2020 Multifamily Uniform Application

REVISED January 23, 2020

20188 Village at Boyer
TAB 1
2020 Multifamily Uniform Application Certification

Development Name: Village at Boyer

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.

Village at Boyer, LP

Applicant Entity Name

By:

Signature of Authorized Representative

Jerry Du Terroil

Printed Name

Executive Director

Title

12 Feb 2020

Date

10th day of February, 2020

Sworn to and subscribed before me on the

by Jerry Du Terroil

(Personalized Seal)

Notary Public Signature

Notary Public, State of

County of

My Commission Expires:

Date

2/5/2020
Required for Tax Exempt Bond Developments only

4% Housing Tax Credit/Bond Application Filing

Development Name: _______________________

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)*.

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<td>February 2021**</td>
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<td>December 7, 2020</td>
<td>March 2021**</td>
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*Lottery Application Submission Date Only.

**The TDHCA Board Meeting dates for 2021 have not been finalized and will be updated once available.
TAB 2
The **Certification, Acknowledgement, and Consent of Development Owner** is included behind this tab.

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

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

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

X 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.

2/13/2020
Development Owner Certification, Acknowledgement and Consent

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Accessibility Requirements**

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

The Development Owner understands that regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must meet the requirements at 10 TAC §11.101(b)(8)(B).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ within 300 feet of junkyards
_____ within 300 feet of a solid waste facility or sanitary landfill facility or illegal dumping sites
_____ within 300 feet of a sexually-oriented business
_____ buildings or designated recreational areas (including pools) are to be located within 100 feet of the nearest line or structural element of any overhead high voltage transmission line, support structures for high voltage transmission lines, or other similar structures
   X  within 500 feet of active railroad tracks
_____ within 500 feet of heavy industry
_____ within 10 miles of a nuclear plant
_____ buildings are located within the accident potential zones or the runway clear zones of any airport
_____ one or more pipelines, situated underground or aboveground, which carry highly volatile liquids, or adjacent to a pipeline easement for a pipeline carrying highly volatile liquids
_____ within 2 miles of refineries capable of refining more than 100,000 barrels of oil daily
_____ may be in proximity to an environmental factor that may adversely affect the health and safety of the residents or render the Development Site inappropriate for housing use unless it is adequately mitigated (as presented in the application)
_____ within the minimum separation from housing of a facility under the jurisdiction of a state or federal cognizant agency

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

_____ The Development Owner certifies that the Development is not located in an area with any of the neighborhood risk factors described in §11.101(a)(3) of the Qualified Allocation Plan and that no disclosure is necessary;
   X  The Development Owner certifies that the Development is located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):

_____ in a census tract with a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13);
_____ in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site) that is not separated from the Development...
Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature
Jerry Du Terroil

Printed Name
Executive Director, ALT Affordable Housing Services Inc - Arbor Place

Title
12 Feb 2020

Date

THE STATE OF Texas

COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Jerry Du Terroil, 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 12th day of February, 2020

(Seal)

Daphne Lyne Garramore
My Commission Expires 07/03/2022
ID No. 110112059

Notary Public Signature

Page 9 of 9

January 8, 2020
Undesirable Site Feature:
Development Site located within 500 feet of active railroad tracks

Related Attachments:
1. Commitment to perform sound mitigation in accordance with HUD standards
2. Third Party Noise Assessment
Commitment to Perform Sound Mitigation
CERTIFICATION

Village at Boyer

I, Jerry Du Terroil, certify that ALT Affordable Housing Services Inc — Arbor Place engaged Astex Environmental Services, a qualified Third Party, to perform a noise assessment on the property known as Village Boyer, 1510 Hoefgen Avenue, San Antonio, Bexar County, Texas. We commit to perform sound mitigation in accordance with HUD standards as if they were directly applicable to the Development.

EXECUTED effective as of the 12th the day of February 2020.

Village at Boyer, LP,
a Texas limited partnership

By: Village at Boyer GP, LLC,
a Texas limited liability company,
its general partner

By: ALT Affordable Housing Services Inc - Arbor Place,
a Texas non-profit corporation,
its sole member

By: Jerry Du Terroil
Executive Director

THE STATE OF Texas
COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Jerry Du Terroil, 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 12 day of February, 2020.

(Seal)
Daphne Lyne Garramone
Notary Public Signature

Foundation ID No. 11012060
Third Party Noise Assessment
January 9, 2020

Village at Boyer, LP
Jerry Du Terroil
3419 Nacogdoches Rd., STE 150
San Antonio, TX 78217

Re: Village at Boyer
1510 Hoefgen
San Antonio, Bexar County, Texas 78210
Astex Project Number: AE-19-14732

Mr. Du Terroil:

On January 9, 2020, Astex Environmental Services conducted a noise evaluation of the above-mentioned site. This noise assessment was conducted in accordance with the Department of Housing and Urban Development’s Noise Assessment Guidelines (HUD Noise Model). This noise assessment was conducted at the direction of and for the benefit of Prospera Housing Community Services.

Summary Result:

The noise level for 2020 was calculated as 71.54 dB and 71.75 for 2030. Both the values for 2020 and 2030 are within the range that HUD defines as “Normally Unacceptable”. It is the opinion of Astex Environmental Services that conducting a Sound Transmission Classification, with site elevations and information provided by the client architect concerning the components that make up the construction of the building closest to the noise sources (i.e. windows, doors, siding, stucco, etc.), will result in a reduction of the DNL to "Acceptable" levels.

It is a HUD goal that exterior noise levels do not exceed a day-night average sound level of 55 decibels. This level is recommended by the Environmental Protection Agency as a goal for outdoors in residential areas. The levels recommended by EPA are not standards and do not consider cost or feasibility. For the purpose of this regulation and to meet other program objectives, sites with a day-night average sound level of 65 and below are acceptable and are allowable. The basic foundation for and structure of the HUD noise program is set out in the noise regulation, 24 CFR 51B, Federal Register Vol. 44, No. 235, July 12, 1979.

The noise environment inside a building is considered acceptable if (a) the noise environment external to the building complies with these standards, and (b) the building is constructed in a manner common to the area or, if of uncommon construction, has at least the equivalent noise attenuation characteristics.
Site Acceptability Standards:

Acceptable: not exceeding 65 dB
Normally Unacceptable: Exceeding 65 dB but not exceeding 75 dB
Unacceptable: above 75 dB

The property is near the corner of Hoefgen Ave. and W. Boyer Ave. The nearest major road with traffic counts exceeding 10,000 vehicles per day and that is within 1,000 feet of the nearest building on the subject property is IH-37. The Noise Assessment Location (NAL) of the apartment building to be built on the subject property is approximately 673 feet from the building to the center of IH37. Noise from this source is a factor to be considered in noise calculations.

The subject site is approximately 6.4 miles to the east of Kelly AFB, approximately 4.5 miles north of the Stinson Municipal Airport, approximately 14.26 west of Randolph Air Force Base, and 8.85 miles south of the San Antonio International Airport. Stinson Municipal Airport is a regional airport that serves mostly single engine planes. The subject site is not located within the noise contours of the airports. As a result, noise from airports will not be taken into consideration in the noise calculations.

The subject site lies within 3000 feet of an active railroad. Nearest railroad to the north is 132 feet away from the NAL, which is 2 meters in front of the façade of the building. Information on the railroad was gathered from the U.S. DOT Crossing Inventory entry for Crossing 415638X, the intersection of the railroad with Hoefgen Ave. Noise from this railroad is a factor to be considered in noise calculations.

Only noise from the road and the railroad will be included in noise calculations for this property.

Using the online HUD DNL Calculator, the noise levels were calculated at 71.54 dB for the year 2020 and 71.75 dB for the year 2028. The noise levels fall in the middle of the range that HUD defines as “Normally Unacceptable”. To be within the Acceptable level, the noise values must be 65 dB or below.

It is the opinion of Astex Environmental Services, that conducting a Sound Transmission Classification, with site elevations and information provided by the client architect concerning the components that make up the construction of the building closest to the noise sources (i.e. windows, doors, siding, stucco, etc.), will result in a reduction of the DNL to "Acceptable" levels.

Sincerely,
Astex Environmental Services, by

Elizabeth Combs
Environmental Professional
DNL 2020
Site ID: Village at Boyer

Record Date: 1/9/2020

User's Name: EC 2020

Road #1 Name: Highway 37

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</tr>
<tr>
<td>Average Speed</td>
<td>65</td>
<td>65</td>
<td>65</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>119946</td>
<td>3728</td>
<td>1864</td>
</tr>
<tr>
<td>Night Fraction of ADT</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Road Gradient (%)</td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>63.5386</td>
<td>58.4635</td>
<td>62.7674</td>
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</table>

Calculate Road #1 DNL: 66.8411

Railroad #1 Track Identifier: Union Pacific Crossing Hoefgen, 415638X

Rail #1

Train Type: Electric □ Diesel □
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Train Speed</td>
<td>30</td>
</tr>
<tr>
<td>Engines per Train</td>
<td>2</td>
</tr>
<tr>
<td>Railway cars per Train</td>
<td>50</td>
</tr>
<tr>
<td>Average Train Operations (ATO)</td>
<td>18</td>
</tr>
<tr>
<td>Night Fraction of ATO</td>
<td>50</td>
</tr>
<tr>
<td>Railway whistles or horns?</td>
<td>Yes</td>
</tr>
<tr>
<td>Bolted Tracks?</td>
<td>Yes</td>
</tr>
<tr>
<td>Train DNL</td>
<td>69.6896</td>
</tr>
<tr>
<td>Calculate Rail #1 DNL</td>
<td>69.6896</td>
</tr>
<tr>
<td>Add Road Source Add Rail Source</td>
<td></td>
</tr>
<tr>
<td>Airport Noise Level</td>
<td></td>
</tr>
<tr>
<td>Loud Impulse Sounds?</td>
<td>Yes</td>
</tr>
<tr>
<td>Combined DNL for all Road and Rail sources</td>
<td>71.5351</td>
</tr>
<tr>
<td>Combined DNL including Airport</td>
<td>N/A</td>
</tr>
<tr>
<td>Site DNL with Loud Impulse Sound</td>
<td></td>
</tr>
<tr>
<td>Site ID</td>
<td>Village at Boyer</td>
</tr>
<tr>
<td>------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Record Date</td>
<td>1/9/2020</td>
</tr>
<tr>
<td>User's Name</td>
<td>EC 2030</td>
</tr>
<tr>
<td>Road #1 Name</td>
<td>Highway 37</td>
</tr>
<tr>
<td>Road #1</td>
<td></td>
</tr>
<tr>
<td>Vehicle Type</td>
<td>Cars [✓] Medium Trucks [✓] Heavy Trucks [✓]</td>
</tr>
<tr>
<td>Effective Distance</td>
<td>673 673 673</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
</tr>
<tr>
<td>Average Speed</td>
<td>65 65 65</td>
</tr>
<tr>
<td>Average Daily Trips (ADT)</td>
<td>141811 4408 2204</td>
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<td>Night Fraction of ADT</td>
<td>15 15 15</td>
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<tr>
<td>Road Gradient (%)</td>
<td>2</td>
</tr>
<tr>
<td>Vehicle DNL</td>
<td>64.2658 59.1911 63.495</td>
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<tr>
<td>Calculate Road #1 DNL</td>
<td>67.5685 Reset</td>
</tr>
<tr>
<td>Railroad #1 Track Identifier:</td>
<td>Union Pacific Crossing Hoefgen, 415638X</td>
</tr>
<tr>
<td>Rail #1</td>
<td></td>
</tr>
<tr>
<td>Train Type</td>
<td>Electric [✓] Diesel [✓]</td>
</tr>
<tr>
<td><strong>Effective Distance</strong></td>
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<tr>
<td>-----------------------</td>
<td>-----</td>
</tr>
<tr>
<td>Average Train Speed</td>
<td>30</td>
</tr>
<tr>
<td>Engines per Train</td>
<td>2</td>
</tr>
<tr>
<td>Railway cars per Train</td>
<td>50</td>
</tr>
<tr>
<td>Average Train Operations (ATO)</td>
<td>18</td>
</tr>
<tr>
<td>Night Fraction of ATO</td>
<td>50</td>
</tr>
<tr>
<td>Railway whistles or horns?</td>
<td>Yes: □ No: □</td>
</tr>
<tr>
<td>Bolted Tracks?</td>
<td>Yes: □ No: □</td>
</tr>
</tbody>
</table>

