessible sidewalks are rarely funded.

The City’s cost-sharing policy for sidewalks requires homeowners to pay for all or some of the costs of an adjacent sidewalk, likely impeding improved access in the Historic Southside. Because a majority of Historic Southside residents are LMI individuals, it is unlikely households can pay for sidewalk improvements over pressing household needs.

Despite affirmative language in the City’s Action Plan and related planning efforts such as the ADA Transition Plan, the Analysis of Impediments, the Active Transportation Plan, and the recent Transit Moves transit study, Historic Southside is concerned about the state of general public accessibility in the Historic Southside and in Fort Worth in general. Historic Southside would benefit from the City reevaluating its cost-sharing policy which hardens existing barriers to programs, facilities and services for people with disabilities.

6 Historic Southside’s Walkability Survey, Attachments 1-3.
7 24 C.F.R. § 5.154(d)
As such, Historic Southside would benefit from the City clarifying whether homeowners can qualify for Neighborhood Empowerment Zone incentives such as property tax abatement and fee waivers if they install or repair the sidewalks near their home.

3. The City should Identify a Schedule of Projects as a Reasonable Accommodation

Historic Southside requests that the Action Plan identify a schedule of ADA capital projects in the Historic Southside as a reasonable accommodation pursuant to Title II of the Americans with Disabilities Act of 1990 ("ADA"), 42 U.S.C. §§ 12131-12134 and Section 504 of the Rehabilitation Act of 1973. Historic Southside is a High Disability Area, with 13.6% of people having a disability. Accessible pedestrian infrastructure is very important to residents because Historic Southside residents like Mike Wyss need these improvements to access programs, services, and activities.10

Mr. Wyss, who has cerebral palsy and uses a wheelchair, became a Historic Southside homeowner nearly twenty years ago.11 As a member of the Mayor’s Committee for Persons with Disabilities, Mr. Wyss is familiar with public participation processes and has requested ADA curb-cuts near his home on numerous occasions for the past twelve years including at bond package hearings in 2014 and 2018. Despite his efforts, recent City bulletins informing local residents about sidewalk projects planned in the area have yet to include his requests on Virginia from Vickery to Leuda.12

As an agency with more than 50 employees, the City of Fort Worth is required to create and update ADA Transition Plans.13 Plans must include a schedule of capital projects to make existing public facilities like sidewalks and public buildings accessible. While the Action Plan identifies ADA improvements for the Southside Community Center, Historic Southside is concerned that the City allocated $100,000 per year for accessibility upgrades and “as the need arises” according to the Accessibility and Accommodation in City Facilities report in 2003.14 Moreover, many of the City’s ADA assessments have cited the need to identify funding for delayed sidewalk repairs and installations.15

Despite the draft Action Plan’s statements on improving accessibility, Historic Southside is concerned that accessibility will be “neglected indefinitely” as the City lacks a “detailed plan to provide a continuous pedestrian environment” according to previous ADA assessments.16 Therefore,

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9 Supra note 3.
11 Interviews with Mike Wyss, November 28, 2018 and February 27, 2019.
12 Email from Fort Worth Transportation and Public Works Department to Mike Wyss, (Aug. 24, 2018) (on file)
14 City of Fort Worth, Accessibility and Accommodation in City Facilities, 2003.
15 See City of Fort Worth, ADA Transition Plan, 1992; City of Fort Worth, Accessibility Inspection, 2004; City of Fort Worth, Sidewalk Survey, 2008; City of Fort Worth, ADA Compliant Pedestrian Curb Ramp Improvement Program Study, 2008; City of Fort Worth, ADA Transition Plan Update, 2015.
16 City of Fort Worth, ADA Transition Plan Update, 2015 at 6, 7, 13, 17, 20, and 25-27.
Historic Southside requests as a reasonable accommodation to the Action Plan the identification of ADA capital projects scheduled for the Southside area.

4. The Goals of Affirming Fair Housing, General Public Accessibility, and Equitable Infrastructure Spending could benefit the Action Plan

Although the Southside Community Center will receive support through the Action Plan, Historic Southside is concerned that people who live in CDBG-eligible areas like the Southside will not enjoy these improvements if they face displacement. Studies have found that factors like low median income, high poverty rate, and lower educational attainment are indicators of households and communities at risk due to involuntary displacement and gentrification.\(^\text{17}\)

A CDBG-eligible area, the Historic Southside is markedly low-income with median household incomes at $22,935 compared to $57,309 in Fort Worth.\(^\text{18}\) 76.4% of Historic Southside residents have a high school degree, but only 6.1% of Historic Southside residents have a higher education; in contrast, 81.5% of Fort Worth residents have a high school degree and 28.4% of city residents have a higher education.\(^\text{19}\) Moreover, 47% of Southside housing units are renter occupied.\(^\text{20}\)

The City’s Action Plan could proactively address involuntary displacement which can occur in cities pursuing redevelopment to optimize an area’s tax base. The City’s Action Plan and initiatives like the City’s Master Developer Agreement for the Historic Southside can proactively mitigate involuntary displacement. Although the City and Fort Worth Chamber of Commerce have identified the Historic Southside as an area of interest in recent economic development plans, and because two Opportunity Zones are located in the Morningside area, the Action Plan fails to address property preservation, relocation assistance, and local job creation in the Historic Southside.

If the City were to assess road conditions and spending levels on road maintenance especially on North-South streets – it would better inform the Action Plan and greatly aid the welfare of the Historic Southside. Deferred maintenance and under-marked crosswalks are pervasive problems in the Historic Southside and Fort Worth.\(^\text{21}\) Historic Southside would be further assisted if the City were to implement the Race and Culture Task Force’s recommendations to increase spending on road and crosswalk maintenance in Majority Minority Areas.\(^\text{22}\) While sidewalk projects

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\(^\text{18}\) Id.

\(^\text{19}\) Id.

\(^\text{20}\) Id.

\(^\text{21}\) Blue Zones Project by Healthways, *An Assessment for Texas Health Resources Fort Worth, TX*, Aug. 13, 2013, at 54 ("It is very surprising that a city of Fort Worth’s size has only $31,000 annually for paint and materials for streets. Even with street maintenance in some places being funded by special districts, a city of Fort Worth’s size should have a bigger budget than this. Street paint can be one of the most cost-effective traffic-calming tools available, but even used sparingly, far more than $31,000 per year is needed for even basic maintenance of streets covering 350 square miles. The city should address this inadequacy soon, and be aware of the risk of difficult tort law cases if streets aren’t maintained properly.”

\(^\text{22}\) See Race and Culture Task Force Final Recommendations (approved November 21, 2018), available at https://img1.wsimg.com/lobby/goo/5c58c05-915b-4f0e-80c7-b5e764e5ea7/downloads/1ct8qi85p_463130.pdf. The Task Force’s Transportation Committee recommended evaluating infrastructure maintenance, investment, and budgeting based on equity on an annual basis.
can be funded from various sources\textsuperscript{23} including CDBG funds, these projects have gone largely unfunded locally with the exception of improvements on Rosedale / Bus. 287. The City could further promote the improvement of the Historic Southside if it were to consider whether the Action Plan or related programs can fund additional street lighting to assist people with disabilities navigating local roads, and to deter crime and loitering.\textsuperscript{24}

Historic Southside is inspired by the draft Action Plan’s references to improving ADA accessibility. Recommendations by the Race and Culture Task Force also identified improving transportation safety and transportation access to health care and employment as metrics as well as improving minority contracting to leverage inclusive, economic development. Despite these access and equity goals, Historic Southside is concerned that the City’s cost-sharing policy will continue to create barriers to programs, facilities and services for people with disabilities.

Thank you again for the opportunity to provide input in this process. We look forward to reviewing the final Action Plan.

Regards,

\[Signature\]

Nancy Jakowitsch
Attorney at Law and Counsel for Historic Southside Neighborhood Association

Legal Aid of NorthWest Texas
Community Revitalization Project
2001 Beach Street, Ste. 510
Fort Worth, Texas 76103
(817) 945-9211 ext. 8922
jakowitsch@lanwt.org

Enclosures

\textsuperscript{23} Barbara McMillen, Planning and Funding Accessible Pedestrian Facilities, undated, available at https://www.ite.org/technical-resources/accessible/planning-and-funding-accessible-pedestrian-facilities/

\textsuperscript{24} See Ronald V. Clarke, Improving Street Lighting to Reduce Crime in Residential Areas, 2008, available at https://popcenter.asu.edu/responses/street_lighting; see also Nancy Thompson, Adding Street Lighting for Atmosphere or Safety, undated, available at https://www.useful-community-development.org/street-lighting.html (“The purpose of street lighting is to assist drivers, pedestrians, and cyclists in finding their way in the dark. Many neighborhood groups believe that extra illumination helps prevent crime, and business district lighting also may help create a pleasant environment.”}
<table>
<thead>
<tr>
<th></th>
<th>Table of Contents</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Background and Methodology for Historic Southside</td>
</tr>
<tr>
<td>B</td>
<td>AARP Sidewalk Questionnaire and Southside Walkability Maps</td>
</tr>
<tr>
<td>C</td>
<td>Historic Southside’s Locally-Identified Priorities for ADA and Related Improvements</td>
</tr>
<tr>
<td>D</td>
<td>Community Sidewalk Audit</td>
</tr>
<tr>
<td>E</td>
<td>Historic Southside Street Light Survey</td>
</tr>
<tr>
<td>F</td>
<td>Historic Southside Street Light Survey Map</td>
</tr>
<tr>
<td>G</td>
<td>Community Lighting Audit—June 15, 2018</td>
</tr>
</tbody>
</table>
Appendix A
Background and Methodology for Historic Southside
Background and Methodology for Historic Southside Walkability and Lighting Survey

Despite the demonstrated benefits of increased walking, not all neighborhoods are accessible. In order to understand systemic barriers to ADA accessibility in the area, Historic Southside partnered with Legal Aid of NorthWest Texas ("LAWNT") Community Revitalization Project ("CRP") in 2018. LANWT CRP provided instructions and materials for a Walkability Survey with an emphasis on a sidewalk survey provided in AARP’s Walk Audit Tool Kit.\(^1\) The neighborhood association later conducted a survey on the street lighting at night.

Historic Southside and other community members, including people with mobility impairments, performed the walk audit on Aug. 25, 2018 (East-West streets) and on Dec. 15, 2018 (North-South streets). The survey team had two goals for the walkability audit, namely: (1) to empower individuals to make the Historic Southside more walkable, and (2) to understand how the lack of accessible streets and sidewalks affected local residents in the community.

Using AARP’s checklists for examining intersections, sidewalks, driver behavior, public safety, and overall experience, the survey team found and documented access barriers affecting pedestrians including persons with disabilities and families with children, which are summarized in the attachments provided.

On July 15, 2019, the survey team conducted a street light survey at night to document the apparent deficiencies in street lighting in Historic Southside. They documented issues that they observed, which are also summarized in the attachments to this document.

Although the survey team’s evaluation of the Historic Southside’s built environment is subjective, it confirmed that ADA sidewalk improvements including curb-cuts and connectivity are needed. The team also found that insufficient lighting and poor sidewalk and road conditions make navigating the Southside especially difficult at night and that additional street lighting is needed.

As a follow up to the survey, Historic Southside members communicated the team’s findings with the local schools, religious organizations, community businesses, and other stakeholders. In addition, the team sought input from the greater Historic Southside community about local infrastructure priorities to improve accessibility in the Southside.

Observations and recommendations for ADA, lighting and infrastructure improvements are provided on the following pages to inform the City’s Action Plan and related implementation efforts.

Appendix B
AARP Sidewalk Questionnaire and Southside Walkability Maps
SIDEWALKS

Complete one sheet for each sidewalk-equipped street within your walk area.

Street observed: __________________ between ___________ and ___________
Street Name Cross Street 1 Cross Street 2

Day and Date of week: ________________________

Time observations began: ____________ AM | PM Time observations ended: ____________ AM | PM

DIRECTIONS: Place a ✓ next to any items that are a problem for pedestrians and note:
- What might be especially problematic for a child, older adult or person with disabilities?
- What is the exact location of each problem? Record a landmark or side of street (North, South, East or West) on the line to the right of each item you check.

PROBLEMS FOR PEDESTRIANS

- There are no sidewalks, paths or shoulders.
- The sidewalks are not continuous (i.e., segments are missing).
- The sidewalk isn’t wide enough for two people to walk together side-by-side (minimum width needed: 5 feet).
- The sidewalk is broken or cracked.
- There’s no buffer between traffic and the sidewalk.
- The sidewalks are interrupted by driveways.
- There are no ramps (i.e., curb cuts) or they’re misplaced. (Note: There should be two curb cuts per corner.)
- The curb cuts aren’t textured or marked for people with visual impairments.
- The sidewalk is blocked or interrupted by poles, signs, shrubs, dumpsters, low-hanging trees, etc.
- Cars, trucks, vendors are blocking the sidewalk.
- Other issues and observations:

LOCATION


Overall Rating of the Street Crossing(s) in the Survey Area: □ Excellent □ Good □ Fair □ Poor

Additional observations:

__________________________________________________________

__________________________________________________________

__________________________________________________________
Southside Walkability Map  All Recorded Walkability Issues
Southside Walkability Map

Legend

There are no sidewalks, paths or shoulders.

The sidewalks are not continuous (i.e., segments are missing).

The sidewalk is broken or cracked.
Southside Walkability Map

Imperfect Sidewalk Structure

Legend

- The sidewalks are interrupted by driveways.
- There's no buffer between traffic and the sidewalk.
- The sidewalks is not wide enough for two people to walk together side-by-side (minimum width

Map data ©2019 Google
Southside Walkability Map

Legend

There are no ramps (i.e., curb cuts) or they're misplaced.

The curb cuts aren't textured or marked for people with visual impairments.
Legend

The sidewalk is blocked or interrupted by poles, signs, shrubs, dumpsters, low-hanging trees, etc.

Cars, trucks, vendors are blocking the sidewalk.
Appendix C
Historic Southside Locally-Identified Priorities for ADA and Related Improvements
Historic Southside’s Locally-Identified Priorities for ADA and Related Improvements

- ADA-accessible sidewalks on Virginia between Vickery & Leuda
- ADA-accessible sidewalks on Tennessee & Fabons (Trinity Metro # 3, 4, 8 and 9)
- ADA-accessible sidewalks on New York for access to Southside Community Center
- ADA-accessible sidewalks on Kentucky including ADA curb-cut on triangular median on Kentucky at Hattie (near SE corner of Van Zandt Elementary School)
- ADA-accessible sidewalks on Missouri between Daggett & Broadway, and between Stella and the Evans / Rosedale Plaza
- ADA-accessible sidewalks on Illinois
- ADA-accessible sidewalks on Vickery, a gateway to the Southside like Rosedale
- Equitable crosswalk maintenance and safety spending
- Equitable road maintenance on North - South streets between Vickery and Rosedale
- Street lighting that can be maintained in the event of reoccurring vandalism
Appendix D
Community Sidewalk Audit
Community Sidewalk Audit

Missing sidewalks and poor street conditions on Virginia Avenue between Vickery Boulevard and Bessie Street (pictured), also continues to Leuda Street.

Sidewalk blocked by electricity pole and interrupted by a driveway on Tennessee Avenue between Leuda Street and Cannon Street. Trinity Metro operates Bus #8 down Tennessee Avenue where there are also multiple missing ramps.