**Train DNL**

- Calculate Rail #1 DNL: 69.6896
- Add Road Source
- Add Rail Source

**Airport Noise Level**

**Loud Impulse Sounds?**  
- Yes: ◯ No: ●

**Combined DNL for all Road and Rail sources**

- 71.7533

**Combined DNL including Airport**

- N/A

**Site DNL with Loud Impulse Sound**

- Calculate
Noise Study
Village at Boyer
San Antonio, Bexar County, Texas 78210

SUPPORT DOCUMENTATION

ASTEX ENVIRONMENTAL SERVICES PROJECT NO: AE-19-14732
1510 Hoefgen Ave

Distance from Noise Assessment Location (NAL 1510) to:
Nearest High Capacity Road (IH 37) is 673 feet to the west
Nearest Railroad is 132 feet to the north
**1510 Hoefgen**

**IH37**

<table>
<thead>
<tr>
<th>Year #</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>2018</td>
<td>2019</td>
<td>2020</td>
<td>2021</td>
<td>2022</td>
<td>2023</td>
<td>2024</td>
<td>2025</td>
<td>2026</td>
<td>2027</td>
</tr>
<tr>
<td>AADT</td>
<td>121403</td>
<td>123453</td>
<td>125538</td>
<td>127658</td>
<td>129814</td>
<td>132006</td>
<td>134235</td>
<td>136502</td>
<td>138807</td>
<td>141151</td>
</tr>
<tr>
<td>Medium Trucks</td>
<td>3606</td>
<td>3667</td>
<td>3728</td>
<td>3781</td>
<td>3855</td>
<td>3921</td>
<td>3987</td>
<td>4054</td>
<td>4123</td>
<td>4192</td>
</tr>
<tr>
<td>Large Trucks</td>
<td>1803</td>
<td>1833</td>
<td>1864</td>
<td>1895</td>
<td>1928</td>
<td>1960</td>
<td>1993</td>
<td>2027</td>
<td>2061</td>
<td>2096</td>
</tr>
<tr>
<td>Cars</td>
<td>115994</td>
<td>117953</td>
<td>119946</td>
<td>121971</td>
<td>124031</td>
<td>126125</td>
<td>128255</td>
<td>130421</td>
<td>132623</td>
<td>134863</td>
</tr>
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</table>

*Most current information available from TxDOT Statewide Planning Map for IH37 was 2018 AADT of 111,208 and a projected 2038 AADT of 166,691. Calculated the estimated growth per year at 1.6885% and determined the numbers for the years in between. TxDOT also suggested truck percentage was 4.5%, assumed 1/3 of those were Large Trucks and 2/3 of those were Medium Trucks.*
There are 4 airports within 15 miles of the target property, 1510 Hoefgen. The target property does not lie within the noise contours of any of the four airports.
Randolph Air Force Base 2008 AICUZ

Legend:
- DNL 65 dB Contour
- DNL 70 dB Contour
- DNL 75 dB Contour
- DNL 80 dB Contour
- Runway
- Roadway
- CZ: Clear Zone
- APZ I
- APZ II
- Accident Potential Zone I
- Accident Potential Zone II

Average Busy-Day Noise Contours for Aircraft Operations and Clear Zones & Accident Potential Zones
2008 Kelly Field Annex at Lackland AFB AICUZ Study

Generalized Existing Land Use

Figure 5.1
The 2013 noise exposure map takes into account the runway extension and the retirement of the military's T-37 aircraft. The findings represent a significant reduction in the current noise contour length from the 2009 noise contour. Source: Ricondo & Associates, Stinson Municipal Airport Environmental Assessment.
### U. S. DOT CROSSING INVENTORY FORM

**DEPARTMENT OF TRANSPORTATION**
**FEDERAL RAILROAD ADMINISTRATION**

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory form. For private highway-rail grade crossings, complete the header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the header, Part I, and the Submission Information section. For changes to existing data, complete the header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

### Part I: Location and Classification Information

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Primary Operating Railroad</strong></td>
<td><strong>2. State</strong></td>
<td><strong>3. County</strong></td>
</tr>
<tr>
<td>Union Pacific Railroad Company [UP]</td>
<td>TEXAS</td>
<td>BEXAR</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4. City / Municipality</strong></td>
<td><strong>5. Street/Road Name &amp; Block Number</strong></td>
<td><strong>6. Highway Type &amp; No.</strong></td>
</tr>
<tr>
<td>SAN ANTONIO</td>
<td>HOEGEN STREET</td>
<td>ST 0000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7. Do Other Railroads Operate a Separate Track at Crossing?</strong></td>
<td><strong>8. Do Other Railroads Operate Your Track at Crossing?</strong></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>No</td>
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### Part II: Railroad Information

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>1. Estimated Number of Daily Train Movements</strong></td>
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<td></td>
</tr>
<tr>
<td>1.A. Total Day Thru Trains (6 AM to 6 PM)</td>
<td>9</td>
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<td>1.B. Total Night Thru Trains (6 PM to 6 AM)</td>
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<tr>
<td>1.C. Total Switching Trains</td>
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<td>1.D. Total Transit Trains</td>
<td>0</td>
<td></td>
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<tr>
<td>1.E. Check If Less Than One Movement Per Day</td>
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<td></td>
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### Part III: Railroad Information

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<tr>
<td><strong>2. Year of Train Count Data (YYYY)</strong></td>
<td><strong>3. Speed of Train at Crossing</strong></td>
<td><strong>4. Type and Count of Tracks</strong></td>
</tr>
<tr>
<td>2016</td>
<td>40</td>
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<table>
<thead>
<tr>
<th><strong>Main</strong></th>
<th><strong>1. Sidings</strong></th>
<th><strong>2. Yards</strong></th>
<th><strong>3. Transit</strong></th>
<th><strong>4. Industry</strong></th>
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<tbody>
<tr>
<td>1</td>
<td>0</td>
<td>0</td>
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### Part IV: Other Information

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<tr>
<td><strong>5. Other (Main Track only)</strong></td>
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<tr>
<td></td>
<td>Constant Warning Time</td>
<td>Motion Detection</td>
</tr>
<tr>
<td></td>
<td></td>
<td>IAFO</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DC</td>
</tr>
<tr>
<td></td>
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<td>Other</td>
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<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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**FORM FRA F 6180.71 (Rev. 3/15)**

**OMB approval expires 3/31/2018**

Page 1 OF 2
### Part III: Highway or Pathway Traffic Control Device Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Are there signs or signals?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2. A. Crossbucks</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. B. STOP Signs</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. C. YIELD Signs</td>
<td>Include count</td>
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<tr>
<td>2. D. Advance Warning Signs</td>
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<td>Exclude count</td>
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<tr>
<td>2. E. Low Ground Clearance Sign</td>
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<tr>
<td>2. F. Pavement Markings</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. G. Channelization Devices/Medians</td>
<td>Include count</td>
<td>Exclude count</td>
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<tr>
<td>2. H. EXEMPT Sign</td>
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<td>Exclude count</td>
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<tr>
<td>2. I. ENS Sign</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. J. Other MUTCD Signs</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. A. Gate Arms</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. B. Gate Configuration</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. C. Cantilevered (or Bridged) Structures</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. E. Total Count of Flashing Light Pairs</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. F. Installation Date of Current Sign</td>
<td>Include count</td>
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</tr>
<tr>
<td>3. G. Warsity Horn</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. H. Highway Traffic Signals Controlling Crossing</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>3. I. Bells</td>
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<td>Exclude count</td>
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<tr>
<td>3. J. Non-Train Active Warning Devices</td>
<td>Include count</td>
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<tr>
<td>3. K. Other Flashing Lights or Warning Devices</td>
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<tr>
<td>3. L. LED Enhanced Signs (List types)</td>
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<td>Exclude count</td>
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### Part IV: Physical Characteristics

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Traffic Lanes Crossing Railroad</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. Is Roadway/Pathway Paved?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>3. Does Track Run Down a Street?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>4. Is Crossing Illuminated?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>5. Crossing Surface (on Main Track, multiple types allowed)</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>6. Intersecting Roadway within 500 feet?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>7. Smallest Crossing Angle</td>
<td>Includes</td>
<td>Excludes</td>
</tr>
<tr>
<td>8. Is Commercial Power Available?</td>
<td>Yes</td>
<td>No</td>
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### Part V: Public Highway Information

<table>
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<tr>
<th>Field</th>
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<th>Options</th>
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</thead>
<tbody>
<tr>
<td>1. Highway System</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>2. Functional Classification of Road at Crossing</td>
<td>Include count</td>
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<tr>
<td>3. Is Crossing on State Highway System?</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>4. Highway Speed Limit</td>
<td>Include count</td>
<td>Exclude count</td>
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<tr>
<td>5. Linear Referencing System (LRS Route ID)</td>
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<tr>
<td>6. LRS Milepost</td>
<td>Include count</td>
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<tr>
<td>7. Annual Average Daily Traffic (AADT)</td>
<td>Include count</td>
<td>Exclude count</td>
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<tr>
<td>8. Estimated Percent Trucks</td>
<td>Include count</td>
<td>Exclude count</td>
</tr>
<tr>
<td>9. Regularly Used by School Buses?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>10. Emergency Services Route</td>
<td>Yes</td>
<td>No</td>
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</tbody>
</table>

### Submission Information

This information is used for administrative purposes and is not available on the public website.
Neighborhood Risk Factors Report Packet

- Potential Blight
Potential Blight Disclosure Letter
January 31, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Low-Income Housing Tax Credit Program  
PO Box 13941  
Austin, TX 78711-3941

Re: Village at Boyer, San Antonio, TX (TDHCA # 20188)

Dear Mr. Wilkinson,

I am writing on behalf of the Applicant of the proposed Village at Boyer to disclose any potential blight as a neighborhood risk factor in accordance with the Qualified Allocation Plan §11.101(3)(A) Neighborhood Risk Factors. After visiting and photographing the area within a 1,000-foot radius of the proposed development site there were six (6) structures identified which have the possibility of being regarded as blight. The structures include three single family houses, one commercial business, one San Antonio Independent School District (SAISD) facility, and one planned mixed-use development (See Questionable Properties attachment).