Missing sidewalks and curb ramps on Illinois Avenue between Stella Street and Broadway Avenue.

Inaccessible sidewalk on New York Avenue leading to Southside Community Center (to left of street) near the entrance to the neighborhood.
Sidewalk interrupted by driveway and electricity pole on New York Avenue leading to Southside Community Center (sign to right of street).

Missing curb-cut on median at Kentucky Avenue near Van Zandt Guinn Elementary School.

Inaccessible sidewalk due to construction at Missouri Avenue and Hattie Street near Van Zandt Guinn Elementary School.

Broken and inaccessible sidewalk on Missouri Avenue behind Van Zandt Guinn Elementary School.
Inaccessible sidewalk that becomes nonexistent on Illinois Avenue between Rosedale Street and Verbena Street.

Missing curb ramp and sidewalk at Illinois Avenue and Stella Street.

Bus stop located at New York Avenue and Vickery Boulevard. ADA-accessible curb ramp present but no sidewalk on either street leading up to bus stop. There is also no painted crosswalk on the intersection to ensure pedestrian safety.

ADA-inaccessible sidewalk at railroad track on Vickery Boulevard.
Appendix E
Historic Southside Street Light Survey
This is a partial survey of the street lighting and overgrown trees on the following streets.

<table>
<thead>
<tr>
<th>Dim lighting</th>
<th>Tree branches are blocking light/ need to be trimmed</th>
</tr>
</thead>
<tbody>
<tr>
<td>832 East Tucker</td>
<td>900 Block East Terrell</td>
</tr>
<tr>
<td>900 block Humbolt - 3 lights</td>
<td>1211 East Terrell</td>
</tr>
<tr>
<td></td>
<td>1231 East Terrell</td>
</tr>
<tr>
<td></td>
<td>1305 East Terrell</td>
</tr>
<tr>
<td></td>
<td>1312 East Terrell</td>
</tr>
<tr>
<td></td>
<td>1600 East Terrell</td>
</tr>
<tr>
<td></td>
<td>900 Block Loney Street</td>
</tr>
<tr>
<td><strong>Streetlight bulb is out</strong></td>
<td>1100 block East Leuda</td>
</tr>
<tr>
<td>Plaza on Evans Avenue has many lights out</td>
<td>1000 block East Leuda</td>
</tr>
<tr>
<td>900 Block of Evans Ave - Terrell to Rosedale</td>
<td>900 block East Cannon</td>
</tr>
<tr>
<td>960 East Terrell</td>
<td>1000 block East Cannon</td>
</tr>
<tr>
<td>1004 East Terrell</td>
<td>1400 block East Cannon</td>
</tr>
<tr>
<td>1101 East Terrell</td>
<td>700 block Virginia Street</td>
</tr>
<tr>
<td>1200 block - Corner of East Terrell &amp; Fabons</td>
<td>300 block Virginia Street</td>
</tr>
<tr>
<td>1211 East Terrell</td>
<td>1300 block East Tucker</td>
</tr>
<tr>
<td>1231 East Terrell</td>
<td>1315 East Tucker</td>
</tr>
<tr>
<td>1305 East Terrell</td>
<td>1100 block East Tucker</td>
</tr>
<tr>
<td>1312 East Terrell</td>
<td></td>
</tr>
<tr>
<td>1800 East Leuda</td>
<td></td>
</tr>
<tr>
<td>NW corner of Exeter &amp; East Leuda</td>
<td></td>
</tr>
<tr>
<td>1524 East Leuda</td>
<td></td>
</tr>
<tr>
<td>1000 block East Leuda</td>
<td></td>
</tr>
<tr>
<td>700 block Luxton - east side</td>
<td></td>
</tr>
<tr>
<td>1316 East Cannon</td>
<td></td>
</tr>
<tr>
<td>700 block East Tennessee</td>
<td></td>
</tr>
<tr>
<td>650 block Illinois - 2 lights</td>
<td></td>
</tr>
<tr>
<td>904 East Tucker</td>
<td></td>
</tr>
<tr>
<td>903 East Bessie</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street needs additional lighting</strong></td>
<td></td>
</tr>
<tr>
<td>1700 block East Leuda</td>
<td></td>
</tr>
<tr>
<td>1000 block East Leuda</td>
<td></td>
</tr>
<tr>
<td>900 block East Leuda</td>
<td></td>
</tr>
<tr>
<td>800 block East Leuda</td>
<td></td>
</tr>
<tr>
<td>1139 East Cannon</td>
<td></td>
</tr>
<tr>
<td>300 block Virginia Street</td>
<td></td>
</tr>
<tr>
<td>400 block - Bessie &amp; Illinois</td>
<td></td>
</tr>
<tr>
<td>1300 block East Tucker</td>
<td></td>
</tr>
<tr>
<td>1100 block Broadway</td>
<td></td>
</tr>
<tr>
<td>1200 block East Tucker</td>
<td></td>
</tr>
<tr>
<td>1000 block Hattie Street(^1)</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Corner of Hattie and Illinois very dark
Other Issues

<table>
<thead>
<tr>
<th>Location</th>
<th>Issues (other)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1600 East Terrell</td>
<td>Light spacing issue</td>
</tr>
<tr>
<td>900 Block Loney Street</td>
<td>Yellow bulb in new fixture</td>
</tr>
<tr>
<td>1000 block East Cannon</td>
<td>Change bulbs to LED</td>
</tr>
<tr>
<td>SE corner of Stella &amp; Frontage Road at Fortress YDC</td>
<td>Fortress YDC was broken into on Monday, 7-15-2019 while there were chaperoned children in the building. A rock was thrown through the glass window and a flat screen television was taken from the property.</td>
</tr>
</tbody>
</table>

Lighting Issues Reported to City of Fort Worth

<table>
<thead>
<tr>
<th>Work Order #</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900146244</td>
<td>Kentucky &amp; Broadway - Northwest corner</td>
</tr>
<tr>
<td>1900146239</td>
<td>Kentucky &amp; Tucker - Northwest corner</td>
</tr>
<tr>
<td>1900146235</td>
<td>Kentucky &amp; Annie - Northwest from crosswalk</td>
</tr>
<tr>
<td>1900146229</td>
<td>Kentucky &amp; Leuda - Northwest corner</td>
</tr>
<tr>
<td>1900146248</td>
<td>Cannon &amp; Tennessee - Northwest corner</td>
</tr>
<tr>
<td>1900146225</td>
<td>Leuda &amp; New York - Southwest and Northwest corners</td>
</tr>
</tbody>
</table>
Appendix F
Historic Southside Street Light Survey Map
Appendix G
Community Lighting Audit
Community Lighting Audit

1108 East Broadway Street, Fort Worth, Texas 76104
June 15, 2018 10:21 PM

1220 East Tucker Street, Fort Worth, Texas 76104
June 15, 2018 10:19 PM
**CITY COUNCIL AGENDA**

**COUNCIL ACTION:** Approved on 1/29/2019 - Ordinance No. 23552-01-2019 & Resolution No. 5042-01-2019

| DATE:  | 1/29/2019 | REFERENCE NO.: | G-19469 | LOG NAME: | 19NEZNEWAREAS |
| CODE:  | G         | TYPE:          | NON-CONSENT | PUBLIC HEARING: | YES |

**SUBJECT:** Conduct Public Hearing, Adopt Resolutions Designating Certain Areas as Neighborhood Empowerment Zone Areas One through Six and Adopt Ordinances Establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

**RECOMMENDATION:**

It is recommended that the City Council:

1. Conduct a public hearing regarding the establishment of Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R;

2. Adopt the attached Resolution designating certain areas as Neighborhood Empowerment Zone Areas One through Six; and

3. Adopt the attached Ordinance establishing Fort Worth Neighborhood Empowerment Reinvestment Zones No. 1R through 6R, pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code, Chapter 312.

**DISCUSSION:**

In November 2017, Mayor and Council Communication (M&C G-19157) was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations of the three NEZs were withdrawn from City Council action on April 17, 2018. The City Council then directed staff to conduct a comprehensive study of the Neighborhood Empowerment Zone Program.

The City of Fort Worth entered into a professional services agreement (CSC No. 50753) with Ricker/Cunningham LLC to evaluate the NEZ Program and determine the feasibility of maintaining, modifying or eliminating certain Neighborhood Empowerment Zone areas with the City.

Ricker/Cunningham and the Neighborhood Services staff held several meetings throughout 2018 with various community stakeholders to receive input on the NEZ program. Reports on the study and stakeholder input were presented to the City Council in May and again in September 2018. After final input from City Council and community stakeholders, staff is proposing changes to the NEZ Program Policy and administration processes and changes to the boundaries of neighborhood empowerment zones. A separate Mayor and Council Communication will be presented to the City Council for consideration of changes to the NEZ Program, Policy and administrative procedures.

The changes recommended to the boundaries for neighborhood empowerment zone boundaries include the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones (NERZ) and the designation of six neighborhood empowerment zones and adoption of six neighborhood empowerment reinvestment zones to provide for greater efficiency in the administration of the NEZ program. A separate Mayor and Council Communication will be presented to the City Council for the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones.

New NEZ areas are proposed and are described on the attached resolution and meet the following designation requirements under the City's NEZ policy and Chapter 378 of the Texas Local Government Code:
• Promotes the creation of affordable housing in the zone;
• Promotes an increase in economic development in the zone;
• Promotes an increase in the quality of social services, education, or public safety provided to residents in the zone; or
• The rehabilitation of affordable housing in the zone;
• Meets the criteria for a reinvestment Zone
• Be 100% Community Development Block Grant (CDBG) eligible;
• Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
• May encompass an existing neighborhood or several neighborhoods;
• Have a concentration of population at or below poverty level;
• Have a low median household income and per capita income;
• Contain a predominance of substandard homes/aged housing stock;
• Have a higher than average vacancy rate;
• Have a higher than average rate of crimes against persons or property;
• Have low commercial permit values;
• May contain areas targeted for revitalization.

One of the incentives a municipality can provide in a NEZ, in accordance with Chapter 378, Texas Local Government Code, is an abatement of municipal property taxes for properties in an NEZ. In order to grant a tax abatement, the NEZ area would need to be designated as a reinvestment zone in accordance with Chapter 312 of the Texas Tax Code.

Six new NERZ areas are proposed and are described on the attached ordinance and meet the following designation requirements in accordance with Chapter 312 of the Texas Tax Code. The six NERZ areas will be reviewed every five years in conjunction with their corresponding NEZs. NEZ and NERZ areas no longer meeting the creation guidelines will be terminated. Any area added to an existing NEZ must meet the creation guidelines.

<table>
<thead>
<tr>
<th>NERZ Area</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (1)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a) (2)</th>
<th>Meets Criteria for Reinvestment Zone Sec 312.202(a)(6)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1R</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2R</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3R</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>4R</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>5R</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6R</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION/CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City's long-term financial forecast.
Submitted for City Manager's Office by: Fernando Costa (6122)

Originating Department Head: Aubrey Thagard (8187)

Additional Information Contact: Sarah Odle (7316)

ATTACHMENTS
1.23.2018 NEZ Area 1R-6R Ordinance Establishing Zones.doc
1.23.2019 NEZ Area One through Six Resolution.doc
Exhibit A for Resolution and Ordinance.pdf
NEZ Area Five and 5R.pdf
NEZ Area Four and 4R.pdf
NEZ Area One and 1R.pdf
NEZ Area Six and 6R.pdf
NEZ Area Three and 3R.pdf
NEZ Area Two and 2R.pdf
CITY OF FORT WORTH

NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM (NEZ)
BASIC INCENTIVES AND TAX ABATEMENT POLICY

I. GENERAL PURPOSE AND OBJECTIVES

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a “…municipality determines that the creation of the zone would promote:

(1) the creation of affordable housing, including manufactured housing, in the zone;
(2) an increase in economic development in the zone;
(3) an increase in the quality of social services, education, or public safety provided to residents of the zone; or
(4) the rehabilitation of affordable housing in the zone.”

The City, by adopting the following NEZ Program Basic Incentives and Tax Abatement Policy, will promote affordable housing and economic development in Neighborhood Empowerment Zones. NEZ incentives will not be granted after the NEZ expires as defined in the resolution designating the NEZ. For each NEZ, the City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution. However, any tax abatement awarded before the expiration of a NEZ shall carry its full term according to its tax abatement agreement approved by the City Council.

As mandated by state law, the property tax abatement under this policy applies to the owners of real property. Nothing in the policy shall be construed as an obligation by the City of Fort Worth to approve any tax abatement application.

II. DEFINITIONS

“Abatement or Tax Abatement” means a full or partial exemption from City of Fort Worth ad valorem taxes on eligible real property located in a NEZ for a specified period on the difference between (i) the amount of increase in the appraised value (as reflected on the certified tax roll of the appropriate county appraisal district) resulting from improvements begun after the execution of a written Tax Abatement Agreement and (ii) the appraised value of such real estate prior to execution of a written Tax Abatement Agreement (as reflected on the most recent certified tax roll of the appropriate county appraisal district for the year prior to the date on which the Tax Abatement Agreement was executed).

“Affordable Units” means affordable to persons earning less than 80% Area Median Family Income (AMFI) as defined by U.S. Department of Housing and Urban Development (HUD) for single family housing and under 60% AMFI as defined by HUD for rental and multi-family.

“Base Value” is the value of the Real Property Improvements, excluding land, as determined by the Tarrant County Appraisal District, during the year rehabilitation occurs.

"Building Standards Commission" is the commission created under Sec. 7-77, Article IV. Minimum Building Standards Code of the Fort Worth City Code.

“Capital Investment” includes only Real Property Improvements such as new facilities and structures, site improvements, facility expansion, and facility modernization. Capital Investment does NOT include land acquisition costs and/or any existing improvements on the property prior to the City Council’s authorization, or personal property (such as machinery, equipment, and/or supplies and inventory).

“City of Fort Worth Tax Abatement Policy Statement” means the policy adopted by City Council.
“Commercial/ Development Project” is a development project which proposes to construct or rehabilitate commercial facilities on property that is (or meets the requirements to be) zoned commercial as defined by the City of Fort Worth Zoning Ordinance.

“Industrial Development Project” is a development project which proposes to construct or rehabilitate industrial facilities on property that is appropriately zoned for industrial use as defined by the City of Fort Worth Zoning Ordinance and meets the criteria for industrial use as put forth in the City’s Comprehensive Plan.

“Community Facility Development Project” is a development project which proposes to construct or rehabilitate community facilities on property that allows such use as defined by the City of Fort Worth Zoning Ordinance.

“Eligible Rehabilitation” includes only physical improvements to Real Property Improvements. Eligible Rehabilitation does NOT include personal property (such as furniture, appliances, equipment, and/or supplies). Eligible Rehabilitation costs must be 30% or more of the current Base Value Improvements as defined by Tarrant Appraisal District at the time of application in order for a rehabilitation project to apply for any NEZ incentives.

“Gross Floor Area” is measured by taking the outside dimensions of the building at each floor level, except that portion of the basement used only for utilities or storage, and any areas within the building used for off-street parking.

"Minimum Building Standards Code” is Article IV of the Fort Worth City Code adopted pursuant to Texas Local Government Code, Chapters 54 and 214.

“ Minority Business Enterprise (MBE)” and “Women Business Enterprise (WBE)” is a minority or woman owned business that has received certification as either a certified MBE or certified WBE by either the North Texas Regional Certification Agency (NTRCA) or the Texas Department of Transportation (TxDot), Highway Division.