The QAP states that “In order to be considered as an eligible Site despite the presence of such neighborhood risk factor, an Applicant must demonstrate actions being taken that would lead a reader to conclude that there is a high probability and reasonable expectation the risk factor will be sufficiently mitigated or significantly improved within a reasonable time, typically prior to placement in service, and that the risk factor demonstrates a positive trend and continued improvement”.

The QAP also states that “evidence of mitigation efforts to address blight or abandonment may include new construction in the area already underway that evidences public and/or private investment. Acceptable mitigation to address extensive blight should include a plan, whereby it is contemplated such blight and/or infestation will have been remediated within no more than two years from the date of the award and that a responsible party will use the blighted property in a manner that complies with local ordinances. In instances where blight exists but may only include a few properties, mitigation efforts could include partnerships with local agencies to engage in community-wide clean-up efforts, or other efforts to address the overall condition of the neighborhood”.

There are many positive trends and improvements occurring in the area surrounding the proposed development site and the questionable properties referenced in this letter, were they to be considered “blight”, are likely to be mitigated or significantly improved by the time the proposed development is placed in service. Thus, they are inconsequential to the success of the Village at Boyer.
The Village at Boyer is proposed to be located at 1510 Hoefgen Avenue on the Southeast area of San Antonio. The site currently contains a building that will be demolished to make way for the proposed LIHTC development. The area surrounding the site is primarily residential and the nearby properties are well-maintained and in good condition. County tax records from the Bexar County Appraisal District indicate a substantial increase in property values and property taxes in the area over the last four years. For example, the house located at 215 W. High Avenue was recently remodeled which increased the value 435% from 2016 when it was assessed at $32,690 to $174,930 in 2019. Property records shown in the table below (Table 1) clearly demonstrate a positive economic trend and continued improvement in the neighborhood.

Additionally, the area located at 51 Essex St. identified as the “New Mixed-Use Development” in the attached photos is currently being developed into a mixed-use development known as Essex Modern City (see attachment for further details). Also, the property owned by SAISD (211 W. Drexel) is currently being used as a vehicle maintenance and general storage facility.

![Table 1. Property Value History](image)

In the census tract where the Village at Boyer is proposed, the median home value increased from $85,900 in 2017 to $90,500 in 2018, the unemployment rate fell from 6.1% in 2017 to 5.6% in 2018, and the median household income increased slightly from $27,700 in 2017 to $31,726 in 2018, according to the U.S. Census Bureau American Community Survey 5-Year Estimates.

Furthermore, the development site is located within an area in which there are two concerted revitalization plans, the Near East Neighborhood Improvement Area from the 2017 San Antonio Urban Renewal Plan, and the Arena District/Eastside Community Plan. Municipal bond issuances were approved in 2012 and 2017 that provide funding for improvements in both areas, including $20 million for neighborhood improvements within the Urban Renewal Plan’s Neighborhood Improvement Areas. In 2018, the City of San Antonio issued three (3) Request for Proposals (RFP’s) to solicit ideas for new housing developments within the Neighborhood Improvement
Areas, one of which was approved for $4.4 million. City of San Antonio staff have indicated that additional RFP’s will be issued soon. This is a good indicator that funding is being expended and the plan is being implemented.

Other (bond-financed) improvement projects within the area are listed below and total more than $17 million. The following projects were identified in either the 2012 or 2017 bond packages as projects to be completed that are within 1,500 feet of the blight boundary and within the previously mentioned plan areas (See Exhibit B for project map).

- **World Heritage Trail Signage & Wayfinding** – Comprehensive World Heritage Trail signage and wayfinding to include additions, architectural features, kiosks, related infrastructure and other improvements. This project is estimated to be completed **May 2022**. Total funding is **$5,000,000**.

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Despite the advanced age of many homes in the area, the area is clean, safe, there are many well-maintained homes and businesses nearby, and significant infrastructure improvements are planned for the area. The small number of questionable structures identified does not represent a blighted area. Given the increasing property values and physical improvements planned or completed in the area, we believe there is sufficient evidence to indicate that private and public investment in the area is strong and that the community surrounding the development will more than adequately accommodate a TDHCA Housing Tax Credit Development.

Please contact me should you have any questions or concerns regarding the Village at Boyer.

Sincerely,

Brad McMurray  
Consultant to the project  
210-821-4300
Neighborhood Risk Factors Report Packet
(Submit prior to Pre-application or Application, or behind Tab 2 of the Application)

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

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

PRE-APPLICATION DISCLOSURE: Pre-application # Development Name

APPLICATION DISCLOSURE: Application # Development Name

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

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

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

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

☐ Development Site is located within the attendance zone of an elementary school, a middle school, or a high school¹ that has:

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

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

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

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

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

☒ Determination regarding neighborhood boundaries;

☒ Assessment of general land use in the neighborhood;

☒ Assessment concerning any of the features of the Neighborhood Risk Factors present in the neighborhood, regardless of whether they are within the specified distances referenced in 10 TAC §11.101(a)(2);

☒ Assessment of the number of existing affordable rental units in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;

☒ Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development site is located;

☒ Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;

☐ A copy of the TEA Accountability Rating Report for each of the schools in the attendance zone containing the Development that achieved a D rating in 2019 and a 2018 Improvement Required rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating, along with a discussion of performance indicators and what progress has been made over the prior year. Submit the campus improvement plan in effect only if there is an update to the plan that shows progress made under the plan. If no update is available, provide information from a school official that speaks to progress made under the plan as indicated in 10 TAC §11.101(a)(3)(D)(iv);

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

☐ Additional information, if requested by the Department.

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

Please see the attached documentation regarding mitigation of the above referenced Neighborhood Risk Factor. Additional neighborhood information is included in the Market Study.

The unchecked boxes above have been left unchecked because they are not specific to this Neighborhood Risk Factor.
Mitigation of the Neighborhood Risk Factor(s):

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

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

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).
January 31, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer, San Antonio, TX (TDHCA # 20188)

Dear Mr. Wilkinson,

I am writing on behalf of the Applicant of the proposed Village at Boyer to disclose any potential blight as a neighborhood risk factor in accordance with the Qualified Allocation Plan §11.101(3)(A) Neighborhood Risk Factors. After visiting and photographing the area within a 1,000-foot radius of the proposed development site there were six (6) structures identified which have the possibility of being regarded as blight. The structures include three single family houses, one commercial business, one San Antonio Independent School District (SAISD) facility, and one planned mixed-use development (See Questionable Properties attachment).

The QAP states that “In order to be considered as an eligible Site despite the presence of such neighborhood risk factor, an Applicant must demonstrate actions being taken that would lead a reader to conclude that there is a high probability and reasonable expectation the risk factor will be sufficiently mitigated or significantly improved within a reasonable time, typically prior to placement in service, and that the risk factor demonstrates a positive trend and continued improvement”.

The QAP also states that “evidence of mitigation efforts to address blight or abandonment may include new construction in the area already underway that evidences public and/or private investment. Acceptable mitigation to address extensive blight should include a plan, whereby it is contemplated such blight and/or infestation will have been remediated within no more than two years from the date of the award and that a responsible party will use the blighted property in a manner that complies with local ordinances. In instances where blight exists but may only include a few properties, mitigation efforts could include partnerships with local agencies to engage in community-wide clean-up efforts, or other efforts to address the overall condition of the neighborhood”.

There are many positive trends and improvements occurring in the area surrounding the proposed development site and the questionable properties referenced in this letter, were they to be considered “blight”, are likely to be mitigated or significantly improved by the time the proposed development is placed in service. Thus, they are inconsequential to the success of the Village at Boyer.
The Village at Boyer is proposed to be located at 1510 Hoefgen Avenue on the Southeast area of San Antonio. The site currently contains a building that will be demolished to make way for the proposed LIHTC development. The area surrounding the site is primarily residential and the nearby properties are well-maintained and in good condition. County tax records from the Bexar County Appraisal District indicate a substantial increase in property values and property taxes in the area over the last four years. For example, the house located at 215 W. High Avenue was recently remodeled which increased the value 435% from 2016 when it was assessed at $32,690 to $174,930 in 2019. Property records shown in the table below (Table 1) clearly demonstrate a positive economic trend and continued improvement in the neighborhood.

Additionally, the area located at 51 Essex St. identified as the “New Mixed-Use Development” in the attached photos is currently being developed into a mixed-use development known as Essex Modern City (see attachment for further details). Also, the property owned by SAISD (211 W. Drexel) is currently being used as a vehicle maintenance and general storage facility.

<table>
<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>51 Essex St.</td>
<td>Warehouse (future mixed-use)</td>
<td>$730,710</td>
<td>$20,624</td>
<td>$831,130</td>
<td>$23,584</td>
<td>$1,168,720</td>
<td>$33,494</td>
<td>$1,204,200</td>
<td>$34,130</td>
<td>65%</td>
</tr>
<tr>
<td>1519 Hoefgen Ave.</td>
<td>Vacant Land</td>
<td>$176,620</td>
<td>$4,985</td>
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<td>$322,940</td>
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<td>83%</td>
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<td>Single Family</td>
<td>$32,690</td>
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<td>$2,170</td>
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<tr>
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<td>Single Family</td>
<td>$79,860</td>
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<td>$110,000</td>
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<td>$115,000</td>
<td>$3,259</td>
<td>44%</td>
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<tr>
<td>211 W. Drexel Ave.</td>
<td>Tax Exempt (SAISD)</td>
<td>records unavailable</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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Sincerely,

Brad McMurray  
Consultant to the project  
210-821-4300
Questionable Properties
Potential Blight Near Village at Boyer (1510 Hoefgen Ave.)

I. Questionable Properties

The properties below are either being remodeled, sold, or are increasing in value, but have minor overgrowth (likely due to heavy rainfall), and should not be regarded as blight. The Bexar County Appraisal District (BCAD) assessment of these properties indicates an increase in value over the past four years, and rising property values is a strong indicator of economic growth and neighborhood revitalization. For example, the house at 215 W. High Ave was previously in substandard condition, but was remodeled in 2018, which increased the home’s value more than 400% since 2016.

The only property without records is 211 W. Drexel Ave., as it is owned by the San Antonio Independent School District (SAISD) and is tax exempt. The SAISD property is currently used to store school equipment, such as tables, chairs, desks, bleachers, and other miscellaneous items used by the school district. The table below (Table 1), details the increase in property values and taxes for these properties over the past four years.

<table>
<thead>
<tr>
<th>Property</th>
<th>Condition/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 103 Essex St.</td>
<td>(overgrown but for sale)</td>
</tr>
<tr>
<td>B. 215 W. High Ave.</td>
<td>(remodel complete)</td>
</tr>
<tr>
<td>C. 510 W. Drexel Ave.</td>
<td>(remodel in progress)</td>
</tr>
<tr>
<td>D. 211 W. Drexel Ave.</td>
<td>(SAISD storage building)</td>
</tr>
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Table 1. Property Value History

<table>
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<th></th>
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</tbody>
</table>

II. New Mixed-Use Development

The property shown in the photos below represent the location of the future site of Essex Modern City, an 8-acre mixed-use urban development located at the intersection of Essex and Cherry streets near downtown San Antonio. The site is approximately 500 feet from our proposed development site (See Exhibit A for location).

The Essex Modern City development is expected to cost around $150 million and take three to five years to complete. However, the site is not just sitting vacant, it is currently being used to host art, music, and other cultural events for residents to connect, experience art and community. Once complete, Essex Modern City will include 80,000 square feet of creative office space, 65,000 square feet of retail space, 248 apartments, 160 condos, 80 townhomes, and a variety of dining options for area residents (essexmoderncity.com/).
Figure 1. Essex Art Project Mural

Figure 2. Essex Modern City Plaza Design Concept
Figure 3. Essex Modern City Streetscape Design Concept

Figure 4. Essex Modern City Site Plan
III. Shipping container business adjacent to development site

The property shown below is located across the street from the proposed Village at Boyer site (See Exhibit A). The grass along the fence was slightly overgrown at the time these photos were taken, but the property is in good condition overall and should not be regarded as blight.

After visiting the site, we discovered the owner leases the property to a business that sells shipping containers to be recycled and used as prefabricated units for modern residential or commercial developments. Shipping container homes or offices have become increasingly common in recent years. The emergence of “tiny homes” and other unconventional building methods are now very popular. Therefore, while some may see this property as blighted, it is actually a thriving business and valuable to many people in the community.

Given that the site is an active business that contributes towards economic growth, it should not be regarded as blight for having minor landscaping issues. The property has many unique urban features that contribute to the area’s sense of place, it is well-maintained, and equipped with multi-layered security, including barbed wire fencing, lighting, and cameras.
EXHIBIT A
Map of questionable properties within 1,000 feet of Village at Boyer

A. 103 Essex St.
B. 215 W. High Ave.
C. 510 W. Drexel Ave.
D. 211 W. Drexel Ave.
E. 51 Essex St.
F. 1519 Hoefgen Ave.

Note: In the map above (Exhibit A) there are two 1,000-foot buffers around the proposed development site. This is because the site is made up of two separate tracts. Each buffer extends 1,000 feet from the edge of each tract.
Exhibit B
Examples of Neighborhood Improvement
2012 and 2017 bond projects within 1,500 feet of blight boundary

2017 Bond Projects

1. World Heritage Trail Signage & Wayfinding ($5,000,000)
2. Roosevelt Ave. (I-10 to S. St. Mary’s St.) ($5,401,336)
3. Lone Star Boulevard (Area Streets) ($5,000,000)

2012 Bond Projects

4. Lone Star Recreational Facility ($1,844,113)

Total Investment = $17,245,449
Bexar CAD

Property Search Results > 100531 ESSEX MODERN CITY LLC for Year 2019

Property

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<td>Property Use Description:</td>
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Protest

Protest Status: Informal Date: Formal Date:

Location

| Address: | 51 ESSEX ST SAN ANTONIO, TX 78210 |
| Neighborhood: | NBHD code11840 |
| Neighborhood CD: | 11840 |

Owner

| Name: | ESSEX MODERN CITY LLC |
| Mailing Address: | 51 ESSEX ST SAN ANTONIO, TX 78210-1843 |
| Owner ID: | 3022804 |
| % Ownership: | 100.0000000000% |

Values

| (+) Improvement Homesite Value: | + | $0 |
| (+) Improvement Non-Homesite Value: | + | $120,820 |
| (+) Land Homesite Value: | + | $0 |
| (+) Land Non-Homesite Value: | + | $1,083,380 |
| (+) Agricultural Market Valuation: | + | $0 |
| (+) Timber Market Valuation: | + | $0 |

= $1,204,200

Ag / Timber Use Value

| (+) Agricultural Market Valuation: | + | $0 |
| (+) Timber Market Valuation: | + | $0 |

= $0

Taxing Jurisdiction

| Owner: | ESSEX MODERN CITY LLC |
| % Ownership: | 100.0000000000% |
| Total Value: | $1,204,200 |

Entity Description Tax Rate Appraised Value Taxable Value Estimated Tax
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<th>Value:</th>
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<tbody>
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<td>S - L</td>
<td>ME</td>
<td>1965</td>
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<tbody>
<tr>
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<td>Class</td>
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<td>Year Built</td>
<td>SQFT</td>
<td></td>
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<tr>
<td>SHI</td>
<td>Implement Shed</td>
<td>S - L</td>
<td>CB</td>
<td>1966</td>
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<tr>
<td>400</td>
<td>OFFICE</td>
<td>C - F</td>
<td>MA</td>
<td>1966</td>
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<td>Year Built</td>
<td>SQFT</td>
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</tr>
<tr>
<td>400</td>
<td>OFFICE</td>
<td>C - F</td>
<td>BR</td>
<td>1965</td>
<td>1000.0</td>
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<tr>
<td>320</td>
<td>STORAGE WAREHOUSE</td>
<td>C - F</td>
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<tbody>
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<td>Type</td>
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<td>Class</td>
<td>Exterior Wall</td>
<td>Year Built</td>
<td>SQFT</td>
<td></td>
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<tr>
<td>CON</td>
<td>Concrete</td>
<td>* - A</td>
<td>0</td>
<td>12000.0</td>
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<table>
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<tbody>
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<td>Year Built</td>
<td>SQFT</td>
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<td>ASP</td>
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<tbody>
<tr>
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<td>Class</td>
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<td>SQFT</td>
<td></td>
<td></td>
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<tr>
<td>EQS</td>
<td>Equipment Shed</td>
<td>D - F</td>
<td>0</td>
<td>3360.0</td>
<td></td>
<td></td>
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</table>
### Improvement #8:
- **Type:** Fence
- **State Code:** F1
- **Living Area:** 1500.0 sq ft
- **Value:** N/A

### Improvement #9:
- **Type:** Detached Carport
- **State Code:** F1
- **Living Area:** 1230.0 sq ft
- **Value:** N/A

### Improvement #10:
- **Type:** Detached Carport
- **State Code:** F1
- **Living Area:** 240.0 sq ft
- **Value:** N/A

### Improvement #11:
- **Type:** Detached Carport
- **State Code:** F1
- **Living Area:** 280.0 sq ft
- **Value:** N/A

### Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
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<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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<tbody>
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<td>1</td>
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<td>Commercial Mixed Use</td>
<td>4.4333</td>
<td>193115.00</td>
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<td>$1,083,380</td>
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### Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$120,820</td>
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<td>1,204,200</td>
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<tr>
<td>2017</td>
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<td>$289,670</td>
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<td>831,130</td>
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### Deed History - (Last 3 Deed Transactions)

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<th>#</th>
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<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
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<tbody>
<tr>
<td>1</td>
<td>7/27/2016</td>
<td>WD</td>
<td>Warranty Deed</td>
<td>LOZANO EDGAR G</td>
<td>ESSEX MODERN CITY LLC</td>
<td>17998</td>
<td>1139</td>
<td>20160146916</td>
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<tr>
<td>2</td>
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<td>Deed</td>
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<td></td>
<td>5134</td>
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</table>

2020 data current as of Jan 30 2020 1:25AM.
2019 and prior year data current as of Jan 3 2020 11:45AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
Bexar CAD

Property Search Results > 100573 LOZANO EDGAR G for Year 2019  
Tax Year: 2019

Property

Account
Property ID: 100573  
Legal Description: NCB A-30 P-101 (2.5733 AC), NCB 6579 LOT 8 & W TRI 31.01' OF 9
Geographic ID: 00030-000-1014  
Zoning: I-1
Type: Real  
Agent Code:
Property Use Code: 099  
Property Use Description: VACANT LAND

Protest
Protest Status:
Informal Date:
Formal Date:

Location
Address: 1519 HOEFGEN AVE  
SAN ANTONIO, TX 78210
Mapsco: 617A8
Neighborhood: NBHD code11840  
Map ID:
Neighborhood CD: 11840

Owner
Name: LOZANO EDGAR G  
Owner ID: 70324
Mailing Address: 3710 MARYMONT DR  
SAN ANTONIO, TX 78217-3416
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $12,000
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $310,940  
Ag / Timber Use Value
(+) Agricultural Market Valuation: + $0
(+) Timber Market Valuation: + $0

--------------------------
(=) Market Value: = $322,940

(=) Appraised Value: = $322,940

(=) Assessed Value: = $322,940

Taxing Jurisdiction
Owner: LOZANO EDGAR G
% Ownership: 100.0000000000%
Total Value: $322,940

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
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<td>06</td>
<td>BEXAR CO RD &amp; FLOOD</td>
<td>0.023668</td>
<td>$322,940</td>
<td>$322,940</td>
<td>$76.44</td>
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</table>

www.bcad.org/clientdb/Property.aspx?cid=1&prop_id=100573
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<th>F1</th>
<th>sqft</th>
<th>Value:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>$12,000</td>
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<table>
<thead>
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<th>Type</th>
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<th>Class CD</th>
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<tbody>
<tr>
<td>FEN</td>
<td>Fence</td>
<td>S - A</td>
<td>0</td>
<td>1100.0</td>
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Land

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<tr>
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<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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</thead>
<tbody>
<tr>
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<td>Commercial Mixed Use</td>
<td>2.7993</td>
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Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>2019</td>
<td>$12,000</td>
<td>$310,940</td>
<td>0</td>
<td>322,940</td>
<td>$0</td>
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<td>2018</td>
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Deed History - (Last 3 Deed Transactions)

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<th>#</th>
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<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
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<td>Warranty Deed</td>
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<td>9421</td>
<td>2414</td>
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2020 data current as of Jan 30 2020 1:25AM.
2019 and prior year data current as of Jan 3 2020 11:45AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
Bexar CAD

Property Search Results > 118281 MARTINEZ ARTURO & BEATRIZ L for Year 2019

Property

Account

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<tr>
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<td>Type:</td>
<td>Real</td>
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<td>Property Use Code:</td>
<td>001</td>
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<tr>
<td>Property Use Description:</td>
<td>Single Family</td>
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Protest

Protest Status: Informal Date: Formal Date:

Location

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<tr>
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<tbody>
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<td>Denver Heights West of New Braunfels</td>
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<td>Neighborhood CD:</td>
<td>57102</td>
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Owner