“Mixed-Use Development Project” is a development project which proposes to construct or rehabilitate mixed-use facilities in which residential uses constitute 20 percent or more of the total gross floor area, and office, eating and entertainment, and/or retail sales and service uses constitute 10 percent or more of the total gross floor area and is on property that is (or meets the requirements to be) zoned mixed-use as described by the City of Fort Worth Zoning Ordinance.

“Multi-family Development Project” is a development project which proposes to construct or rehabilitate 3 or more multi-family residential living units on a property that is (or meets the requirements to be) zoned multi-family or mixed use as defined by the City of Fort Worth Zoning Ordinance.

“New Construction” is a newly constructed habitable structure improvement requiring a permanent foundation. This excludes accessory structures such as sheds, incidental out buildings and detached garages.

“Primary Residence” is the residence that has a Homestead Exemption on file with Tarrant County Appraisal District.

“Project” means a “Residential Project”, “Commercial/Industrial Development Project”, “Community Facility Development Project”, “Mixed-Use Development Project”, or a “Multi-family Development Project.”

“Real Property Improvements” – means a habitable structure as defined by the Fort Worth Building Code.

“Reinvestment Zone” is an area designated as such by the City of Fort Worth in accordance with the Property Redevelopment and Tax Abatement Act codified in Chapter 312 of the Texas Tax Code, or an
area designated as an enterprise zone pursuant to the Texas Enterprise Zone Act, codified in Chapter 2303 of the Texas Government Code.

“Residential Project” – means less than 3 residential units.

III. PROCEDURAL STEPS

A. APPLICATION FEE

1. An application fee of $25.00 for all basic incentives, excluding tax abatements. The Application Fee shall not be credited or refunded to any party for any reason.

2. The application fee for residential tax abatements is $100.00 for each residential unit. The Application Fee shall not be credited or refunded to any party for any reason.

3. The application fee for tax abatements for multi-family, commercial, industrial, community facilities and mixed-use development projects is one-half of one percent (0.5%) of the proposed Project’s Capital Investment, with a $200 minimum not to exceed $2,000. The Application Fee shall not be credited or refunded to any party for any reason.

B. APPLICATION SUBMISSION

1. The applicant applying for any NEZ incentives must complete and submit a City of Fort Worth "Application for NEZ Incentives" and pay the appropriate application fee for certification of basic incentives to the Planning and Development Department. Incomplete applications will not be accepted or processed.

2. The applicant applying for Tax Abatement will pay the appropriate abatement application fee to the Neighborhood Services Department after Project certification for basic incentives by the Planning and Development Department. The application fee, review, evaluation and approval will be governed by City of Fort Worth Neighborhood Empowerment Zone Basic Incentives and Tax Abatement Policy for qualifying Development Projects.

3. All NEZ certifications for incentives will expire after five years and are project specific. Minor modifications to an existing certification may be made with correct documentation. Minor modifications will not change or extend the original certification date. New or additional projects at the same address or in the same development will require a new application for project certification.

4. City Council may change NEZ boundaries or terminate NEZ areas. Projects that have been certified eligible for basic incentives will maintain eligibility for the original five years from the date of certification. The certification date will not be modified or extended.

C. CERTIFICATIONS FOR APPLICATIONS

1. In order for a property owner/developer to be eligible to apply for any NEZ incentives for a Project, the property owner/developer:
   a. Must submit a complete application to the City with all required documentation;
   b. Must not be delinquent in paying property taxes for any property owned by the owner/developer or applicant;
   c. Must not be responsible for City of Fort Worth liens on the project property;
   d. Must not have any City liens filed against any property owned by the applicant or property owner/developer, including the project property. “Liens” includes but is not limited to, weed liens, demolition liens, board-up/open structure liens and paving liens; and
e. Must not have been subject to a Building Standards Commission’s Order of Demolition where the property was demolished within the last five (5) years;

2. The Planning and Development Department will review all NEZ applications for accuracy and completeness. A complete application must include:
   a. Proof that the Project is located in a NEZ;
   b. A completed NEZ application;
   c. Attachment of all items on the NEZ Application Submittal Requirement Checklist; and
   d. Compliance with the design guidelines under Section III D.

Once the Planning and Development Department determines that the application is complete, the Planning and Development Department will certify the property owner/developer’s eligibility to receive basic incentives and/or tax abatement based on the criteria set forth in this policy. Ineligible applications will be denied. Once an applicant’s project is certified, the Planning and Development Department will inform appropriate departments administering the incentives.

Approval of the application and Project certification shall not be deemed to be approval of any aspect of the Project. Before construction, the applicant must ensure that the project is located in the correct zoning district.

D. PUBLIC NOTIFICATION

In order for an owner/developer to apply to receive any incentives provided for under the NEZ Program Basic Incentives and Tax Abatement Policy, Planning and Development staff will send a complete Project application packet dually for notification purposes to the following persons and organizations:

1. The neighborhood associations or community based organizations registered with the city located within 300 feet of the proposed Project. The measurement of the distance between the proposed project and Neighborhood Associations or Community Based Organizations shall be along the property lines of the street fronts and from front door to front door, and in direct line across the intersections. If recipients wish to comment on the Project, all comments must be received within 14 days/two weeks of notification; and

2. The Council Member for the District in which the Project is located. Any comments received within 14 days of notification from the registered neighborhood associations or community based organizations within 300 feet of the proposed Project will be sent to the Council Member for informational purposes.

E. DESIGN GUIDELINES

1. All applications for NEZ incentives must meet the following design requirements for certification.
   a. No metal buildings except for industrial projects.
   b. All new construction projects must contain 70% masonry product
   c. Exceptions to the masonry product will be made at the City’s discretion for design district overlays (where applicable) and approved planned development projects.
   d. Compliance with design guidelines for Council adopted NEZ Strategic Plans is required for certification.
   e. Attached garages for new single family homes may not extend more than 4 feet past the front building wall.
F. REFUND POLICY

In order for an owner/developer of a Project in a NEZ to receive a refund of development fees or impact fees, the conditions set forth in the Refund of Development and Impact Fee Policy, attached as Attachment “A”, must be satisfied.

IV. FEE WAIVERS

A. ELIGIBLE RECEPIENTS/PROPERTIES

1. In order for a property owner/developer to be eligible to apply for any fee waivers for a Project, the property owner/developer:
   a. Must submit an application to the City and receive NEZ certification for the project;
   b. Must be in compliance with Section III, A, B, C, D and E.

B. DEVELOPMENT FEES

1. The following fees for services are waived for eligible, certified NEZ Projects:
   a. All Building Permit related Fees (including Plans Review and Inspections) except as stated in IV B. 2. below
   b. Plat Application Fee (including Concept Plan, Preliminary Plat, Final Plat, Short Form Replat)
   c. Board of Adjustment Application Fee
   d. Demolition fee
   e. Structure Moving Fee
   f. Community Facilities Agreement (CFA) Application Fee
   g. Zoning Application Fee
   h. Street and Utility Easement Vacation Application Fee
   i. Ordinance Inspection Fees
   j. Consent/Encroachment Agreement Application Fees
   k. Transportation Impact Fees
   l. Urban Forestry Application Fees
   m. Sign Permit Fees

2. If a permit or application listed in B (1) is expired, the fee to reactivate, renew or reapply shall not be waived. In addition, penalties and extension fees or re-permitting fees will not be waived.

3. Fire inspection and permit fees will not be waived.

4. Fees for special services, such as simultaneous plan and plat review or expedited plan review will not be waived.

5. Infrastructure Plan Review Center fees will not be waived.

6. Development Fees not specifically listed in the policy and the project certification letter will not be waived or reduced.

7. Other development related fees not specified in this policy may be brought forward to City Council on a case-by-case basis as determined by staff analysis.
C. IMPACT FEES

1. Single family and multi-family residential development projects in the NEZ. Automatic 100% waiver of water and wastewater impact fees will be applied.

2. Commercial, industrial, mixed-use, or community facility development projects in the NEZ.
   a. Automatic 100% waiver of water and wastewater impact fees up to $55,000 or equivalent to two 6-inch meters for each commercial, industrial, mixed-use or community facility development project; whichever is less.
   b. If the project requests an impact fee waiver exceeding $55,000 or requesting a waiver for larger and/or more than two 6-inch meter exceeding $55,000, then City Council approval is required. Applicant may request the additional amount of impact fee waiver through the Planning and Development Department.

V. RELEASE OF CITY LIENS

A. ELIGIBLE RECIPIENTS/PROPERTIES

1. In order for a property owner/developer to be eligible to apply for release of any City liens for a Project, the property owner/developer:
   a. Must submit an application to the City and receive NEZ certification for the project;
   b. Must be in compliance with Section III, A, B, C, D and E.
   c. Liens listed in this Policy shall be released once the Project Improvements have been made to the property. Applicants must contact City after project completion for lien releases.
   d. Any liens filed after the initial certification of the property shall not be released.

For certified applicants of Projects requesting release of City liens, the Neighborhood Services Department will request the release of the appropriate liens on NEZ tax abatement Projects. The Planning & Development Department will request the release of the appropriate liens on NEZ basic incentives Projects.

B. WEED LIENS

The following are eligible to apply for release of weed liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing new multi-family, commercial, industrial, mixed-use or community facility development projects.

C. DEMOLITION LIENS

Builders or developers developing or rehabilitating a property for a Project are eligible to apply for release of demolition liens for up to $30,000. Releases of demolition liens in excess of $30,000 are subject to City Council approval.

D. BOARD-UP/OPEN STRUCTURE LIENS

The following are eligible to apply for release of board-up/open structure liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new single family homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing multi-family, commercial, industrial, mixed-use, or community facility projects.

E. PAVING LIENS

The following are eligible to apply for release of paving liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing multi-family, commercial, industrial, mixed-use, or community facility projects.

ALL OTHER CITY LIENS WILL NOT BE WAIVED

VI. MUNICIPAL PROPERTY TAX ABATEMENTS

A. ABATEMENT GUIDELINES

1. Staff will review and evaluate each Residential, Multi-Family, Commercial, Industrial, Community Facilities and Mixed-Use tax abatement application prior to submission to the City Council. The City Council has designated certain areas of the City as Tax Increment Reinvestment Zones (TIFs). If a NEZ is located in a TIF, a person or entity seeking Tax Abatement on property owned or leased in a TIF shall not be granted a NEZ Tax Abatement.

2. A tax abatement shall not be granted for any development project in which a building permit application, excluding grading and/or demolition, has been filed with the City’s Planning and Development Department. In addition, the City will not abate taxes on the value of real property improvements for any period of time prior to the year of execution of a Tax Abatement Agreement with the City.

3. Tax Abatements for a new construction project will automatically terminate two years after Council approval of the tax abatement if a building permit has not been pulled and a foundation has not been poured (unless otherwise specified in the tax abatement agreement).

4. Tax Abatements for a rehabilitation project will automatically terminate two years after Council approval of the tax abatement if the project is not complete (unless otherwise specified in the tax abatement agreement).

a. Abatements for Residential, Commercial, Industrial, Mixed-Use, Multi-Family and Community Facilities Projects for up to 5 years are subject to City Council approval. The applicant may apply with the Neighborhood Services Department for such abatement after project certification. In order to be eligible to apply for a tax abatement, the property owner/developer must:

b. Submit an application to the City and receive NEZ certification for the project;
c. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable.
d. Real Property Improvements are newly constructed or rehabilitated after NEZ designation and City Council approval of the tax abatement is granted before improvements are made;
e. Property is not in a tax-delinquent status when the abatement application is submitted;
f. Property is in conformance with the City of Fort Worth Zoning Ordinance however, a property use that is legal non-conforming shall not be eligible to receive a tax abatement.
5. Once a NEZ property owner of a residential property (including multi-family) in the NEZ satisfies the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable, and applies for an abatement, a property owner may enter into a tax abatement agreement with the City of Fort Worth. The tax abatement agreement shall automatically terminate if the property subject to the tax abatement agreement is in violation of the City of Fort Worth's Minimum Building Standards Code and the owner is convicted of such violation.

6. A tax abatement granted under the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable, can only be granted once for a property in a NEZ for a maximum term as specified in the agreement. If a property on which tax is being abated is sold, the City may assign the tax abatement agreement for the remaining term as allowed by the tax abatement agreement, once the new owner submits an application so long as the new owner complies with all of the terms of the tax abatement agreement.

7. A property owner/developer of a multifamily development, commercial, industrial, community facilities and mixed-use development project in the NEZ who desires a tax abatement must:
   a. Satisfy the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D, as applicable, and
   b. Submit an application to the City and receive NEZ certification for the project;
   c. The property owner must enter into a tax abatement agreement with the City of Fort Worth. In addition to the other terms of agreement, the tax abatement agreement shall provide that the agreement shall automatically terminate if the owner receives one conviction of a violation of the City of Fort Worth's Minimum Building Standards Code regarding the property subject to the abatement agreement during the term of the tax abatement agreement; and
   d. If a property in the NEZ on which tax is being abated is sold, the new owner may enter into a tax abatement agreement on the property for the remaining term as allowed by the tax abatement agreement.

8. If the terms of the tax abatement agreement are not met, the City Council has the right to cancel or amend the abatement agreement. In the event of cancellation, the recapture of abated taxes shall be limited to the year(s) in which the default occurred or continued.

9. The terms of the agreement shall include the City of Fort Worth’s right to: (1) review and verify the applicant’s financial statements in each year during the life of the agreement prior to granting a tax abatement in any given year, (2) conduct an on-site inspection of the project in each year during the life of the abatement to verify compliance with the terms of the tax abatement agreement, (3) terminate the agreement if the Project contains or will contain an ineligible Project as defined in Section VII 1 through 6.

10. Upon completion of construction of the Project, the City shall no less than annually evaluate each project receiving abatement to insure compliance with the terms of the agreement. Any incidents of non-compliance will be reported to the City Council.

11. On or before February 1st of every year during the life of the agreement, any individual or entity receiving a tax abatement from the City of Fort Worth shall provide information and documentation which details the property owner’s compliance with the terms of the respective agreement and shall certify that the owner is in compliance with each applicable term of the agreement. Failure to report this information and to provide the required certification by the above deadline shall result in cancellation of agreement and any taxes abated in the prior year being due and payable.

12. If a property in the NEZ on which tax is being abated is sold, the new owner may enter into a tax abatement agreement on the property for the remaining term as allowed by the tax abatement agreement. Any sale, assignment or lease of the property which is not permitted in
the tax abatement agreement results in automatic cancellation of the agreement and recapture of any taxes abated after the date on which an unspecified assignment occurred.

13. All Multi-Family, commercial, industrial, community facilities and mixed use tax abatements will be capped at 150 percent of the Capital Investment.

14. Residential owner occupied tax abatements will be capped at the annual median home value as reported by the National Association of Realtors for Tarrant County. This value will be updated annually.