<table>
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<tr>
<th>Name:</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>103 ESSEX ST SAN ANTONIO, TX 78210-1815</td>
</tr>
<tr>
<td>Owner ID:</td>
<td>82216</td>
</tr>
<tr>
<td>% Ownership:</td>
<td>100.00000000000%</td>
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<tr>
<td>Exemptions:</td>
<td>OTHER, HS</td>
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</table>

Values

| (+) Improvement Homesite Value: | + $36,460 |
| (+) Improvement Non-Homesite Value: | + $0 |
| (+) Land Homesite Value:        | + $40,110 |
| (+) Land Non-Homesite Value:    | + $0 Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + $0 |
| (+) Timber Market Valuation:    | + $0 |

= $76,570

(–) Ag or Timber Use Value Reduction: – $0

= $76,570

(–) HS Cap: – $33,446

= $43,124

Taxing Jurisdiction

<table>
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<tr>
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<th>MARTINEZ ARTURO &amp; BEATRIZ L</th>
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<tbody>
<tr>
<td>% Ownership:</td>
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<tr>
<td>Total Value:</td>
<td>$76,570</td>
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<table>
<thead>
<tr>
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<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
<th>Tax Ceiling</th>
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</table>

www.bcad.org/clientdb/Property.aspx?prop_id=118281
BEXAR CO RD & FLOOD 0.023668 $76,570 $40,124 $8.89 $8.89
SA RIVER AUTH 0.018580 $76,570 $33,124 $6.15 $6.15
UNIV HEALTH SYSTEM 0.276235 $76,570 $33,124 $91.50 $91.50
BEXAR COUNTY 0.277429 $76,570 $0 $0.00 $0.00
CITY OF SAN ANTONIO 0.558270 $76,570 $0 $0.00 $0.00
SAN ANTONIO ISD 1.530950 $76,570 $3,124 $0.00 $0.00
BEXAR APPRAISAL DISTRICT 0.000000 $76,570 $43,124 $0.00 $0.00

Total Tax Rate: 2.834282
Taxes w/Current Exemptions: 109.33
Taxes w/o Exemptions: 2,170.21

Improvement / Building

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<th>A1</th>
<th>Living Area:</th>
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<td>SQFT</td>
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<td>LA</td>
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<tbody>
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<td>DLA1</td>
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Land

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<tr>
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<th>Eff Front</th>
<th>Eff Depth</th>
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<th>Prod. Value</th>
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<td>$0</td>
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Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2019</td>
<td>$36,460</td>
<td>$40,110</td>
<td>0</td>
<td>76,570</td>
<td>$33,446</td>
<td>$43,124</td>
</tr>
<tr>
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<td>$40,110</td>
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<td>$39,676</td>
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Deed History - (Last 3 Deed Transactions)

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<th>Description</th>
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<th>Volume</th>
<th>Page</th>
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2020 data current as of Jan 30 2020 1:25AM.
2019 and prior year data current as of Jan 3 2020 11:45AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
Bexar CAD

Property Search Results > 383755 LEIGH & MARIE LLC for Year 2019

Property

Account
- Property ID: 383755
- Geographic ID: 06814-000-0190
- Type: Real
- Property Use Code: 001
- Property Use Description: Single Family

Protest
- Protest Status:
- Informal Date:
- Formal Date:

Location
- Address: 215 W HIGH AVE SAN ANTONIO, TX 78210
- Neighborhood: Denver Heights West of New Braunfels
- Neighborhood CD: 57102
- Mapsco: 617A8
- Map ID:

Owner
- Name: LEIGH & MARIE LLC
- Mailing Address: 2429 TURTLE MOUNTAIN BND AUSTIN, TX 78748-1068
- Owner ID: 3128954
- % Ownership: 100.0000000000%

Values
- (+) Improvement Homesite Value: + $130,110
- (+) Improvement Non-Homesite Value: + $0
- (+) Land Homesite Value: + $44,820
- (+) Land Non-Homesite Value: + $0
- (+) Agricultural Market Valuation: + $0
- (+) Timber Market Valuation: + $0

(=) Market Value: = $174,930
(=) Appraised Value: = $174,930
(=) Assessed Value: = $174,930

Taxing Jurisdiction
- Owner: LEIGH & MARIE LLC
- % Ownership: 100.0000000000%
- Total Value: $174,930

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<thead>
<tr>
<th>Entity</th>
<th>Description</th>
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<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
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<td>$174,930</td>
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<th>1434.0 sqft</th>
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<tr>
<td>Type</td>
<td>Description</td>
<td>Class CD</td>
<td>Exterior Wall</td>
<td>Year Built</td>
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<td>Living Area</td>
<td>A - WS</td>
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<td>1059.0</td>
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<td>OP</td>
<td>Attached Open Porch</td>
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### Land

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<th>Sqft</th>
<th>Eff Front</th>
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### Roll Value History

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<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
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<tbody>
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<td>N/A</td>
<td>N/A</td>
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### Deed History - (Last 3 Deed Transactions)

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<th>Type</th>
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<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
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<tbody>
<tr>
<td>1</td>
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<td>WD</td>
<td>Warranty Deed</td>
<td>LEIGH &amp; MARIE LLC</td>
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<td>LEIGH &amp; MARIE LLC</td>
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<td>GOLDLINE INVESTMENTS LLC</td>
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### Notes

2020 data current as of Jan 30 2020 1:25AM.
2019 and prior year data current as of Jan 3 2020 11:45AM
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For website information, contact (210) 242-2500.
# Bexar CAD

## Property Search Results > 119099 GRACE TIMOTHY P & for Year 2019

### Property

**Account**
- Property ID: 119099
- Geographic ID: 01669-002-0300
- Type: Real
- Property Use Code: 001
- Property Use Description: Single Family

**Legal Description:** NCB 1669 BLK 2 LOT 30

**Zoning:** R-4

**Agent Code:**

**Protest**
- Protest Status:
- Informal Date:
- Formal Date:

### Location

- **Address:** 510 W DREXEL AVE
  SAN ANTONIO, TX 78210
- **Mapsco:** 617A8
- **Map ID:**

- **Neighborhood:** DURANGO/ROOSEVELT
- **Neighborhood CD:** 57057MF

### Owner

- **Name:** GRACE TIMOTHY P & SCHULTZ MARY KAY
- **Mailing Address:**
  SCHULTZ MARY KAY
  510 W DREXEL AVE
  SAN ANTONIO, TX 78210
- **Owner ID:** 3141350
- **% Ownership:** 100.0000000000%

**Exemptions:** HS

### Values

| (+) Improvement Homesite Value |  +  | $28,150 |
| (+) Improvement Non-Homesite Value |  +  | $0 |
| (+) Land Homesite Value |  +  | $86,850 |
| (+) Land Non-Homesite Value |  +  | $0  | Ag / Timber Use Value |
| (+) Agricultural Market Valuation |  +  | $0  | $0 |
| (+) Timber Market Valuation |  +  | $0  | $0 |

=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=-=

| (=) Market Value |  =  | $115,000 |
| (=) Appraised Value |  =  | $115,000 |
| (=) Assessed Value |  =  | $115,000 |

### Taxing Jurisdiction

- **Owner:** GRACE TIMOTHY P & SCHULTZ MARY KAY
- **% Ownership:** 100.0000000000%
- **Total Value:** $115,000

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|-------------|----------|-----------------|--------------|--------------|--------------|

www.bcad.org/clientdb/Property.aspx?prop_id=119099
### Improvement / Building

#### Improvement #1:
- **Residential State Code:** A1
- **Living Area:** 1441.0 sqft
- **Value:** $25,596

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#### Improvement #2:
- **Residential State Code:** A1
- **Living Area:** 441.0 sqft
- **Value:** $2,554

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### Land

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<th>Sqft</th>
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<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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### Roll Value History

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<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
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### Deed History - (Last 3 Deed Transactions)

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<th>Deed Number</th>
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<td>GRACE TIMOTHY P &amp;</td>
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<td></td>
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<td></td>
<td>MARIA J</td>
<td></td>
<td></td>
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<td>2</td>
<td>8/18/2017</td>
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<td>General Warranty Deed</td>
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<td></td>
<td>MARIA J</td>
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Property

Account

<table>
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<tr>
<th>Property ID:</th>
<th>100566</th>
<th>Legal Description:</th>
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<td>Type:</td>
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<td>Property Use Description:</td>
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Protest

Protest Status: 
Informal Date: 
Formal Date: 

Location

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<tr>
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<td>Neighborhood CD:</td>
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Owner

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<tr>
<th>Name:</th>
<th>SAN ANTONIO ISD</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>141 LAVACA ST SAN ANTONIO, TX 78210-1099</td>
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<tr>
<td>Owner ID:</td>
<td>70345</td>
</tr>
<tr>
<td>% Ownership:</td>
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<tr>
<td>Exemptions:</td>
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Values

| (+) Improvement Homesite Value: | + | $0 |
| (+) Improvement Non-Homesite Value: | + | $0 |
| (+) Land Homesite Value:        | + | $0 |
| (+) Land Non-Homesite Value:    | + | $0 |
| Ag / Timber Use Value           |    |
| (+) Agricultural Market Valuation: | + | $0 | $0 |
| (+) Timber Market Valuation:    | + | $0 | $0 |

| (=) Market Value:               | = | $0 |
| (=) Ag or Timber Use Value Reduction: | = | $0 |

| (=) Appraised Value:            | = | $0 |
| (=) HS Cap:                     | = | $0 |

| (=) Assessed Value:             | = | $0 |

Taxing Jurisdiction

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<tbody>
<tr>
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<tr>
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<th>Estimated Tax</th>
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<td>$0</td>
<td>$0.00</td>
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www.bcad.org/clientdb/Property.aspx?prop_id=100566
Improvement / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
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Roll Value History

<table>
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<tr>
<th>Year</th>
<th>Improvements</th>
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<th>Appraised</th>
<th>HS Cap</th>
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Deed History - (Last 3 Deed Transactions)

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2020 data current as of Jan 30 2020 1:25AM.
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For website information, contact (210) 242-2500.
Art and community are the foundation of almost any successful city. When you look at centuries of Spanish colonial architecture you will notice one of the most significant parts of any city is a central gathering place/plaza. While a building is important it is still just a building. What makes a place vibrant is the people that live, work, and play in that area.

Essex Modern City is a former pallet manufacturing site on what we were told was the "wrong-side" of the train tracks. We listened to those advisors and told them to kindly go kick rocks. What we saw was a neighborhood with rich culture and pride. That just needed that place to gather and foster that culture.

In response, we started hosting Second Saturday art events. Using the loading dock bays and warehouses we invited local and national street artist, musicians and vendors to come showcase their talent, and passion. It has been truly been a blessing to see the project evolve each month and become a place for people to connect, experience art and community.

**ESSEX ART - FEBRUARY 2018**

**ESSEX ART GOES FIESTA STYLE - APRIL 2018**
It all began with an idea. The idea was to design and develop an urban infill project with art, community, and unique and rad things that you can not get anywhere else. Really its just a place we wanted to live.

**Selfish? Maybe.**

But there are so many uninspiring projects being built all over the country, we had to ask ourselves how we could create an innovative and inspiring project using technology to enhance the human experience and to connect people on a deeper level.

The challenges we faced bringing this idea to life were not merely physical but there were also social and mental limitations that needed to be thoughtfully organized and addressed.

That idea has grown month over month and year over year and manifested itself into the project of Essex Modern City.

Essex Modern City started as an idea and is now more than a mixed-use urban infill project. It's a social experiment that believes that good design and technology can create a more enriching way to live. The project is an ongoing nebulous that is morphing into a community of people challenging the status-quo. They are the authors, craftsmen and artists that will curate and write the story of the future.

It is still to be determined if Essex Modern City can be the transcendent project that forges a new era of sustainable urban design in San Antonio. But, we know one thing for sure- it's time to try.
World Heritage Trail Signage & Wayfinding

District(s): City Wide, 03
Project Manager: Amy Ramirez
Capital Project Officer: Sean Beauvais (210) 207-5836

Total Approved Budget

<table>
<thead>
<tr>
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Cost Information

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<tr>
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* Ordinances will be reflected in the appropriations column 10 days after council approval.

Project Status: UNDER DESIGN
Consultant: Dunaway Associates, L.P.
Contractor:
Estimated Project Advertisement: 07/2020
Estimated Construction Start: 07/2020
Estimated Construction Completion: 06/2022

Project Scope:
World Heritage Trail Signage & Wayfinding -- Comprehensive World Heritage Trail signage and wayfinding to include additions, architectural features, kiosks, related infrastructure and other improvements.
**Roosevelt Avenue (I-10 to South St. Mary’s Street)**

**Source**  
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**Category**  
- **Design**: $449,813  
- **Right of Way**: $17,750  
- **Environmental**: $618,750  
- **Construction**: $4,301,523  
- **PASA**: $13,500  
- **Total**: **$5,401,336**

**Cost Information**  
- **Appropriations**: $53,164  
- **Expenses To-date**: $34,233

**Source**  
- 2017 GO STREET IMPROVEMENT BOND: $5,000,000  
- SAN ANTONIO WATER SYSTEM: $284,956  
- CITY PUBLIC SERVICE: $100,000  
- 2017 GO STREET IMPROVEMENT BOND: $16,380  
- **Total Fund**: $5,401,336

*Ordinances will be reflected in the appropriations column 10 days after council approval.*

**Project Scope:**  
Roosevelt Avenue (I-10 to South St. Mary’s Street) — Corridor improvements on Roosevelt and South St. Mary’s to include bicycle facilities, sidewalks, landscaping and ADA access under the Union Pacific Railroad bridge.
**Lone Star Boulevard (Area Streets)**

<table>
<thead>
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<th>Source</th>
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* Ordinances will be reflected in the appropriations column 10 days after council approval.

**Project Status:** PRE-DESIGN

**Consultant:**

**Contractor:**

**Estimated Project Advertisement:**

**Estimated Construction Start:** 08/2021

**Estimated Construction Completion:** 01/2023

**Project Scope:**

Lone Star Boulevard (Area Streets) — Reconstruct and widen Lone Star Boulevard. Includes pedestrian and bicycle facilities amenities as well as intersection improvements as appropriate and within available funding.
Lone Star Recreational Facility

District(s): 05
Project Manager: Cathleen Crabb
Capital Project Officer: Rodney Dziuk (210) 207-2876

Total Approved Budget

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Cost Information

* Ordinances will be reflected in the appropriations column 10 days after council approval.

Project Status: COMPLETE
Consultant: Luna Architects
Contractor: TBD
Estimated Project Advertisement: 06/2016
Estimated Construction Start: 05/2016
Estimated Construction Completion: 05/2017

Project Scope:
Lone Star Recreational Facility  This project provides funds for the development of a recreational facility in the Lone Star neighborhood located in District 5 which may include land acquisition.
Assessments
Neighborhood Risk Factor Report
Assessments

While a complete detail of all households and existing rental market inventory for the PMA identified in the attached Market Analysis Summary and PMA Map is provided in greater detail within the Market Feasibility Study for the Village at Boyer to be provided separately, the following is applicable to the provided assessments:

- Primary Market Area (PMA) is a total of 12.09 square miles and includes 18 census tracts;
- There are a total of 807 income restricted units within the PMA with an occupancy of 94.2%;
- In 2019, the PMA included a total of 20,868 households including 9,476 renters or 45.4% and 11,392 owners or 54.6%.
- The Village at Boyer is located within Census Tract 480291402.00 (1402.00)
- Census Tract 1402.00 has a median income of $27,700 which is in the 4th income quartile of the San Antonio-New Braunfels MSA.
- The total comparable market rate multifamily units in the “Neighborhood” or PMA is 850 and their occupancy is 91.4%.

The current income restricted units within the PMA only compose 3.6% of the total households and only 7.1% of the total rental households. Given these low percentages, combined with the fact that only 245 units have been constructed in the PMA since 2010 with additional affordable units under construction but separated by major freeways from the subject, we do not believe that there is a concentration of affordable units within the PMA especially given it is almost 13 square miles in size.

The competitive sub-market supply and demand analysis conducted by Apartment MarketData Research Services included 807 affordable units within the PMA, and 850 conventional units. The market reflects solid demand, as did the overall macro market, for all of the competitive projects in the micro-market. The occupancy rate for the income restricted one bedrooms is 97.8%, for income restricted two bedrooms it is 91.5%, for income restricted three bedrooms it is 92.9%, and the overall average occupancy for income restricted units is 94.2%.

While there is a higher concentration of homes in need of affordable housing than other parts of the city of San Antonio, the overall capture rate of 5.2% for the proposed Village at Boyer supports the significant need for the proposed development. This need is further augmented by the increasing gentrification of the immediate neighborhood surrounding the site of the proposed Village at Boyer as evidenced by the escalating Bexar County Appraisal District assessed values outlined in the potential blight discussion of this report.

The total comparable market units of 850 with an occupancy of 91.4% support the existence of a strong overall rental market.
TAB 3
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.
2020 Applicant Eligibility Certification

By: [Signature of Authorized Representative]

Jerry Du Terroil
Printed Name

Executive Director, ALT Affordable Housing Services Inc - Arbor Place
Title

12 Feb 2020
Date

THE STATE OF Texas
COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Jerry Du Terroil, 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 12th day of February, 2020

(Seal)

Diaphne Lyne Garramone
My Commission Expires 07/03/2022
ID No. 110129460
(Seal)

Notary Public Signature
By: ________________________________

Signature of Authorized Representative

Eddie Heinemeier ________________________________

Printed Name

President, ALT - Affordable Housing Services Inc - Arbor Place

Title

February 12, 2020

Date

THE STATE OF Texas

COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Eddie Heinemeier, 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 12th day of February, 2020

(Seal)

CHARLOTTE W. HUMMEL
Notary Public, State of Texas
Comm. Expires 03-26-2023
Notary ID 1258285

Notary Public Signature

January 2, 2020
By: ____________________________
Signature of Authorized Representative

Jerry Boles
Printed Name

Vice President/Secretary, ALT - Affordable Housing Services Inc - Arbor Place
Title
2/11/2020
Date

THE STATE OF Texas
COUNTY OF Bexar

Before me, a notary public, on this day personally appeared
Jerry Boles, 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 11th day of February, 2020

(Seal)

SHARNEL GWYN MORGAN
Notary Public, State of Texas
Comm. Expires 11-03-2023
Notary ID 7469919

Notary Public Signature
By: ____________________________
   Signature of Authorized Representative

Hulen Jackson ______________________
   Printed Name

Treasurer, ALT Affordable Housing Services Inc - Arbor Place
   Title

02-14-2020 _______________________
   Date

THE STATE OF Texas §

COUNTY OF Beyar §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of February 2020

(Seal)

CHARLOTTE W. HUMMEL
Notary Public, State of Texas
Comm. Expires 03-26-2023
Notary ID: 1258285

Notary Public Signature
By: Elizabeth Reschman
Signature of Authorized Representative

Elizabeth Reschman
Printed Name

Assistant Secretary, ALT - Affordable Housing Services Inc - Arbor Place

Title

2-13-2020
Date

THE STATE OF

COUNTY OF

Before me, a notary public, on this day personally appeared Elizabeth Reschman, 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 13th day of February, 2020

(Seal)

JANELLE NICOLE ZEPEDA
Notary ID #129867456
My Commission Expires
June 26, 2022

Notary Public Signature
2020 Applicant Eligibility Certification

By: ______________________________________

Signature of Authorized Representative

Ron Anderson

Printed Name

called to be but not known to me as

Director, ALT Affordable Housing Services Inc - Arbor Place

Title

February 18, 2020

Date

THE STATE OF

U.S. CONSULAR AGENCY
SAN MIGUEL DE ALLENDE
GUANAJUATO, MEXICO

COUNTY OF

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

Ronald Clarence Anderson, known to me to be the person whose name is subscribed

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

statements therein contained are true and correct.

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

(Seal)

Notary Public Signature

Erika Montes Ruiz

Notarizing Officer

Mexico City

Mexico

PRESIDENTIAL COMMISSIONS ARE PERMANENT

Page 6 of 6

January 2, 2020
2020 Applicant Eligibility Certification

Signature of Authorized Representative

Manish Verma
Printed Name

100% Member Versa Development, LLC, 100% Member of VDC SA Boyer, LLC
Title

2/12/2020
Date

THE STATE OF Texas
COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Manish Verma, 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 12th day of February 2020

(Seal)
JANICE DEGOLLADO
Notary ID #125472616
My Commission Expires December 4, 2021

Notary Public Signature
TAB 4
Multifamily Direct Loan Certification is included behind this tab.

Multifamily Direct Loan Certification is not applicable to this Application.