B. APPLICATION REVIEW AND EVALUATION FOR APPLICATIONS

1. Property Tax Abatement for Residential Properties, Commercial, Industrial, Mixed Use, Community Facilities and Multi-family Development Projects
   a. For a completed and certified application for no more than five years of tax abatement, with Council approval, the City Manager shall execute a tax abatement agreement with the applicant.
   b. Tax abatement applications will be reviewed by staff prior to submission to the City Council. Commercial, Industrial, Mixed Use, Community Facilities and Multi-family Development Projects must provide evidence of:
      i. Production of development with no net additional cost to the City while producing a positive economic impact to the tax paying citizens of Fort Worth;
      ii. Promotion of quality, affordable housing and/or mixed income development;
      iii. Advancement of high quality development or redevelopment opportunities on nearby or adjacent properties in a manner that supports the establishment of a cohesive, distinctive and walkable district or neighborhood;
      iv. Effectively leverage private investment;
      v. Possesses economic gap “but-for”;  
      vi. Furthers community revitalization.

2. Consideration by the City Council
   a. The City Council retains sole authority to approve or deny any tax abatement agreement and is under no obligation to approve any tax abatement application or tax abatement agreement. The City of Fort Worth is under no obligation to provide tax abatement in any amount or value to any applicant.
   b. Effective Date for Approved Agreements
      i. All tax abatements approved by the City Council will become effective on January 1 of the year following the year in which a Certificate of Occupancy (CO) is issued for the qualifying development project (unless otherwise specified in the tax abatement agreement). Unless otherwise specified in the agreement, taxes levied during the construction of the project shall be due and payable.
      ii. Owners/developers are responsible for informing the City when a certified Project is complete.

C. RESIDENTIAL PROPERTIES LOCATED IN A NEZ- FULL ABATEMENT FOR 5 YEARS

1. A homeowner or developer of residential single family property developed for a homeowner, shall be eligible to apply for a tax abatement by meeting the following after certification of the project:
   a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable;
b. For rehabilitated Real Property Improvements, Eligible Rehabilitation costs on the Real Property Improvements shall be equal to or in excess of 30% of the Base Value of the Real Property Improvements and City Council approval of the tax abatement is granted before improvements are made.

D. MULTI-FAMILY AND MIXED-USE DEVELOPMENT PROJECTS LOCATED IN A NEZ – 100% ABATEMENT FOR 5 YEARS

1. A developer of a Multi-Family or Mixed-Use Development Project shall be eligible to apply for a tax abatement by meeting the following after project certification:

   a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable.
   b. For a multi-family development project newly constructed, the project must provide at least five (5) residential living units OR have a minimum Capital Investment of $200,000;
   c. For a multi-family rehabilitation project, the Eligible Rehabilitation costs on the Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements. Such Eligible Rehabilitation costs must come from the rehabilitation of at least five (5) residential living units or a minimum Capital Investment of $200,000;
   d. Residential uses in a mixed-use project must constitute 20 percent or more of the total Gross Floor Area of the project;
   e. Office, eating and entertainment, and/or retail sales and service uses in a mixed-use project must constitute 10 percent or more of the total Gross Floor Area of the project; and
      i. A mixed-use development project newly constructed must have a minimum Capital Investment of $200,000; or
      ii. For a rehabilitation project, Eligible Rehabilitation costs on the Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements, or $200,000, whichever is greater.

2. Multi-family and mixed-use projects must satisfy one of the following:

   a. At least ten percent (10%) of the total residential units constructed or rehabilitated shall be affordable (as defined by the U. S. Department of Housing and Urban Development) and set aside to persons with incomes at or below eighty percent (80%) of area median income based on family size and at least another ten percent (10%) of the total units constructed or rehabilitated shall be affordable (as defined by the U. S. Department of Housing and Urban Development) and set aside to persons with incomes at or below sixty percent (60%) of area median income based on family size; or
   b. If specifically permitted by the City Council, in its sole discretion, and as specified in the tax abatement agreement, pay the Fort Worth Housing Finance Corporation an annual sum equal to $200.00 for each rental residential unit located on the property which is subject to the tax abatement. The Fort Worth Housing Finance Corporation is a housing finance corporation created pursuant to authorization by the City Council of the City of Fort Worth in accordance with Chapter 394, Texas Local Government Code, to assist in the financing of the costs of residential development and ownership for citizens of decent, safe and sanitary housing at affordable prices. An applicant’s choice as to whether to commit to an affordable housing set-aside or to an annual payment to the Fort Worth Housing Finance Corporation must be made prior to execution of the tax abatement agreement and may not be changed during the term of the agreement. This annual payment will be due on or before February 1 of each year in which a tax abatement is granted (or such other date that may be agreed to in the tax abatement agreement). Failure to pay the annual payment to the Housing Finance Corporation when due will result in the forfeiture of the entire tax abatement for the tax year in which payment was due. Additional terms and conditions
governing this annual payment requirement will be set forth in the tax abatement agreement.

3. In addition at least 5% of the total residential units constructed or rehabilitated shall be compliant with the Americans with Disability Act (ADA) in accordance with Section 504 of the Rehabilitation Act, and must be fully accessible and 2% of the total units constructed must be fully accessible to persons with sensory impairments.

E. COMMERCIAL, INDUSTRIAL AND COMMUNITY FACILITIES DEVELOPMENT PROJECTS LOCATED IN A NEZ – 100% ABATEMENT FOR 5 YEARS

1. A developer of a Commercial, Industrial or Community Facilities Development Projects shall be eligible to apply for a tax abatement by meeting the following after project certification:

   a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable;
   b. have a minimum capital investment of $75,000 for a proposed new construction project; or
   c. for a rehabilitation project, Eligible Rehabilitation costs on Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements, or $75,000, whichever is greater.

VII. INELIGIBLE PROJECTS

The following Projects or Businesses shall not be eligible for any incentives under the City’ of Fort Worth’s Neighborhood Empowerment Zone (NEZ) Basic Incentives and Tax Abatement Policy:

1. Sexually Oriented Businesses
2. Non-residential mobile structures
3. Stand-alone bars (Bars as part of a mixed use project may apply for NEZ incentives)
4. Single family investor owned projects
5. Package stores or liquor stores
6. Projects to be constructed on property purchased or to be purchased under a contract for deed

VIII. DENIED APPLICATIONS

1. NEZ applications will be denied 30 days after submission if all required or additionally requested documentation is not received by the City.
2. The applicant will have 90 days after the date of denial to resubmit the NEZ application without paying a new application fee.
REFUND OF DEVELOPMENT AND IMPACT FEES POLICY

PURPOSE

This refund policy is for the purpose of establishing the conditions under which the City may refund development and impact fees, normally waived through the Neighborhood Empowerment Zone (NEZ).

APPLICABILITY

Unless expressly accepted, this policy applies to all development and impact fees waived by the City through the NEZ.

CONDITIONS FOR REFUNDS

The City will consider refunds only when circumstances beyond the developers/owners control prevent them from obtaining the certification letter from the Planning and Development Department.

A property owner and/or developer may qualify for a refund if the proposed development project meets all criteria to receive a fee waiver under the NEZ Program Basic Incentives and Tax Abatement Policy and:

1. The owner and/or developer was not made aware of the NEZ incentives at the time the fees were paid; or
2. The owner and/or developer was mistakenly told that his/her property was not in a designated NEZ; or
3. The owner and/or developer has put funds in an escrow account with a City Department while awaiting certification of his/her project; or
4. City Council authorizes a City Department to issue a refund to the owner/developer.

REFUND CHARGE

A refund charge will be assessed to help defray administration cost associated with the processing of refund check. The charge shall be 20% of the amount of the refund. This charge will be automatically deducted from the total refund amount.

STATUTE OF LIMITATIONS

Any request, action or proceeding concerning the refund of fees normally waived through the NEZ must be filed within ninety days following the date that the fees were paid. An applicant who does not submit a refund request within 90 days of the transaction shall not qualify for a refund.

To obtain a refund the applicant needs to:

- submit a NEZ application to the Planning and Development Department for determination of the eligibility for NEZ fee waivers, and
- submit a written request to the Department in which the fees were paid. Upon receiving a confirmation from the Planning and Development Department that the project meets all NEZ fee waiver criteria, that Department shall process the request based on the qualifications discussed in this policy.

EXEMPTIONS

The provisions of this policy do not apply to:

1. Fees that are not waived through the NEZ program; and
2. Taxes and special assessments; and
3. City liens such as mowing, board-up, trash, demolition and paving liens.
An applicant shall not qualify for any refund if:
1. The applicant was made aware of the NEZ incentives before he/she pays the fees; or
2. The applicant does not meet the requirements for NEZ incentives at the time he/she paid the fees;
or
3. The applicant paid the fees before the refund policy was put in place; or
4. The applicant paid the fees before the designation date of the NEZ.

DISCLAIMER

In the event of any conflict between the City’s ordinances or regulations and this policy, such ordinances or regulations shall control. In the event of any conflict between this policy and other policies or regulations adopted by the City Department issuing the refund, such department policies or regulations shall control. The City reserves the right to deny any or all request for refunds.
OPPORTUNITY INDEX FOR CRP

AVENUE AT SYCAMORE PARK
COMMUNITY AMENITIES
1-MILE MAP

- Outdoor Recreation - Sycamore Park & Splash Pad
- Indoor Recreation - Sycamore Community Center
- Community Health Center - JPS Polyclinic Clinic
- Avenue at Sycamore Park
- Grocery Store - Foodland
- Texas Wesleyan University

Measure the circumference or area of a circle on the ground

- Radius: 1.00 Miles
- Area: 2,009.11 Acres
- Circumference: 6.26 Miles
### Independent Universities

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
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<tbody>
<tr>
<td>Abilene Christian University</td>
<td>Phil Schubert President</td>
<td>(325) 674-2412</td>
</tr>
<tr>
<td>Amberton University</td>
<td>Melinda Reagan President</td>
<td>(972) 279-6515</td>
</tr>
<tr>
<td>Austin College</td>
<td>Marjorie Hass President</td>
<td>(903) 813-3001</td>
</tr>
<tr>
<td>Baylor University</td>
<td>Judge Ken Starr Chancellor</td>
<td>(254) 710-3555</td>
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<tr>
<td>Concordia University Texas</td>
<td>Thomas Cede President</td>
<td>(512) 313-3000</td>
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<tr>
<td>Dallas Baptist University</td>
<td>Adam C. Wright President</td>
<td>(214) 333-5130</td>
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<tr>
<td>East Texas Baptist University</td>
<td>Lawrence Ressler Interim President</td>
<td>(903) 923-2222</td>
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<tr>
<td>Hardin Simmons University</td>
<td>Lanny Hall President</td>
<td>(325) 670-1226</td>
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<tr>
<td>Houston Baptist University</td>
<td>Robert Sloan, Jr. President</td>
<td>(281) 649-3450</td>
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<tr>
<td>Howard Payne University</td>
<td>William (Bill) Ellis President</td>
<td>(325) 649-8000</td>
</tr>
<tr>
<td>Huston-Tillotson University</td>
<td>Dr. Colette Pierce Burnette</td>
<td>(512) 505-3001</td>
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<tr>
<td>Jarvis Christian College</td>
<td>Lester Newman President</td>
<td>(903) 730-4890</td>
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<tr>
<td>LeTourneau University</td>
<td>Dale Lunsford President</td>
<td>(903) 233-3100</td>
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<tr>
<td>Lubbock Christian University</td>
<td>L. Tim Perrin Chancellor</td>
<td>(806) 720-7127</td>
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<tr>
<td>McMurry University</td>
<td>Sandra Harper President/CEO</td>
<td>(325) 793-3801</td>
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<tr>
<td>Our Lady of the Lake University of San Antonio</td>
<td>Jane Ann Slater President</td>
<td>(210) 431-3950</td>
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<tr>
<td>Paul Quinn College</td>
<td>Michael Sorrell President</td>
<td>(214) 379-5515</td>
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<tr>
<td>Rice University</td>
<td>David Leeborn President</td>
<td>(713) 348-5050</td>
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<tr>
<td>Schreiner University</td>
<td>Charlie T. McCormick President</td>
<td>(830) 792-7346</td>
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<tr>
<td>South Texas College of Law Houston</td>
<td>Donald Guent President/Dean</td>
<td>(713) 859-8040</td>
</tr>
<tr>
<td>Southern Methodist University</td>
<td>Gerald Turner President</td>
<td>(214) 768-3300</td>
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<tr>
<td>Southwestern Adventist University</td>
<td>Ken Shaw President</td>
<td>(817) 202-6202</td>
</tr>
<tr>
<td>Institution</td>
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<td>President</td>
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<td>-------------</td>
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<tr>
<td>Southwestern Assemblies of God University</td>
<td>1200 Sycamore Waco, TX 76708</td>
<td>Kermit S. Bridges</td>
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<td>George Martin</td>
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<tr>
<td>St. Mary's University</td>
<td>One Camino Santa Maria San Antonio, TX 78228</td>
<td>Tom Mangel</td>
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<tr>
<td>Texas Christian University</td>
<td>2300 South University Drive Fort Worth, TX 76129</td>
<td>Victor Boschini, Jr.</td>
</tr>
<tr>
<td>Texas College</td>
<td>2404 North Grand Avenue Tyler, TX 75702</td>
<td>Dwight Fannell</td>
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<td>Texas Lutheran University</td>
<td>1300 Winfield Avenue Seguin, TX 78155</td>
<td>Stuart Dorsev</td>
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<td>Texas Wesleyan University</td>
<td>1201 Wesleyan Street Fort Worth, TX 76105-0010</td>
<td>Frederick Stachel</td>
</tr>
<tr>
<td>Trinity University</td>
<td>One Trinity Place San Antonio, TX 78212</td>
<td>Danny J. Anderson</td>
</tr>
<tr>
<td>University of Dallas</td>
<td>1465 E. Northgate Dr. Irving, TX 75062-4799</td>
<td>Thomas Keefe</td>
</tr>
<tr>
<td>University of Mary Hardin-Baylor</td>
<td>900 College Street Belton, TX 76513</td>
<td>Randy O'Nell</td>
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<tr>
<td>University of St. Thomas</td>
<td>3800 Montrose Boulevard Houston, TX 77006</td>
<td>Robert Ivany</td>
</tr>
<tr>
<td>University of the Incarnate Word</td>
<td>4301 Broadway, CPD # 303 San Antonio, TX 78209</td>
<td>Louis Agnes, Jr.</td>
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<tr>
<td>Wayland Baptist University</td>
<td>1900 W. 7th Street Plainview, TX 79072-6998</td>
<td>Bobby Hall</td>
</tr>
<tr>
<td>Wiley College</td>
<td>711 Wiley Avenue Marshall, TX 75670-5199</td>
<td>Herman J. Fellon, Jr.</td>
</tr>
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At Texas Wesleyan, our intentionally small campus has a Texas-sized reputation and a rich history. Get to know a little more about the University and its "Smaller. Smarter." tradition.

**Texas Wesleyan at a Glance**

| President: Frederick G. Slabach | 2020 Strategic Vision  
| | About the President  
| History | Founded in 1890  
| | Affiliated with the United Methodist Church  
| Academics | Undergraduate Majors: 31  
| | Types of Undergraduate Degrees: 7  
| | Graduate Programs: 5  
| | Types of Graduate Degrees: 11  

https://bwes.edu/about/
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January 27th, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2019 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Avenue at Sycamore Park in Fort Worth, Texas, TDHCA Application #20115

Dear Mr. Wilkinson,

The purpose of this letter is to express our support for the Avenue at Sycamore Park housing development, TDHCA application No. 20115, located at 2601 Avenue J in Fort Worth, Texas in Tarrant County. This application is being submitted to the Texas Department of Housing and Community Affairs by CSH Avenue at Sycamore Park, Ltd.