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

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

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
TAB 5
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

1. Applicant Contact Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Bradford McMurray</td>
<td>(210) 821-4300</td>
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<tr>
<td><a href="mailto:bradfordmc@prosperahcs.org">bradfordmc@prosperahcs.org</a></td>
<td>(210) 774-0703</td>
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<tr>
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<tr>
<td>Street</td>
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<tr>
<td>San Antonio TX 78217</td>
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2. Second Contact

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Cindy Marquez</td>
<td>(210) 082-1430</td>
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<tr>
<td><a href="mailto:cindym@prosperahcs.org">cindym@prosperahcs.org</a></td>
<td>(210) 416-5811</td>
</tr>
</tbody>
</table>

3. Consultant Contact *(if applicable)*

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raymond H. Lucas</td>
<td>(210) 821-4399</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:luke007rhl@aol.com">luke007rhl@aol.com</a></td>
<td>(210) 508-3357</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3419 Nacogdoches St.</td>
</tr>
<tr>
<td>Street</td>
</tr>
<tr>
<td>San Antonio TX 78217</td>
</tr>
</tbody>
</table>

2/10/2020
TAB 6
# Competitive Housing Tax Credit Selection Self-Score-10 TAC §11.9

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

## Criteria Promoting Development of High Quality Housing

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

**High Quality Housing Total**: 17

## Criteria to Serve and Support Texans Most In Need

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

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

## Criteria Promoting Community Support and Engagement

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

**Community Support and Engagement Total**: 11

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

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

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

## Point Deductions

<table>
<thead>
<tr>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>§11.9(f)</td>
<td></td>
</tr>
</tbody>
</table>

**Total Application Self Score**: 131

2/11/2020
# Multifamily Direct Loan Self-Score-10 TAC §13.6

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>10 TAC Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subsidy Per Unit</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 80,001-100,000</td>
<td>§13.6(4)</td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 60,001-80,000</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units ≤ 60,000</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Rent Levels of Residents</strong></td>
<td>§13.6(5)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Resident Services</strong></td>
<td>§11.9(c)(3)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Opportunity Index</strong></td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Underserved Area</strong></td>
<td>§11.9(c)(5)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Application Self Score</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tiebreaker</strong></td>
<td>§13.6(6)</td>
<td>0%</td>
</tr>
</tbody>
</table>
TAB 7
1. **Development Address (All Programs)**

<table>
<thead>
<tr>
<th>Address</th>
<th>San Antonio</th>
<th>ETJ?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1510 Hoefgen Ave.</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>County</th>
<th>Rural/Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>78210</td>
<td>Bexar</td>
<td>Urban</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>11-digit Census Tract Number</th>
<th>No</th>
<th>Median Household Income</th>
<th>27700</th>
<th>Quartile</th>
<th>4q</th>
<th>Poverty Rate</th>
<th>13.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>QCT?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

- **Twice the State Average Per Capita.** The proposed Development is **NOT** located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private Activity Bonds. (QAP §11.3(c))

- **One Mile Three Year Rule.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated, OR the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).

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

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

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

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

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

- x The site is located in a county with a population that exceeds one million and is located within 2 linear miles of the site of the following eligible Pre-application(s) within the same county:

  Valiente Apts (TDHCA # 20193) and Hays Street Lofts (TDHCA # 20280)

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.

- n/a 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.

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

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

- 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:

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

<table>
<thead>
<tr>
<th>Development Site is appropriately zoned?</th>
<th>Yes</th>
<th>Zoning Designation: IDZ-3 w/ uses in MF-6S and C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Zone Designation</td>
<td>x</td>
<td>Entire Development Site is outside the 100 year floodplain</td>
</tr>
</tbody>
</table>
Farmland Designation  (To be completed if requesting MFDL funds under 2020-2 NOFA or Soft Repayment set-aside of 2020-1 NOFA):

8. Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.2(12)]; [24 CFR 92.202 or 93.150]
Confirm the following supporting documents are provided behind this tab.

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

Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>TEA Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert B. Green Academy</td>
<td>PK</td>
<td>X through X</td>
</tr>
<tr>
<td>Brackenridge High School</td>
<td>9</td>
<td>X through X</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Account for each year for each school.

| n/a | School district has no attendance zones and the closest schools are listed. |
| n/a | 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)] |
| n/a | The Application meets the following exception(s). Applicant is required to enter school rating information above, but no disclosure is required. |
| n/a | Elderly Development |
| n/a | Development encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or date the pre-application is submitted (if applicable) |
| n/a | Supportive Housing SRO Development or Supportive Housing Development where all Units are Efficiency Units |
| n/a | 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]

| n/a | Applicant requests waiver of rules. |
| n/a | Documentation to support waiver was previously provided or is attached behind Tab 8 and includes: |
| n/a | 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. |

2/11/2020
TAB 8
Supporting Documentation for the Site Information Form Part I

Maps:
- Street Map with Site Drawn and Identified
- Census Tract Map with Development Site Identified
  - [Link](https://www.huduser.gov/portal/sadda/sadda_qct.html)
  - [Link](https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t)

Resolutions:
- n/a Twice the State Average of Units Per Capita Resolution
- x One Mile Three Year Resolution or evidence of other exception
  - A Resolution must be attached to complete this item if Item 3 on Tab 7 is not checked.
- n/a Housing Tax Credit Units per Total Household Resolution
- n/a For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- n/a For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than the Resolutions Delivery Date described in §11.2(b) of the QAP.

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

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

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

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

2/10/2020
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.
Street Map
Census Tract Map
Village at Boyer Census Tract Maps

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.
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 (ACSs): 2010-2014, 2011-2015, and 2012-2016. The designation methodology is explained in the federal Register notice published September 26, 2019.

Select Year
- 2020
- 2019

OCT for 2020
- Tract
- County
- State
- Status (2020)
- Poverty Rate
- Ratio of Tract Median Income to Tract Income Limit
- Full Tract Number
One Mile Three Year Resolution
RESOLUTION 2020-02-13-0009R

OF SUPPORT FOR ALT AFFORDABLE HOUSING SERVICES, INC.-ARBOR PLACE'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT BOYER, A 86-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE URBAN RENEWAL PLAN AND THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN.

* * * * *

WHEREAS, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed a 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas (the “City”); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2020 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

WHEREAS, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs’ 2020 Qualified Allocation Plan (“QAP”), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:
serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and

(B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and

(C) has not been withdrawn or terminated from the Housing Tax Credit Program; and

(D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

WHEREAS, City staff has identified that the Development is located within the Urban Renewal Plan and the Arena District/Eastside Community Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

(i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

(iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas.
SECTION 3. The City hereby finds that the 86-unit affordable multi-family rental housing development named Village at Boyer (the "Development"), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

SECTION 4. The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 86-unit affordable multi-family rental housing development named Village at Boyer (the "Development"), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. The City hereby identifies Village at Boyer as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan.

SECTION 6. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 7. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 13th day of February, 2020.

MAYOR
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
Evidence of Zoning
January 27, 2020

Forrest Wilson
3419 Nacogdoches Road
San Antonio, Texas 78217

SUBJECT: ZONING-ZV-2020-13300022: Lots 7, 8, 9 & South Irregular 26.42 feet of Lot 10, Block 3, NCB 6583 and the west 95 feet of the north 205 feet of Lot 23A, NCB 30, 1510 Hoefgen Avenue, San Antonio, Texas 78210

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-65” Multi-Family District and “C-2” Commercial District and Auto Sales (Full Service). The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned “I-1” Industrial District. The property converted to “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned to “IDZ-3” with uses permitted in “MF-65” Multi-Family and “C-2” Commercial District and Auto Sales (Full Service) by Ordinance 2019-03-21-0253, dated March 21, 2019.

Multi-family at a maximum density of 65 units per acre is permitted in the subject property. Please be advised that development on the property is subject to the site plan included in the ordinance.

Please reference Articles III and V of San Antonio’s UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. If you wish to ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, please contact a Development Services Department Engineer at (210) 207-8394 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further assistance, please contact Patricia Franco, the planner who worked on your request, at (210) 207-5876 or via email at Patricia.Franco@sanantonio.gov. Thank you.

Cordially,

Patricia Franco
Planner

Mirko Maravi
Senior Planner
January 27, 2020

drawGraphics_poly

User drawn polygons

CoSA Addresses

Community Service Centers

City of San Antonio GIS
Copyright 1-27-2020
AN ORDINANCE 2019-03-21-0253

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.781 acres out of NCB 6583 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service).

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this High Intensity Infill so long as the attached site plan is adhered to. A site plan is attached as Exhibit "B" and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.
SECTION 6. This ordinance shall become effective March 31, 2019.

PASSED AND APPROVED this 21st day of March 2019.

MAYOR
Ron Nirenberg

ATTEST:
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:
Andrew Segovia, City Attorney
**Agenda Item:** Z-5 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-9, Z-13, Z-16)

**Date:** 03/21/2019

**Time:** 03:27:46 PM

**Vote Type:** Motion to Approve

**Description:** ZONING CASE # Z-2018-900083 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service) on 1.781 acres out of NCB 6583, located at 1510 Hoefgen Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900026)

**Result:** Passed

<table>
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<th>Group</th>
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<th>Nay</th>
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<th>Motion</th>
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<td>Ana E. Sandoval</td>
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</table>
EXHIBIT “A”
FIELDNOTE DESCRIPTION of 1.781 acres of land being Lots 7, 8, 9 and the remaining portion of Lot 10, Block 2, NCB 6583, Z.D. BONNER PROPERTY, a subdivision of record in Vol. 642 Pg. 128, Deed Records of Bexar County, Texas (DR) and also being all that certain tract of land described as the remaining portion of Lot A-14, NCB A-30 being out of and a part of Subdivision No. 1 Samuel Kennedy Survey No. 23, Division 86, Section 1 per Vol. 1511 Pg. 149, DR and described in a deed to Mark Dalmolin and Chuck McGinnis per Vol. 9872 Pg. 1789, Official Public Records of Bexar County, Texas (OPR). Said 1.781 acres of land was surveyed by BCE, Ltd. on Feb. 14, 2019 and is more particularly described by metes and bounds as follows:

COMMENCING at an iron rebar (N13693852.48, E2134345.48) found at the intersection of the north line of Edinburg Street (46.1 feet wide right of way) with the east line of Hoefgen Ave. (50 feet wide right of way) and being the southwest corner of an undesignated tract of land in said Z.D. Bonner Subdivision;

THENCE with the east line of said Hoefgen Ave., North 00°34'05" West for a distance of 130.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southwest corner of said Lot 7 and being the southwest corner of and POINT OF BEGINNING of this 1.781 acre tract of land;

THENCE continuing with the east line of said Hoefgen Ave., same being the west lines of said lots 7 through 10 and this 1.781 acre tract of land and being along or near a fence, North 00°34'05" West for a distance of 165.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the intersection of the south line of W. Boyer Ave. with the east line of said Hoefgen Ave. and being the northwest corner of the remaining portion of said Lot 10, same being the southwest corner of a 40 foot wide strip of land described in a deed of record in Vol. 7447, Pg. 795, DR, same also being the northwest corner of this 1.781 acre tract of land and from which an iron rod with surveyor's plastic cap bears South 78°14'13" West a distance of 50.78 feet;

THENCE with the south line of said 40 foot wide strip of land (Vol. 7447, Pg. 795) and being the south line of said W. Boyer Ave., also being the north line of this 1.781 acre tract of land and being along or near a fence crossing said Lot 10, North 88°25'55" East at a distance of 375.20 feet passing the southeast corner of said 40 foot wide strip of land (Vol. 7447, Pg. 795) same being the northeast corner of the remaining portion of said Lot 10, same being the northwest corner of said Dalmolin and McGinnis tract of land and continuing with the south line of a 40 foot wide strip of land described in a deed of record in Vol. 6065 Pg. 282, DR, same being the north line of said Dalmolin and McGinnis tract of land for a total distance of 470.20 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the northeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

THENCE with the east line of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land and being along or near a fence, South 00°34'15" East for a distance of 165.96 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

THENCE with the south line of said Dalmolin and McGinnis tract of land and the south line of said Lots 10 and 7, being along or near a fence, South 89°25'36" West at 95.00 feet passing the southwest

Exhibit "A"
1.781 Acres
14 February 2019
Pg. 2 of 2

corner of said Dalmolin and McGinnis tract of land, same being the southeast corner of said Lot 10, continuing for a total distance of 470.20 feet to the **POINT OF BEGINNING**.