The mission of Meals On Wheels, Inc. of Tarrant County is to promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

As both the City of Fort Worth and Tarrant County continue to grow, there is a greater need for affordable housing at affordable rental rates, especially to attract new industry and sustain businesses we have in the area. Avenue at Sycamore Park could provide a new, safe and affordable housing option for citizens of the community to live. Overall, the well-being of all members within the community is critically important to growth and long-term sustainability for our city.

The Meals On Wheels, Inc. of Tarrant County is a non-profit located at 5740 Airport Freeway, Haltom City, 76117. As part of the neighborhood and community in which Avenue at Sycamore Park will be located, we strongly support this application for tax credits because of our community’s great need for quality affordable housing at affordable rental rates. We are glad to serve the proposed Avenue at Sycamore Park development, which is within our Meals on Wheels service area. Ultimately, we look forward to seeing this project developed.

Sincerely,

Steven R. Cook, D.Min.
Vice President of Client Services
Meals On Wheels, Inc. of Tarrant County
5740 Airport Freeway
Fort Worth, Texas 76117
817-258-6401 direct
817-338-1066 Fax
mealsonwheels.org
Programs

Home-Delivered Meals | Case Management | Client Assistance | Friend to Friend | Supplemental Food | Errands | Companion Pet Meals | Nutrition Education | HomeMeds

Meals On Wheels of Tarrant County provides more than just a nutritious meal. While the Home-Delivered Meals program is at the heart of everything we do, we have established a number of ancillary programs to meet specific needs within the community. These programs address issues ranging from senior isolation to unsafe living conditions to a variety of nutrition programs that help our clients manage chronic health issues. Each client is assigned to a case manager who makes quarterly check-up visits to gauge the client's progress. As part of that discussion, the case manager will note specific needs and recommend the client to one of our ancillary programs if needed. Since Meals On Wheels works closely with a number of other charitable organizations, we can also make referrals to other resources within the community.

Home-Delivered Meals

Meals On Wheels of Tarrant County provides nutritionally-balanced, home-delivered noontime meals to the homebound, elderly and disabled citizens of Tarrant County. Meals are typically delivered between 10:30 a.m. and 12:30 p.m., Monday through Friday. Some clients need a greater level of care and qualify for breakfast and weekend meals in addition to our regular noontime meal. The meals are delivered to the client’s door by trained volunteers, who are often the only people our clients see on a daily basis. We prepare and deliver more than 3,500 nutritious meals each day right here in Tarrant County.

Qualification Criteria: Home-delivered meals are available to those who live in Tarrant County, Texas, who are homebound for any length of time, are physically or mentally unable to prepare nutritious meals for themselves, and have no one to help them on a regular basis. There are no age or income restrictions and no one is ever approved or denied services based on their ability to make a voluntary contribution toward the cost of the services provided.

- Current breakfast menu
- Current lunch menu
- Communities Served
- Refer/Become a Client
- Donate to the Home-Delivered Meals program
- Nutrition Information
- Diet Prescription Information
Case Management

Each client and prospective client is assigned to a professional case manager who assesses the client's needs, coordinates other needed services, and advocates for the client with other agencies. All clients are re-certified for the program on an annual basis. The case manager is also the client's link to accessing and receiving other services within the community.

Our first priority is always providing a nourishing noon meal, but the case managers also determine if clients need additional meals or other services that we can provide or coordinate with other service providers. We see every client in their home at least three times per year.

We assist clients with fans, air conditioners, and heaters. We process applications that allow low-income clients to occasionally have their utility bills paid. We arrange for our clients to borrow, indefinitely and at no cost, equipment such as walkers, commode chairs, and bath rails. We check on clients when we are concerned about their safety. Our case managers help to greatly improve the quality of our clients’ lives, allowing them to live in their own homes for as long as possible.

Client Assistance

Through our Client Assistance program, we are able to provide support to homebound, elderly and disabled meal recipients who need help with minor home repairs and safety issues. These projects are intended to keep clients at home in a safe and healthy
environment. This program is considered a last-resort resource when the client desperately needs something and has no other resources available.

Our first priority is always providing a nourishing noon meal, but each client’s case manager also determines if other services are needed that we can coordinate or arrange. Clients are visited in their home so that case managers can assess their environment and ability to live independently. The case managers ask questions related to activities of daily living, nutrition, and physical and mental well being along with what resources (financial and family) clients have available to help them.

Client assistance is specific; therefore, once an item is provided, the client’s level of impairment is immediately improved. Case managers continue to evaluate each client on a regular basis to determine if there are any additional needs.
This program is funded through donor designated gifts and by local businesses that provide assistance with minor plumbing, electrical, roofing, tree trimming, home repairs, and other tasks on a pro-bono basis. With your support, we can provide fans, air conditioners, heaters, walkers, wheelchairs, blankets, adult incontinence supplies, grab bars, microwave ovens, bedside toilets, personal hygiene products, and so much more.

If you would like to make a monetary donation to Meals On Wheels in support of the Client Assistance program, [click here](#).

For more information about the Client Assistance program, please contact Iris at [iris@mealsonwheels.org](mailto:iris@mealsonwheels.org) or 817-258-6433.

▲ Back to Top

Friend to Friend Program

The Friend to Friend program is designed to help combat the loneliness and isolation of our homebound clients. Volunteers are encouraged to build friendships with lonely clients by making weekly in-home visits. Many of our clients have no visitors except for the person who delivers their meal each day. As a society, we tend to ignore our most seasoned members. These individuals have been productive members of society for many years and have interesting stories and experiences to share with anyone who will take the time to listen.

You can enhance someone’s life by simply being a friend to an elderly or disabled person who may have no other visitors. At first, you can talk about the weather, a good book, or current events. The great thing about friendship is that these conversations will develop and become more meaningful to both you and the client. We have had numerous volunteers tell us that they get more out of the friendship than they could ever hope to give the client. Plus, your weekly visit gives us one more set of eyes to check on the well-being of our clients. If you notice a change in the client’s health or behavior, you can alert Meals On Wheels so that we can follow up with the client. These additional safety checks give everyone involved an added peace of mind.

To ensure the safety of our clients, each Friend to Friend volunteer must pass a short background check. After that, we will bring you in for an orientation, match you with one of our clients needing a friend, and when the time comes, go with you to introduce you to your new friend. We require a 6-month commitment for this program, but the great news is you can do this on your own timeline, put you in contact with someone in your area.
For more information on this program or to become a volunteer, contact Sarah Drew-Watson via email or by calling **817-258-6426**.

▲ Back to Top

### Supplemental Food

Food supplied by local food banks and church pantries is distributed to meal recipients who need more food assistance than can be delivered through the daily meal program. For more information or to donate food pantry items, contact Iris at iris@mealsonwheels.org or **817-258-6433**.

▲ Back to Top

### Errands Program

Volunteers are matched with clients who need someone to shop for groceries, prescriptions, or other items on their behalf. For more information or to volunteer, contact Iris at iris@mealsonwheels.org or **817-258-6433**.

▲ Back to Top

### Companion Pet Meals

Years ago, we learned that an alarming number of our elderly and disabled clients were not eating all of their nutritious meal, but actually sharing it with their pets! This is a real problem for clients who live on a minimal income and desperately need the full nutritional benefits of our meals, not to mention the fact that our meals are not always healthy for the pets. Clients who have difficulty adequately feeding their cat or dog may receive
supplemental pet food for up to two pets at no charge. For more information or to volunteer, contact Iris at iris@meelsonwheels.org or 817-258-6433.

▲ Back to Top

Nutrition Programs

These programs are designed to help clients with specific nutrition needs. They are partially funded by United Way of Tarrant County and carried out by our dietitians.

Nutrition Education

Through our Nutrition Education program, we aim to keep people healthy at home and reduce preventable hospitalizations and emergency room visits, ultimately saving valuable taxpayer dollars. Clients must be age 35 years or older and have either a diagnosis of diabetes or be at risk of developing diabetes, or be at increased nutritional risk.

Goals with projected outcomes:

- Reduce hospitalizations and emergency room visits by 10% or more for six months after intervention compared with six months before intervention
- Enhance health status and capacity for self-care
- Meet behavioral change goals
- Report greater confidence in dealing with their health issue(s)

Public benefit – based on four of the diseases found most often in our clients, the average cost of hospitalization in Tarrant County is $27,000. Independent program evaluators found a 42% reduction in hospital stays among program participants, potentially saving Tarrant County taxpayers millions of dollars annually.

To learn more about the Nutrition Education program, contact us at 817-258-6427 or via email at mailto:nutrition@meelsonwheels.org

▲ Back to Top

HomeMeds – Medication Management

The HomeMeds program was established to prevent falls and hospitalization due to medication errors and adverse drug effects among older adults. The risk for severe reactions and interactions, medication errors, and medication duplications are found at an alarming rate among the senior population. Through this program, we are able to save lives and health care dollars by identifying serious drug reactions and help eliminate the need for our clients to visit hospitals because of problems with their medication.

All prescriptions, vitamins, and herbal supplements are reviewed to identify any medication
errors or adverse drug effects. These findings are then discussed with the client. This program is especially beneficial to people who:

- Go to multiple doctors or pharmacies
- Take over-the-counter medications
- Have experienced falls, dizziness or confusion
- Have recently been to the hospital
- Feel overwhelmed with obtaining or taking their medications

To learn more about the HomeMeds program, contact us at 817-258-6427 or via email at nutrition@mealsonwheels.org.

▲ Back to Top
At Foodland Markets we are passionate about serving families in our community and sharing good food with our neighbors.

We take pride in our community and appreciate your business. We know that you have many options for food purchases and want you to know that we're working hard each day to continue to earn your business.
ABOUT US

At Foodland Markets we are families feeding families for life.

As a locally owned family business, we take pride in supporting families and promoting healthy and wholesome meals that can be shared together. We believe the dinner table serves not only as a nutritional starting point, but is also where busy families reconnect.

We are committed to providing friendly customer service and affordably priced groceries. We celebrate the diversity of our community by offering imported specialty products and a team of knowledgeable, bilingual staff.

At Foodland Markets you will find a large selection of fresh produce, an expansive meat department with in-store butchers, many authentic imported products, and so much more.

At Foodland Markets we are passionate about serving families in our community and sharing good food with our neighbors.

We take pride in our community and appreciate your business. We know that you have many options for food purchases and want you to know that we're working hard each day to continue to earn your business.

Every week you will find hundreds of specials throughout our store. Our friendly staff is here to help you find exactly what you're looking for and to offer you assistance regarding all the products we carry.

When you shop at our stores each week:

1. You keep your dollars in your local economy.
2. You help create local jobs.
3. You nurture your local community and help us support local charities.
4. You invest in local ownership.
5. You create more choice in shopping.
6. You embrace what makes us different from our larger, national competitors.
Polytechnic Health Center
1650 S. Beach Street
Fort Worth, TX 76105
817-702-1100

JPS Connection applications can be dropped off until 4:45 pm.
An Eligibility & Enrollment specialist is on site on Wednesdays. Those needing assistance must arrive by 4:00 pm.

Free Wi-Fi is available for patients and their visitors.

CONTACT US
(817) 702-1100
1500 S. MAIN STREET
FORT WORTH, TX 76104

ABOUT US
Careers
Contact
MyChart
Vendors
Yes to JPS

SITE INFORMATION
Accessibility
Legal Statements
Privacy Policy
Site Map

© 2020 JPS Health Network

Posted September 12, 2019: TARRANT COUNTY ON BEHALF OF THE TARRANT COUNTY HOSPITAL DISTRICT ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 6.3 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $61.
John Peter Smith Hospital
1500 S. Main Street
Fort Worth, TX 76104
817-702-1100

Free Wi-Fi is available for patients and their visitors.

Lori's Gift Shop is open daily. It is located in the lobby, next to the orange elevators.

Food is available on campus from McDonald's, the JPS Cafeteria, and various food trucks (late night only).

Behavioral Health
Laboratory Services
Primary Care
Internal Medicine
Pediatric
Radiology
Interpreter Services
Pharmacy
Surgical Services
Labor & Delivery
Physical Therapy
AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $0.11.
Sycamore Community Center

Located just off East Rosedale Street, Sycamore Community Center offers an after-school program, as well as a variety of fitness classes and community activities for people of all ages.
Online Registration & Reservations Now Available

Find a program
Reserve a facility
Buy a membership

Fitness membership information

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After School Program

Hours: 3-6 p.m.

Transportation to Sycamore Community Center is available from T.A. Sims Elementary, S.S. Dillow Elementary, D. McRae Elementary and Mitchell Boulevard Elementary. Walk-ins and children dropped off by their parents are accepted from all local schools.

Register for this After School Program online

Volunteer Program

Discover opportunities to volunteer at the Sycamore Community Center.
City of Fort Worth Online Activity Registration

Botanic Gardens, Community Centers, Nature Center and Parks: An online account is required to register for activities and add to waiting lists. Register early to save your spot. Activities may be cancelled if enrollment is low. When registration opens, log into your account and complete your transaction. It's a good idea to have some backup classes just in case your preferred class is full.

Libraries: Most activities require no registration. If you see an activity that you would like to attend, just drop by the library at the time of the activity. Some activities require registration by phone. If an activity requires phone registration or has limited space, it will be noted in the description.

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<td>FW@6 - Iron Sharpens Iron</td>
<td>December 5, 2019 to February 27, 2020</td>
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<td>FW@6 - Strength &amp; Conditioning</td>
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<td>Boot Camp</td>
<td>February 3, 2020 to February 27, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>$40.00</td>
</tr>
<tr>
<td>XCO Latin - Fitness</td>
<td>February 3, 2020 to February 28, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Walking Warriors</td>
<td>February 3, 2020 to February 28, 2020</td>
<td>11am - 1pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Basketball - Open Gym</td>
<td>February 3, 2020 to May 1, 2020</td>
<td>12pm - 3pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Dominoes</td>
<td>February 4, 2020 to April 2, 2020</td>
<td>11am - 2pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>FW@6</td>
<td>February 4, 2020 to February 29, 2020</td>
<td>6pm - 11pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Activity</td>
<td>Dates</td>
<td>Time</td>
<td>Location</td>
<td>Fee</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------------------</td>
<td>------------------</td>
<td>---------------------</td>
<td>---------</td>
</tr>
<tr>
<td>Premier Boxing of Fort Worth</td>
<td>February 4, 2020 to February 27, 2020</td>
<td>6pm - 8pm</td>
<td>Sycamore Cmty Ctr</td>
<td>$25.00</td>
</tr>
<tr>
<td>FW@6 - Literacy</td>
<td>February 5, 2020 to February 26, 2020</td>
<td>6:30pm - 7:30pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Volleyball Skills</td>
<td>February 5, 2020 to February 27, 2020</td>
<td>6:30pm - 8pm</td>
<td>Sycamore Cmty Ctr</td>
<td>$45.00</td>
</tr>
<tr>
<td>FW@6 - Girls Basketball Skills Training</td>
<td>February 7, 2020 to February 28, 2020</td>
<td>6pm - 8pm</td>
<td>Sycamore Cmty Ctr</td>
<td>Free</td>
</tr>
<tr>
<td>Boot Camp</td>
<td>March 2, 2020 to March 31, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>$40.00</td>
</tr>
<tr>
<td>XCO Latin - Fitness <em>New</em></td>
<td>March 2, 2020 to March 31, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>$30.00</td>
</tr>
<tr>
<td>Premier Boxing of Fort Worth</td>
<td>March 3, 2020 to March 31, 2020</td>
<td>6pm - 8pm</td>
<td>Sycamore Cmty Ctr</td>
<td>$25.00</td>
</tr>
<tr>
<td>Volleyball Skills</td>
<td>March 4, 2020 to March 26, 2020</td>
<td>6:30pm - 8pm</td>
<td>Sycamore Cmty Ctr</td>
<td>$45.00</td>
</tr>
<tr>
<td>FW@6 - Strength &amp; Conditioning</td>
<td>March 7, 2020 to March 28, 2020</td>
<td>6:30pm - 7:30pm</td>
<td>Sycamore Fitness Room</td>
<td>Free</td>
</tr>
<tr>
<td>2020 Sycamore - Spring Break Camp</td>
<td>Mon., Mar 9</td>
<td></td>
<td>Sycamore Cmty Ctr</td>
<td>Check details for fees</td>
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<tr>
<td>Boot Camp</td>
<td>April 1, 2020 to April 30, 2020</td>
<td>10am - 11am</td>
<td>Sycamore Cmty Ctr</td>
<td>$40.00</td>
</tr>
</tbody>
</table>
SYCAMORE PARK
2525 E Rosedale Street
Fort Worth, TX 76105-2251
Region: East
Visit Website

OVERVIEW

MAP

AMENITIES

Sycamore Park is home of Texas Wesleyan Lady Ram Softball and has a seating capacity of 500.
Sycamore Spray Ground

When the kids aren't ready for the pool, but they need a place to cool off, head over to the spray ground at Sycamore Community Center.

Proper swimwear is required for those playing at the spray grounds (includes swim diapers for the little ones, no regular diapers allowed).

Location
Sycamore Community Center
2525 E. Rosedale St.
Fort Worth, TX 76105

Prices & Hours
2019 Season Dates
Season dates: May 25-Sep. 2 (Labor Day)

Price
Free

Hours
11 a.m.-7 p.m. Monday-Sunday
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 # 20115 Development Name AVENUE AT SYCAMORE PARK

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.
☐ a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating; or

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

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

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

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

- Determination regarding neighborhood boundaries;
- Assessment of general land use in the neighborhood;
- Assessment concerning any of the features of the Neighborhood Risk Factors present in the neighborhood, regardless of whether they are within the specified distances referenced in 10 TAC §11.101(a)(2);
- Assessment of the number of existing affordable rental units in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;
- Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development site is located;
- Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;

**X** 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.**

The purpose of providing this Neighborhood Risk Report Packet is to disclose that the proposed Avenue at Sycamore Park project is located within the attendance zone of William James Middle School, which has a Met Standard rating by the Texas Education Agency for six (6) straight years, but received an "F" in its 2019 TEA Accountability Rating Report, which does not account for all the ongoing positive and intrinsic progress being made in the 2019-2020 Campus Improvement Plan for academic goals and priority areas. See attached letter from FWISD.
Mitigation of the Neighborhood Risk Factor(s):

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

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

Within this packet, the Applicant has provided a letter from the Chief Academic Officer of FWISD, the campus’ 2019-2020 Campus Improvement Plan, as well as other information that in total serves to demonstrate actions being taken that would lead one to conclude that this neighborhood risk factor is indeed no risk at all and will be sufficiently mitigated or significantly improved within a reasonable time, demonstrating a positive trend and continued improvement at William James Middle School.

Department Contacts:

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

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

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

How to Submit the NRF Report Packet:

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

In addition to the documentation being provided, it is confirmed by FWISD that the following efforts are underway at the time of full application: training, coaching, feedback, professional learning and curriculum alignment to improve the culture of the school. The documentation is provided by Jerry M. Moore, the Chief Academic Officer for Fort Worth ISD who is authorized to speak on behalf of William James Middle School and the ISD. His letter indicates the specific Campus Improvement Plan that is in place identifying the goals and objectives – e.g., increased parental awareness, improving reading, writing and math, and providing social/emotional support for students and staff. The progress towards those goals is indicated in the CIP as hitting milestones and benchmarks both currently and recently – i.e., in 2019, math assessments increased from 22% to 30%; reading increased 59% to 66%; TELPAS levels increased 24% to 30% (all of which is actual data) that points towards favorable trends into 2020 where reading will increase from 30% to 43%; percent of students meeting or exceeding STAAR Algebra will increase from 77% to 87%; and percentage of graduates meeting post-secondary readiness will increase from 53% to 66%. All of this taken as a whole produces a reasonable conclusion by CAO Jerry Moore that William James Middle School will have an acceptable rating and significant measurable improvement by the time Avenue at Sycamore Park is placed into service. The letter additionally speaks to all the efforts undertaken and why Mr. Moore believes the staff tasked with carrying out the plan will be successful (e.g., there is already parental involvement, ongoing professional development trainings, mathematics tutors, purchasing of additional technology and equipment, an increase in counselors and wellness coordinators, and more support staff providing added security during after hour events. In short, WJMS is spending over $150K (or half of its budget on these foregoing items alone). This same strategy and technique has been followed successfully by the same people on this team in FWISD with extraordinary results at prior schools.
(vii) 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, and progress relating to the goals and objectives identified in the campus improvement plan or turnaround plan pursuant to §39.107 of the Texas Education Code in effect. The actual campus improvement plan does not need to be submitted unless there is an update to the plan or if such update is not available, information from a school official that speaks to progress made under the plan as further indicated under subparagraph (D)(iv) of this paragraph; and

(viii) Any additional information necessary to complete an assessment of the Development Site, as requested by staff.

Mitigation must include documentation of efforts underway at the time of Application, and may include the measures described in clauses (i) - (iv) of this subparagraph or such other mitigation as the Applicant determines appropriate to support a finding of eligibility.

(iv) evidence of mitigation for each of the schools in the attendance zone that has a 2019 TEA Accountability Rating of D and 2018 Improvement Required Rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating may include satisfying the requirements of subclauses (I) - (III) of this clause.

(I) Documentation from a person authorized to speak on behalf of the school district with oversight of the school in question that indicates the specific plans in place and current progress towards meeting the goals and performance objectives identified in the Campus Improvement Plan and in restoring the school(s) to an acceptable rating status. The documentation should include actual data from progress already made under such plan(s) to date demonstrating favorable trends and should speak to the authorized persons assessment that the plan(s) and the data supports a reasonable conclusion that the school(s) will have an acceptable rating by the time the proposed Development places into service. The letter may, to the extent applicable, identify the efforts that have been undertaken to increase student performance, decrease mobility rate, benchmarks for reevaluation, increased parental involvement, plans for school expansion, plans to implement early childhood education, and long-term trends that would point toward their achieving an A, B, or C Rating by the time the Development is placed in service. The letter from such education professional should also speak to why they believe the staff tasked with carrying out the plan will be successful at making progress towards acceptable student performance considering that prior Campus Improvement Plans were unable to do so. Such assessment could include whether the team involved has employed similar strategies at prior schools and were successful.

APPLICANT CAN ALSO ENGAGE THE FOLLOWING MITIGATION FACTORS IF NEEDED, REQUESTED OR REQUIRED BY STAFF:

(ii) The Applicant provides evidence that it has entered into agreement with the applicable school district or elementary school that has not achieved a rating of A, B, or C, a Head Start provider with capacity in their charter, or a charter school provider to provide suitable and appropriately designed space on-site for the provision of an early childhood pre-K program at no cost to residents of the proposed Development.

(iii) The Applicant has committed that until such time the school(s) achieves a rating of A, B, or C it will operate an after school learning center that offers at a minimum 15 hours of weekly, organized, on-site educational services provided to middle and high school children by a dedicated service coordinator or Third-Party entity.
a discussion of performance indicators and what progress has been made over the prior year, and progress relating to the goals and objectives identified in the campus improvement plan

&

information from a school official that speaks to progress made under the plan as further indicated under subparagraph
February 26, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: William James Middle School / Campus Improvement Plan & Current Progress Indicators / Goals & Performance Letter From Leadership

Dear Mr. Wilkinson,

We are pleased to write to you regarding the many positive things happening at William James Middle School (WJMS) and the organized efforts underway addressing the school’s academic performance. Currently at WJMS we are focused on specific improvement in our areas of greatest need. While these intrinsic and campus data indicators do not necessarily show up in the 2019 TEA Accountability Rating, we wish to convey our confidence that William James Middle School is moving in a positive direction and is on track to show significant and measurable improvement by the time the Avenue at Sycamore Park places into service. The following summary of the goals and priorities laid out in our 2019-20 Campus Improvement Plan (CIP) should give you a sense of what we are up to in the realm of education, academics and improving the lives of our youth and community.

Identified Priority Areas:
- Provide training and resources to ensure proper application of the evidence of the five transformation zone levers: coaching and feedback; data-driven instruction; curriculum and alignment; professional learning communities and campus culture.
- Improve reading, writing and math proficiency across all grade levels.
- Provide resources and support instructional and social/emotional support for students and staff.
- Increase parental awareness of strategies on campus and increase parental involvement to support student academic and social/emotional needs.

Specific Academic Goals:
- % of students in Grades 6-8 performing on/above grade level standard on their STAAR Math assessment will increase from 22% to 30% by 2019.
- Percent of students at grade level or above in Reading will increase from 59% (Baseline) to 66% (Target) by EOY.
- Percent of students progressing one composite level on TELPAS will increase from 24% (Baseline) to 30% (Target) by EOY.
As you can imagine, a single letter grade can tell an incomplete story. There are so many extraordinary things occurring at our school that even a letter itself cannot describe the ongoing successes. Ultimately, we believe wholeheartedly in the direction of the plan, all our leadership, our campus staff executing the plan and our terrific students. We believe the results will be further sustained excellence for William James Middle School, not unlike what we have routinely experienced in the past, which is having been TEA “Met Standard” for six straight years. Should you have any additional questions regarding William James Middle School or the plans that we have in place, please do not hesitate to reach out.

Sincerely,

Jerry M. Moore
TEA Accountability Rating Reports

&

2019 TEA Accountability Rating of F and a 2018 Met Standard Rating

6 STRAIGHT YEARS OF MET STANDARD
2013
2014
2015
2016
2017
2018

2018 MET STANDARD RATING REPORT

2019 RATING REPORT
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 Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
</tbody>
</table>

Performance Index Report

1. Index 1: Student Achievement (Target Score=50)
   - Points Earned: 68
   - Maximum Points: 100
   - Index Score: 68

2. Index 2: Student Progress (Target Score=29)
   - Points Earned: 35
   - Maximum Points: 100
   - Index Score: 35

3. Index 3: Closing Performance Gaps (Target Score = 55)
   - Points Earned: 72
   - Maximum Points: 100
   - Index Score: 72

4. Index 4: Postsecondary Readiness (Target Score = 75)
   - Points Earned: N/A
   - Maximum Points: 100
   - Index Score: N/A

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>2,151</td>
<td>3,158</td>
<td>68</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>425</td>
<td>1,200</td>
<td>35</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,086</td>
<td>1,500</td>
<td>72</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Distinction Designation

Academic Achievement in Reading/ELA
- Percent of Eligible Measures in Top Quartile
  - 2 out of 4 = 50%

DISTINCTION EARNED

Academic Achievement in Mathematics
- Percent of Eligible Measures in Top Quartile
  - 0 out of 4 = 0%

NO DISTINCTION EARNED

Top 25 Percent Student Progress
NO DISTINCTION EARNED

Campus Demographics

<table>
<thead>
<tr>
<th>Campus Type</th>
<th>Middle School</th>
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</thead>
<tbody>
<tr>
<td>Campus Size</td>
<td>1,100 Students</td>
</tr>
<tr>
<td>Grade Span</td>
<td>06 - 08</td>
</tr>
<tr>
<td>Percent Economically Disadvantaged</td>
<td>84.8%</td>
</tr>
<tr>
<td>Percent English Language Learners</td>
<td>20.4%</td>
</tr>
<tr>
<td>Mobility Rate</td>
<td>15.3%</td>
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</table>

System Safeguards

<table>
<thead>
<tr>
<th>Number and Percent of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
</tr>
<tr>
<td>Participation Rates</td>
</tr>
<tr>
<td>Graduation Rates</td>
</tr>
</tbody>
</table>

Total | 37 out of 44 = 84% |

For further information about this report, please see the Performance Reporting Division web site at http://ritter.tea.state.tx.us/perfreport/account/2013/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- NONE

Performance Index Report

Index 1
Student Achievement
(Target Score = 55)

Index 2
Student Progress
(Target Score = 28)

Index 3
Closing Performance Gaps
(Target Score = 27)

Index 4
Postsecondary Readiness
(Target Score = 13)

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>1,909</td>
<td>2,970</td>
<td>64</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>666</td>
<td>2,000</td>
<td>33</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,037</td>
<td>3,000</td>
<td>35</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score: 21.0</td>
<td>Graduation Rate Score: N/A</td>
<td>Graduation Plan Score: N/A</td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in Reading/ELA: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: NO DISTINCTION EARNED
- Academic Achievement in Science: DISTINCTION EARNED
- Academic Achievement in Social Studies: DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: NO DISTINCTION EARNED

Campus Demographics

- Campus Type: Middle School
- Campus Size: 1,077 Students
- Grade Span: 06 - 08
- Percent Economically Disadvantaged: 85.0%
- Percent English Language Learners: 34.4%
- Mobility Rate: 15.4%

System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of Indicators Met</th>
<th>Percent Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>17 out of 27 = 63%</td>
<td></td>
</tr>
<tr>
<td>Participation Rates</td>
<td>14 out of 14 = 100%</td>
<td></td>
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<tr>
<td>Graduation Rates</td>
<td>N/A</td>
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</tr>
<tr>
<td>Total</td>
<td>31 out of 41 = 76%</td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division web site at http://ritter.tea.state.tx.us/perfreport/account/2014/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- NONE

In 2015, 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

Index 1
Student Achievement (Target Score=60)
- Points Earned: 63
- Points Maximum: 1,220
- Index Score: 63

Index 2
Student Progress (Target Score=28)
- Points Earned: 33
- Points Maximum: 265
- Index Score: 33

Index 3
Closing Performance Gaps (Target Score=27)
- Points Earned: 36
- Points Maximum: 652
- Index Score: 36

Index 4
Postsecondary Readiness (Target Score=13)
- Points Earned: 21
- Points Maximum: 20.7
- Index Score: 21

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>1,220</td>
<td>1,924</td>
<td>63</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>265</td>
<td>800</td>
<td>33</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>652</td>
<td>1,800</td>
<td>36</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>20.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in Reading/ELA: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: NO DISTINCTION EARNED
- Academic Achievement in Science: DISTINCTION EARNED
- Academic Achievement in Social Studies: NO DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: NO DISTINCTION EARNED

Campus Demographics

- Campus Type: Middle School
- Campus Size: 1,022 Students
- Grade Span: 06 - 08
- Percent Economically Disadvantaged: 68.1
- Percent English Language Learners: 38.8
- Mobility Rate: 16.9

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number Met</th>
<th>Percent Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>11 out of 23</td>
<td>48%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>9 out of 9</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>20 out of 32</td>
<td>63%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
Accountability Rating
Met Standard

Distinction Designation

<table>
<thead>
<tr>
<th>Academic Achievement in ELA/Reading</th>
<th>NO DISTINCTION EARNED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Achievement in Mathematics</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Science</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Academic Achievement in Social Studies</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Top 25 Percent Student Progress</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Top 25 Percent Closing Performance Gaps</td>
<td>NO DISTINCTION EARNED</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>NO DISTINCTION EARNED</td>
</tr>
</tbody>
</table>

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>1,620</td>
<td>2,774</td>
<td>58</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>458</td>
<td>1,400</td>
<td>33</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>608</td>
<td>2,000</td>
<td>30</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score</td>
<td>20.7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicators Met</th>
<th>Number and Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>8 out of 27 = 30%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>14 out of 14 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>22 out of 41 = 54%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at /perreport/account/2016/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- NONE

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>1,609</td>
<td>2,638</td>
<td>61</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>541</td>
<td>1,400</td>
<td>39</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>645</td>
<td>2,000</td>
<td>32</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>24.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in ELA/Reading
  NO DISTINCTION EARNED
- Academic Achievement in Mathematics
  NO DISTINCTION EARNED
- Academic Achievement in Science
  NO DISTINCTION EARNED
- Academic Achievement in Social Studies
  NO DISTINCTION EARNED
- Top 25 Percent Student Progress
  DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps
  NO DISTINCTION EARNED
- Postsecondary Readiness
  NO DISTINCTION EARNED

Campus Demographics

Campus Type: Middle School
Campus Size: 976 Students
Grade Span: 06 - 08
Percent Economically Disadvantaged: 69.5
Percent English Language Learners: 39.7
Mobility Rate: 16.0
Percent Served by Special Education: 7.8
Percent Enrolled in an Early College High School Program: 0.0

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Category</th>
<th>Target</th>
<th>Met Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>12 out of 28 = 43%</td>
<td></td>
</tr>
<tr>
<td>Participation Rates</td>
<td>12 out of 12 = 100%</td>
<td></td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>24 out of 40 = 60%</td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at perfreport/account/2017/index.html
# Texas Education Agency

## 2018 Accountability Ratings Overall Summary

**JAMES MIDDLE (220905048) - FORT WORTH 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>62</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>32</td>
<td>60</td>
<td>Met Standard</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>58</td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 64.3%)</td>
<td>32</td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>20</td>
<td>65</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

### Distinction Designations

- **ELA/Reading**: Not Earned
- **Mathematics**: Not 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
JAMES MIDDLE (220905048) - FORT WORTH 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>52</td>
<td>F</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>55</td>
<td>F</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>27</td>
<td>55</td>
<td>F</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>59</td>
<td>F</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>53</td>
<td>55</td>
<td>F</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.5%)</td>
<td>27</td>
<td>59</td>
<td>F</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>2</td>
<td>36</td>
<td>F</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement

This campus is identified for comprehensive support and improvement.

Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
Fort Worth Independent School District
2019-2020 Campus Improvement Plan

Fort Worth ISD Mission Statement
Preparing ALL students for success in college, career, and community leadership.

Vision
Igniting in Every Child a Passion for Learning

Student Outcome Goals

Early Literacy - Percent of students in Grade 3 reading on or above grade level, as measured by the STAAR on level standard for reading, will increase from 30% to 43% by 2020.

Middle Grade Math - Percent of students who meet or exceed standard on STAAR Algebra I EOC exam by the end of grade 9 will increase from 77% to 87% by 2020.

College and Career Readiness - Percent of graduates who have met the criteria for Post-Secondary Readiness, as measured by a college-ready qualifying score on AP, SAT, ACT, TSI or industry preparation, will increase from 53% to 66% by 2020.

Igniting in Every Child a Passion for Learning

School Profile

Student Enrollment by Program

<table>
<thead>
<tr>
<th>Program</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Career and Technology</td>
<td>44.5%</td>
</tr>
<tr>
<td>At-Risk Students</td>
<td>83.2%</td>
</tr>
<tr>
<td>English Language (EL)</td>
<td>55.2%</td>
</tr>
<tr>
<td>Economically Disadvantaged Students</td>
<td>91.5%</td>
</tr>
</tbody>
</table>

2019-2020 Campus Site-Based Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maria Sanchez</td>
<td>Principal</td>
</tr>
<tr>
<td>Aaron Bazile</td>
<td>Teacher</td>
</tr>
<tr>
<td>Angela LeGare</td>
<td>Teacher</td>
</tr>
<tr>
<td>Trisha Marchesseau</td>
<td>Parent</td>
</tr>
<tr>
<td>John Oludipe</td>
<td>Parent</td>
</tr>
<tr>
<td>Consuelo Vera</td>
<td>Parent</td>
</tr>
<tr>
<td>Darrin Hoppe</td>
<td>District Level Staff</td>
</tr>
<tr>
<td>Talia Sullivan</td>
<td>Community Representative</td>
</tr>
<tr>
<td>Joe Dryden</td>
<td>Business Representative</td>
</tr>
<tr>
<td>Mary James Redmond</td>
<td>Parent</td>
</tr>
<tr>
<td>Dolores Sapien</td>
<td>Additional Representative</td>
</tr>
<tr>
<td>Kathy Tucker</td>
<td>Additional Representative</td>
</tr>
<tr>
<td>Oakalee Rotimi</td>
<td>Additional Representative</td>
</tr>
<tr>
<td>Dolly Lowery</td>
<td>Parent</td>
</tr>
<tr>
<td>Dedra Colston</td>
<td>Business Representative</td>
</tr>
<tr>
<td>Latravian Polk</td>
<td>Campus Non-Teacher Professional</td>
</tr>
</tbody>
</table>

Accountability Summary

Visit Txschools.org for an overview of the State Accountability Systems and school profile for James MS, William. The 85th Texas Legislation passed House Bill (HB) 22, establishing three domains for measuring performance of campuses:

Beginning with 2020-2021, campuses will receive a rating of A-F for overall performance, as well as performance in each domain.

Click here for the TEA Accountability Resource Page

<table>
<thead>
<tr>
<th>Domain 1: Student Achievement</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domain 2: School Progress</td>
<td>55</td>
</tr>
<tr>
<td>Domain 3: Closing The Gaps</td>
<td>36</td>
</tr>
</tbody>
</table>

52 - F

Campus Distinction Designations

<table>
<thead>
<tr>
<th>Academic Achievement in Mathematics</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Achievement in Science</td>
<td>0</td>
</tr>
<tr>
<td>Academic Achievement in English Language Arts/Reading</td>
<td>0</td>
</tr>
<tr>
<td>Top 25 Percent: Comparative Academic Growth</td>
<td>0</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>0</td>
</tr>
<tr>
<td>Top 25 Percent: Comparative Closing the Gaps</td>
<td>0</td>
</tr>
</tbody>
</table>

I certify acceptance and compliance with all provisions set forth by:

- Yes the Fort Worth ISD School Board;
- Yes the Texas Education Code;
- Yes Title I, Part A; and
- Yes Turnaround Plans

Click here to see the full Guide to Campus Assurances

When you select "Yes," you are certifying that you have access to or have received the document that outlines all of the requirements discussed above. Additionally, you are indicating your assurance that these requirements will be implemented on your campus by yourself, your designee, or your leadership team.
## Comprehensive Needs Assessment Summary for 2019-2020

<table>
<thead>
<tr>
<th>Area Reviewed</th>
<th>Summary of Strengths What were the identified strengths?</th>
<th>Summary of Needs What were the identified areas needing improvement or areas of weaknesses?</th>
<th>Priorities Three to five needs that require intervention. Needs should be prioritized to create the greatest impact.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demographics</strong></td>
<td>1. % of 6th grade; % of 7th Grade; and % of 8th grade have been consistent for the past ten years 2. Enrollment of POC has increased with students from our attendance zone.</td>
<td>1. % increase in our EL (LEP) subpopulation specifically long term ELL 2. % Increase in our AA subpopulation (all grade levels)</td>
<td>1. Provide training and resources to ensure proper application of the evidence of the five transformation zone levers: coaching and feedback; data-driven instruction; curriculum and alignment; professional learning communities and campus culture. 2. Improve reading, writing and math proficiency across all grade levels. 3. Provide resources and support instructional and social emotional support for students and staff. 4. Increase parental awareness of strategies on campus and increase parental involvement to support student academic and social emotional needs.</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td>1. Distinction for Academic Achievement in Science on STAAR 2.</td>
<td>1. Increase EL subpopulation student performance all grade levels in Math, ELA, Science &amp; Social Studies. 2. Increase AA subpopulation all grade levels in Math, ELA, Science &amp; Social Studies.</td>
<td>3.</td>
</tr>
<tr>
<td><strong>School Culture and Climate</strong></td>
<td>1. Communication increased through grade level meetings, student voice, focus groups and principal updates. 2. Schoolwide focus on social, emotional support</td>
<td>1. Opportunities to recognize faculty, staff &amp; students weekly... 2. Provide focus groups (student voice) to address restorative practice strategies.</td>
<td>5.</td>
</tr>
<tr>
<td><strong>Staff Quality/Professional Development</strong></td>
<td>1. Opportunities available for teachers and staff to build capacity and leadership.</td>
<td>1. Customize tier I instruction by providing focused professional development.</td>
<td>3.</td>
</tr>
<tr>
<td><strong>Curriculum, Instruction, and Assessment</strong></td>
<td>1. School-wide focus on Teaching &amp; Learning</td>
<td>1. Consistently implement formative assessment; random calling, small group &amp; Mastery of Learning</td>
<td>2.</td>
</tr>
<tr>
<td><strong>Family and Community Involvement</strong></td>
<td>1. Re-established our PTARe-established our PTA</td>
<td>1. Provide more opportunities for our parents to be actively involved.</td>
<td>2.</td>
</tr>
<tr>
<td><strong>School Context and Organization</strong></td>
<td>1. 90% of parents and students continue to feel the teachers expect ALL students to be successful.</td>
<td>1. Increase communication between parents and teachers</td>
<td>3.</td>
</tr>
</tbody>
</table>
## Academic Excellence Goals

Campus Name: 048 - James MS, William  
Principal: Sanchez, Maria  
Executive Director: Steven Johnson

### SMART Goals

<table>
<thead>
<tr>
<th>Campus Level - Student Outcome Goal and Progress Measures</th>
<th>Approaches</th>
<th>Meets</th>
<th>Masters</th>
<th>to Target</th>
<th>by Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Math: Percent of students in Grades 6-8 performing on or above grade level standard on their STAAR Math assessment will increase from 22% to 30% by 2019.</td>
<td>107.53</td>
<td>41.42</td>
<td>10.64</td>
<td>50</td>
<td></td>
</tr>
</tbody>
</table>

### Strategies for Improvement

<table>
<thead>
<tr>
<th>Student Group (PBMAS)</th>
<th>Target Strategies</th>
<th>Action Steps</th>
<th>Person(s) Responsible</th>
<th>Due Date</th>
<th>Budget Source</th>
<th>Amount</th>
<th>Status</th>
<th>Strategy Expected Result/Impact</th>
</tr>
</thead>
</table>
| 1 Title I             | Teachers are following all components of the Planning Map and following Backwards Design to improve standards and alignment, and formative assessments and feedback. | Action: PD prior to the start of school, establish planning and PLC routines utilizing the Planning Map  
Action: TEKS are clustered appropriately by six weeks utilizing Lead4 Ward, and aligned to STAAR  
Action: All teachers are following an aligned 6 weeks IPC  
Action: Teachers submit LP draft on Wednesday, instructional coaches give feedback, and teachers will submit final lesson plans on Friday. | Instructional Leadership     | 5/28/2020       | Title I       | 8,000  | On Target      |                                |
| 2 Title I             | Professional Learning Communities will use the Teaching Trust model to implement high quality instructional strategies and data driven practices. | Action: Video recording of Weekly Data Meetings with feedback from TT will improve effectiveness of PLCs  
Action: IPCs each 6 weeks will ensure alignment to state standards and provide a framework for effective lesson planning.  
Action: Alignment walks by administrators, TT and ED for WJMS to leverage leadership.  
Progress monitoring using the Student Growth Target will be utilized.  
Action: Consistent and regular PD to ensure fidelity to the TT program | Instructional Leadership     | 5/28/2020       | Title I       | 9,500  | Below Target   |                                |
| 3 Title I             | The use of All In Learning as an effective tool to create assessments, track student data, create exit tickets, and generate immediate data to help improve instructional practices. | Action: Purchase site license, clickers, grading cameras, and training sessions  
Action: Schedule trainings in the fall and early spring  
Action: Use PLCs to develop the use of All In Learning  
Action: Monitor the use of All In Learning for formative assessments | Instructional Leadership     | 5/28/2020       | Title I       | 12,500 | Below Target   |                                |
<table>
<thead>
<tr>
<th>Title</th>
<th>Action</th>
<th>Instructional Leadership</th>
<th>Principal</th>
<th>Title I</th>
<th>Instructional Leadership</th>
<th>MOY Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Title I</td>
<td>Integration of a cohesive and consistent coaching and feedback model through the use of alignment walks. Also, collaborating with NTC (New Teaching Center) to improve instructional practices.</td>
<td>Action: A minimum of 5 walkthroughs per day by each administrator with immediate feedback. Action: Ongoing training regarding the Feedback Loop, Six Steps for Effective Feedback, and leading effective coaching conversations Action: Weekly administrators' meeting will focus on classroom visits, trends, and next steps Action: Purchase any applicable resource or supply</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>8,500</td>
</tr>
<tr>
<td>5</td>
<td>Title I</td>
<td>Provide additional instructional support to build capacity of the Lead Content Teachers, Instructional Coaches and administrators to help improve instructional practices.</td>
<td>Action: Professional development to establish and communicate clear roles and responsibilities for the LCTs. Action: LCTs will support the mathematics department with lesson planning, alignment, formative assessments and PD during the PLC period.</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>10,000</td>
</tr>
<tr>
<td>6</td>
<td>Title I</td>
<td>Provide opportunities for students to obtain additional instruction for acceleration/remediation during and outside of the school day.</td>
<td>Action: Students will be identified for additional instructional assistance based on interim assessments and previous STAAR data.</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>11,000</td>
</tr>
<tr>
<td>7</td>
<td>LEP</td>
<td>Provide students who are identified as LEP and/or Students with Disabilities supports to improve student achievement and social/emotional outcomes.</td>
<td>Action: Purchase site license for TELPAS preparation software for Limited English Speakers that increases proficiency in listening, speaking, reading and writing Action: Ensure that Sp. Ed. students are receiving their IEP minutes and are showing progress on the interim Assessments and grades. Action: Purchase any additional technology (i.e. C.O.W. carts, iPads) for extended day learning.</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>8,500</td>
</tr>
<tr>
<td>8</td>
<td>Title I</td>
<td>Integration of a cohesive and consistent leadership model where Administration meetings ensure tracking of data, alignment of resources, provide feedback on responsibilities, and ensure that all students are receiving high quality services and instruction.</td>
<td>Action: Administrators (6) will meet weekly with a set agenda to review calendar, walkthroughs, data and trends, and student needs (academic and social). Action: Administrators will present data collected at PLCs and walk through visits to the principal. Next steps will be decided.</td>
<td>9/11/2019</td>
<td>Title I</td>
<td>1,500</td>
</tr>
</tbody>
</table>

**Progress Monitoring Schedule:**

- **BOY (August 19 - November 1)**
- **MOY (November 4 - February 14)**
- **EOY (February 18 - May 28)**

**BOY Status:**

Principal Evidence:

Leadership Feedback:

**MOY Status:**

Principal Evidence: The Interim Assessments indicate that our students are not progressing as expected and not mastering the skills tested.

Leadership Feedback:

Campus Name: 048 - James MS, William
Principal: Sanchez, Maria
Executive Director: Steven Johnson

<table>
<thead>
<tr>
<th>SMART Goals</th>
<th>Campus Level - Student Outcome Goal and Progress Measures (Baseline-X, Target-Y, Deadline-Z)</th>
<th>Baseline (BOY)</th>
<th>to Target</th>
<th>by Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Percent of students at grade level or above in Reading will increase from</td>
<td>59%</td>
<td>66%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Percent of students progressing one composite level on TELPAS will increase from</td>
<td>24%</td>
<td>30%</td>
<td></td>
</tr>
</tbody>
</table>

### Strategies for Improvement

<table>
<thead>
<tr>
<th>Student Group (PBMAS)</th>
<th>Target Strategies</th>
<th>Action Steps</th>
<th>Person(s) Responsible</th>
<th>Due Date</th>
<th>Budget Source</th>
<th>Amount</th>
<th>Status</th>
<th>Strategy Expected Result/Impact</th>
</tr>
</thead>
</table>
| 1 Title I             | Teachers are following all components of the Planning Map and following Backwards Design to improve standards and alignment, and formative assessments and feedback. | Action: PD prior to the start of school, establish planning and PLC routines utilizing the Planning Map  
Action: TEKS are clustered appropriately by six weeks utilizing Lead4ward, and aligned to STAAR  
Action: All teachers are following an aligned 6 weeks IPC  
Action: Teachers submit LP draft on Wednesday, instructional coaches give feedback, and teachers will submit final lesson plans on Friday. | Instructional Leadership | 5/28/2020 | Title I | 8,000 | On Target |
| 2 Title I             | Professional Learning Communities will use the Teaching Trust model to implement high quality instructional strategies and data driven practices. | Action: Video recording of Weekly Data Meetings with feedback from TT will improve effectiveness of PLCs.  
Action:IPC each 6 weeks will ensure alignment to state standards and provide a framework for effective lesson planning.  
Action: Alignment walks by administrators, TT and ED for WJMS to leverage leadership.  
Action: Progress monitoring using the Student Growth Target will be utilized.  
Action: Consistent and regular PD to ensure fidelity to the TT program | Teacher(s) | 5/28/2020 | Title I | 9,500 | Below Target |
| 3 Title I             | The use of All In Learning as an effective tool to create assessments, track student data, create exit tickets, and generate immediate data to help improve instructional practices. | Action:Purchase site license, clickers, grading cameras, and training sessions  
Action: Schedule trainings in the fall and early spring  
Action: Use PLCs to develop the use of All In Learning  
Action: Monitor the use of All In Learning for formative assessments | Instructional Leadership | 5/28/2020 | Title I | 12,500 | Below Target |
| 4 Title I             | Integration of a cohesive and consistent coaching and feedback model through the use of alignment walks. Also, collaborating NTC (New Teaching Center) to improve instructional practices. | Action: A minimum of 5 walkthroughs per day by each administrator with immediate feedback.  
Action: Ongoing training regarding the Feedback Loop, Six Steps for Effective Feedback, and leading effective coaching conversations  
Action: Weekly administrators’ meeting will focus on classroom visits, trends, and next steps  
Action: Purchase any applicable resource or supply | Principal | 5/28/2020 | Title I | 8,500 | On Target |
<table>
<thead>
<tr>
<th>#</th>
<th>Title</th>
<th>Action</th>
<th>Responsible</th>
<th>Date</th>
<th>Budget</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5</strong></td>
<td>LEP</td>
<td>Provide additional instructional support to build capacity of the Lead Content Teachers, Instructional Coaches and administrators to help improve instructional practices.</td>
<td>Principal</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>10,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Professional development to establish and communicate clear roles and responsibilities for the LCTs. Action: LCTs will support the mathematics department with lesson planning, alignment, formative assessments and PD during the PLC period.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>6</strong></td>
<td>Title I</td>
<td>Provide opportunities for students to obtain additional instruction for acceleration/remediation during and outside of the school day.</td>
<td>Instructional Leadership</td>
<td>5/28/2020</td>
<td>Title I</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Students will be identified for additional instructional assistance based on interim assessments and previous STAAR data. Action: ELA tutors from TWU and retired teachers will provide small group instruction on high leverage TEKS during the school day 2 times per week. Action: Before school tutorials for identified ELA students by WUMS teachers. Action: ELA staff will identify students for tutorials using interim assessments, benchmark and STAAR data</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7</strong></td>
<td>LEP</td>
<td>Provide students who are identified as LEP and/or Students with Disabilities supports to improve student achievement and social/emotional outcomes.</td>
<td>Principal</td>
<td>5/28/2020</td>
<td>Title I</td>
<td>8,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Purchase site license for TELPAS preparation software for Limited English Speakers that increases proficiency in listening, speaking, reading and writing. Action: Ensure that Sp. Ed. students are receiving their IEP minutes and are showing progress on the interim Assessments and grades. Action: Purchase any additional technology (i.e. C.O.W. carts, iPads) for extended day learning.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8</strong></td>
<td>Title I</td>
<td>Integration of a cohesive and consistent leadership model where Administration meetings ensure tracking of data, alignment of resources, provide feedback on responsibilities, and ensure that all students are receiving high quality services and instruction.</td>
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<td>5/28/2020</td>
<td>Title I</td>
<td>1,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Action: Administrators (6) will meet weekly with a set agenda to review calendar, walkthroughs, data and trends, and student needs (academic and social). Action: Administrators will present data collected at PLCs and walk through visits to the principal. Next steps will be decided.</td>
<td></td>
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</table>

**Progress Monitoring Schedule:**
- **BOY** (August 19 - November 1)
- **MOY** (November 4 - February 14)
- **EOY** (February 18 - May 28)

**BOY Status:**
- Principal Evidence:
- Leadership Feedback:

**MOY Status:**
- Principal Evidence: The Interim Assessments indicate that our students are not progressing as expected and not mastering the skills tested.
- Leadership Feedback:

**EOY Status:**
- Principal Evidence:
- Leadership Feedback:
# Learning Environment Goals


**Campus Name:** 048 - James MS, William  
**Principal:** Sanchez, Maria  
**Executive Director:** Steven Johnson

## SMART Goals

<table>
<thead>
<tr>
<th>Campus Needs Goals and Measures (Baselines-X and Targets-Y)</th>
<th>Baseline (BOY)</th>
<th>to Target</th>
<th>by Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>The number of parents using Parent Portal will increase percentage as measured by the School Profile from</td>
<td>219</td>
<td>319</td>
<td>EOY</td>
</tr>
<tr>
<td>PBIS - Disproportionate 'Duplicate Out of School Suspension (OSS) Events', as documented in FWISD Cycle Reports, will decrease in % for target student groups as compared to campus enrollment from</td>
<td>700</td>
<td>600</td>
<td>EOY</td>
</tr>
<tr>
<td>Health Related - (Target 75%) Percentage of assignments completed by the Campus Local Wellness Coordinator will increase from</td>
<td>3</td>
<td>5</td>
<td>EOY</td>
</tr>
</tbody>
</table>

## Strategies for Improvement

<table>
<thead>
<tr>
<th>Student Group (PBMAS)</th>
<th>Target Strategies</th>
<th>Action Steps</th>
<th>Person(s) Responsible</th>
<th>Due Date</th>
<th>Budget Source</th>
<th>Amount</th>
<th>Status</th>
<th>Strategy Expected Result/Impact</th>
</tr>
</thead>
</table>
| **1**                 | The School Wellness Action Team (SWAT) will provide teachers strategies to improve social/emotional wellness of students and staff (Tucker/Simmons) | Action: Designate Wellness Coordinator  
Action: Recruit SWAT team members  
Action: Follow district guidelines and recommendations for implementation of SWAT assignments  
Action: Purchase any applicable resource or supply | Assistant Principal | 5/28/2020 | Local (Basic Allotment) | 2,916 | On Target | |
| **2**                 | Title I Increase parental involvement in school events | Action: Promote school events to stakeholders using blackboard  
Action: Pay extra duty for support staff to assist parents and students or provided security during after hours events  
Action: Purchase any applicable resource or supply  
Action: Conduct a STAAR camp for parents in March | Instructional Leadership | 5/28/2020 | Title I | 4,000 | On Target | |
| **3**                 | Title I Track PBIS data to decrease the percentage of student groups receiving Out of School Suspension. | Action: PD for application and training on the culture rubric and to practice routines and systems  
Action: Systems and routines are aligned to Vision and Values  
Action: Purchase any applicable resource or supply | Principal | 5/28/2020 | Title I | 1,500 | On Target | |
| **4**                 | Title I Increase positive communication with parents and guardians through the use of the Parent Portal and Parent Liaison. | Action: Provide all parents and opportunity to sign up for Parent Portal  
Action: Purchase any applicable resource or supply  
Action: Implement a system for parents to receive messages from teachers through the Parent Liaison, especially the parents who only speak Spanish | Principal | 5/28/2020 | Title I | 5,500 | On Target | |
| **5**                 | Title I | Instructional Leadership | 5/28/2020 | Local (Basic Allotment) | 5,000 | On Target | |

## Progress Monitoring Schedule

- **BOY (August 19 - November 1)**
- **MOY (November 4 - February 14)**
- **EOY (February 18 - May 28)**

**BOY Status:**

---

*Note: The table above includes strategies for improvement with specific actions, responsible persons, due dates, budget sources, amounts, and their status.*
### Fort Worth Independent School District 2019-2020 Campus Improvement Plan

**Budget Summary**

**Principal:** Sanchez, Maria  
**Executive Director:** Steven Johnson

#### Summary by Fund Source

<table>
<thead>
<tr>
<th>Fund Source</th>
<th>Local Basic Allot</th>
<th>SCE State Compensatory Education</th>
<th>CTE</th>
<th>Bilingual</th>
<th>Gifted &amp; Talented</th>
<th>Special Education</th>
<th>Title I</th>
<th>GRAND TOTAL budgeted in CIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Excellence Goals</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$ 69,500.00</td>
</tr>
<tr>
<td>Mission</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$ 69,500.00</td>
</tr>
<tr>
<td>Learning Environment Goals</td>
<td>$ 7,916.00</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$ 11,000.00 $ 18,916.00</td>
</tr>
<tr>
<td>Total Allocated</td>
<td>$ 7,916.00</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$ 150,000.00 $ 157,916.00</td>
</tr>
<tr>
<td>Percent Budgeted</td>
<td>15%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>61%</td>
<td>50%</td>
</tr>
</tbody>
</table>

#### Other Funding Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>PTA/PTO</th>
<th>Community Partner</th>
<th>Corporate</th>
<th>Non-Profit</th>
<th>FWCP</th>
<th>School Improvement</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
Any additional information necessary
Mr. Dornell Bivens Ms. E.d

Currently working as a College & Career Readiness Specialist. Previously, Mr. Bivens has worked in the college setting for over 11 yrs. Mr. Bivens has also worked on 4 different college campuses - public and private colleges.

He has worked in the areas of Academic Advisement, Career Counseling, Foster Care Initiatives, Academic Probation, Academic Warning & Suspension and Male leadership programs.

M. Bivens specialized in college and career planning for prospective students, and currently middle school students, with the objective of getting them to dream and plan for their futures early.

Mr. Bivens attended Iowa State University as an Undergrad and student-athlete. Participated in NCAA collegiate sports as a basketball player, and semi-professional basketball.
Cadet conduct 9-11 Ceremony.

The William JCC Cadets place a flag in the ground for each victim of the 9-11 attacks, a total of 2977. JCC had over 150 Cadets in attendance and in Uniform for the ceremony. Mrs. Barnett and Officer Garret a retired Navy Chief presented the color to the Color Guard. A speech was given by the COC Cadet Corporal Gabriela Molano of WJMS reminding all of us what happen on that terrible day and the amazing resolve of the American spirit in the days to follow by our first responders and our service member who answered the call to serve.

Coin Drive for Hurricane Harvey and the Red Cross

The JCC Cadets heard and seen the devastation that Hurricane Harvey had caused on the Texas Gulf Coast and in Houston and wanted to do something. They started a coin drive and in 10 days raised $85 in cash and $125.00 in change. Great job WJMS!
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application.pdf
If you have any questions, please contact me by email.

Thanks!

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.

<table>
<thead>
<tr>
<th>Tab</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Tab 7, De-Concentration Factors – Each of the boxes in this section was marked “n/a.” This is not an appropriate response for these items. They should be either “X’d” or left blank, depending on the answer to the question. Revised your entries in this section.</td>
</tr>
<tr>
<td>8</td>
<td>Tab 8, Neighborhood Risk Factors – Was the Neighborhood Risk Factors packet submitted, to address the school issue? I was unable to locate it.</td>
</tr>
<tr>
<td>9</td>
<td>Tab 9, Opportunity Index – There was no support documentation for your selections. Provide the support documentation.</td>
</tr>
<tr>
<td>11</td>
<td>Tab 11, Site Control – The question on relationship between seller and buyer was skipped. Answer the question and provide any additional documentation required by the answer.</td>
</tr>
<tr>
<td>12</td>
<td>Tab 12, Proof of Consideration – I was unable to find the earnest money receipt for the purchase contract. Provide the receipt.</td>
</tr>
<tr>
<td>12</td>
<td>Tab 12, Title Commitment Legal Description – The legal description in the title commitment is different from the site control. It appears to be older. Please clarify.</td>
</tr>
<tr>
<td>12</td>
<td>Tab 22, Site Plan – I was unable to find any discussion of the flood mitigation that will be used on the site. Provide a narrative for this.</td>
</tr>
<tr>
<td>12</td>
<td>Tab 22, Site Plan – There is an amenity in the top right corner that isn’t named. It looks like it could be a gazebo or a mail kiosk. What is this amenity?</td>
</tr>
<tr>
<td>29</td>
<td>Tab 29, Site Work Costs – The costs on the certification exceed those in the Cost Schedule and I can’t identify the costs. Please clarify.</td>
</tr>
<tr>
<td>30</td>
<td>Tab 30, Cost Schedule – What is the name of your Cost Estimator?</td>
</tr>
<tr>
<td>45</td>
<td>Tab 45, Credit Limit Pt. 2 – Part 2 of the form was missing for Barksdale and Clark. Provide the missing forms, properly completed.</td>
</tr>
</tbody>
</table>
2. ESA – The statement about abiding by the recommendations of the ESA was not found.
Provide the certification.

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 applicants should review §§11.1(b) and 11.1(h) of the 2020 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on April 17, 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.

Elizabeth Henderson
Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.463.9784 | Fax: 512.475.0764

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2020 Qualified Allocation Plan (QAP). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) and/or §11.201(7)(B) of the QAP.

Section 4 provides the final cumulative score in bold.

Section 5 includes, as applicable, notes and an explanation of any differences between the requested and awarded score, as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §11.902 of the 2020 QAP. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
MULTIFAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2020 Application Round
Scoring Notice - Competitive Housing Tax Credit Application

Page 2 of Final Scoring Notice: 20115, Avenue at Sycamore Park

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: 0
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): 171

Section 5:
Notes and explanation for difference between points requested and points awarded by the Department, as well as penalties assessed:

NA

Restrictions and requirements relating to the filing of an appeal can be found in §11.902 of the 2020 QAP. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Tuesday, May 5, 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
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