**NOTE** - Coordinates, Bearings and Distances called out herein are grid and are based on The Texas Coordinate System, South Central Zone, NAD 83.

**NOTE** – There is a map of survey this day drafted to accompany this metes and bounds description

Surveyed by:

R. P. Shelley, Texas Registered Professional Land Surveyor No. 4540
B.C.E., Ltd.
4515 Briar Hollow, Pl., Ste. 106
Houston, Texas 77027
EXHIBIT "B"
MULTI-FAMILY USE
(IDZ-3 USES PERMITTED IN MF-65 AND C-2
AND AUTO SALES (FULL SERVICE))

LOTS 7, 8, 9, & S IRR 26.42 FT
OF 10 BLK. 3 NCB 6583

LOT W 95 FT OF N
205 FT OF 23A NCB
30

"WE HOEFGEN PARTNERS LLP, CHARLES McGUINNIS AND MARC
DALMOLIN, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE
PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN
ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED
DEVELOPMENT CODE. ADDITIONALLY, WE UNDERSTAND THAT CITY
COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION OF REZONING CASE
DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY ADOPTED
CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

VILLAGE AT BOYER

"Exhibit "B"
Evidence of Flood Zone Designation
Proposed Site Location
Educational Quality

School Attendance Zone Map

&

2019 TEA Accountability Information
Texas Education Agency
2019 Accountability Ratings Overall Summary
ROBERT B GREEN ACADEMY (015907131) - SAN ANTONIO ISD

Accountability Rating Summary

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<th>Score</th>
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<td>Relative Performance (Eco Dis: 90.7%)</td>
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<td>Closing the Gaps</td>
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<td>63</td>
<td>D</td>
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Identification of Schools for Improvement
This campus is identified for targeted support and improvement.

Distinction Designations

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

2019 Accountability Ratings Overall Summary

BRACKENRIDGE H S (015907001) - SAN ANTONIO ISD

Accountability Rating Summary

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Identification of Schools for Improvement

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

Distinction Designations

ELA/Reading: Not Earned
Mathematics: Not Earned
Science: Earned
Social Studies: Earned
Comparative Academic Growth: Earned
Postsecondary Readiness: Earned
Comparative Closing the Gaps: Not Earned
**Address Lookup**

The data on this page is for information purposes only. If you have any questions, please contact PEIMS at 210-244-2990.

**House Number:**

1510

**Street Name:**

(Street quick index - Click on first letter of street name)

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 0-9

HOEFGEN

**Instructions:**

**STEP 1** Enter a house number in the House Number field. You can only enter a number in this field.

**STEP 2** Click on the first letter of the address street name. For example: Click on "F" for South Flores; click on "M" for Mission Road.

**NOTE:** If you do not see your street in the list then the address IS NOT in the SAISD boundary or you have misspelled the street name.

**STEP 3** Click on the search button. You will next see one of the following:

Either a list of schools (High school, middle, elementary) -or- a message indicating that the house number is not in a valid block range.

---

**Campus List for: 1510 HOEFGEN**

**For the 2019-2020 school year**

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<th>ID</th>
<th>Name</th>
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<td>BRACKENRIDGE HIGH SCHOOL</td>
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<td>228-1200</td>
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<tr>
<td>131</td>
<td>GREEN ACADEMY</td>
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<td>122 W WHITTIER SATX 78210</td>
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**FOR THE 2020-2021 SCHOOL YEAR**

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</table>
TAB 9
Part 1 entries are related to Concerted Revitalization Plan and Opportunity Index points are not requested. If yes, skip down to select amenities under Urban or Rural, as applicable.

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

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

   **AND**

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

   **OR**

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

   **Contiguous Census Tract #**

   **Contiguous Tract Quartile**

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

   | public transportation route (1 point) | delivered meals service (1 point) |
   | health-related facility (1 point)(3 miles) |  |
   | university or community college (1 point)(5 miles) |  |
   | indoor recreation facility available to public (1 point) |  |
   | licensed center serving children (1 point)(2 miles) |  |
   | outdoor recreation facility available to public (1 point)(2 miles) |  |
   | community, civic or service organization (1 point)(1 mile) |  |

   **n/a** Development is Rural or USDA and Development Site is within the required distance of eligible amenities and/or services pursuant to §11.9(c)(4)(B)(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.

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

   **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:

   [Blank space for summary]
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:

- **No** Wholly or partially within a Colonia (2 points); (Note: Not eligible if application qualifies for Opportunity Index points)
- **No** 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);
- **Yes** 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);
- **Yes** 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);
- **No** Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);

   **Contiguous Census Tract #**

- **No** 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);
- **No** 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.**

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<th>Total Points Claimed:</th>
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3. **Proximity to Job Areas (Competitive HTC Applications Only) [10 TAC §11.9(c)(7)]**

   **A. Proximity to the Urban Core**

   - **X** Application is not in the At-Risk Set-Aside; **AND**
   - **X** Population of Place is 750,000 or more and Development is located w/in 4 miles of the main municipal government administration building. (6 points) **OR**
   - **X** Population of Place is 190,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building. (6 points)

   **OR**

   **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**

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

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

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

<table>
<thead>
<tr>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

5. **Declared Disaster Area (Competitive HTC Applications ONLY) [10 TAC §11.9(d)(3)]**

| Development is located in an area that qualifies as a Declared Disaster Area as defined in §11.9(d)(3). (10 points) |

**Application is seeking points for Declared Disaster Area.**

<table>
<thead>
<tr>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
</tr>
</tbody>
</table>

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>n/a 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>n/a 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>n/a Application includes acknowledgement from all lenders and the syndicator of the required closing date.</td>
</tr>
<tr>
<td>n/a 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>n/a Application includes evidence that appropriate zoning will be in place at award.</td>
</tr>
<tr>
<td>n/a 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>n/a 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.**

<table>
<thead>
<tr>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
</tr>
</tbody>
</table>
ALT AFFORDABLE HOUSING SERVICES, INC-ARBOR PLACE
3419 Nacogdoches Rd. Suite 150
San Antonio, Texas 78217
Phone 210.887.7470; Fax 210.495.4670
Jerry Du Terroil, Executive Director
Founded August 1993

CERTIFICATION
Village at Boyer

I, Jerry Du Terroil, certify that ALT Affordable Housing Services Inc – Arbor Place has no members that have an ownership position in any of the amenities or served on the board(s) or staff of a non-profit that owned or managed that amenity with the year preceding the Pre-Application delivery date.

EXECUTED effective as of the 12th the day of February 2020.

Village at Boyer, LP,
a Texas limited partnership

By: Village at Boyer GP, LLC,
a Texas limited liability company,
its general partner

By: ALT-Affordable Housing Services Inc -Arbor Place,
a Texas non-profit corporation,
its sole member

By: Jerry Du Terroil
Executive Director

THE STATE OF Texas

COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Jerry DuTerroil, 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 5th day of February

2020

(Seal)

Daphne Lyne Garramon
Notary Public Signature
TAB 10
Supporting Documentation for the Site Information Form Part II

**n/a** Opportunity Index (Competitive HTC and Direct Loan Only)

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled
- Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
- For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules.

**NOTE:** Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization’s service activity in the community.

- Print-out from DFPS website confirming daycare licensed to serve relevant age groups [DFPS website link](http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp)
- Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2019, including the computation used to determine the crime rate [Neighborhood Scout website link](https://www.neighborhoodscout.com)
- Print-out from THECB website confirming accreditation of university or community college [THECB website link](http://www.txhighereddata.org/Interactive/Institutions.cfm)
- Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

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

**n/a** For Colonia:

- Evidence from Attorney General of Colonia boundaries; and [Texas Attorney General website link](https://www.texasattorneygeneral.gov/cpd/colonias)
- Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and
- Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.

**n/a** For Economically Distressed Areas: [TWDB website link](http://www.twdb.texas.gov/financial/programs/EDAP/index.asp)

- Documentation indicating the boundaries of the EDA and evidence of a Texas Water Development Board award within the last five years; and
- Map showing development site boundaries, relative to EDA boundaries.

**x** For other items:

Development must be awarded January 1, 2005 or earlier for 15-year threshold, January 1, 2000 or earlier for the 20-year threshold, and January 1, 1990 or earlier for 30-year threshold, as listed in the “Board Approval” column of the Property Inventory Report. Report posted on the Department’s website at [TDHCA website link](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
- Map with all contiguous census tracts, if applicable
- Evidence Development was placed in service 25 or more years ago
- Evidence Development is still occupied. Submit any rent roll separate from the Application
- Evidence or statement that Development has not received federal funding or LIHTC equity for Rehab

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

**Proximity to Urban Core**

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

**OR**

2/13/2020
Proximity to Jobs

n/a 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

n/a 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.

n/a Readiness to Proceed (Competitive HTC Only)

n/a 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).

n/a Acknowledgement(s) of closing deadline from lenders and syndicator

n/a Certification regarding construction contract signing deadline

n/a 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.

2/13/2020
Census Tract Map
Village at Boyer within incorporated area (City of San Antonio)
Urban Core Map
City Council meets weekly on Thursdays, except for the fourth week of the month. Thursday "A session" meetings begin at 9:00 a.m. in the City Council Chambers on the first floor of the Municipal Plaza Building, located at 114 W. Commerce St. In addition, City Council meets on Wednesdays at 2:00 p.m. for "B session" meetings, which allow for detailed staff presentations on policy issues. Meetings may be rescheduled due to holidays or special events. Generally, no meetings are held in July to allow staff to devote time to producing the City’s annual budget.

All “A session” and “B session” meetings are open to the public, in accordance with the Texas Open Meetings Act. In general, no action is taken at “B session” meetings. Council may meet in closed executive session for consultation concerning attorney-client matters, real estate, economic development, litigation, contracts, personnel or security matters. On occasion, the Council may be called in to a special meeting by the City Clerk upon written request of the Mayor, City Manager or three members of the City Council. The Council may also meet at locations other than City Hall for specific public hearings or informal work sessions. Notice and agenda for all regular and special meetings are posted publicly at City Hall and online at least 72 hours prior to the meeting.
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
<th>Meeting Details</th>
<th>Agenda</th>
<th>Minutes</th>
<th>Agenda en español</th>
<th>Video</th>
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</thead>
<tbody>
<tr>
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<td>Meeting details</td>
<td></td>
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<tr>
<td>10/11/2018</td>
<td>9:00 AM</td>
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<td>Meeting details</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
Neighborhood Scout Report
THE 1510 HOEFGEN AVE NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

<table>
<thead>
<tr>
<th>MEDIAN HOME VALUE:</th>
<th>$104,455</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIAN REAL ESTATE TAXES:</td>
<td>$1,356 (1.3% effective rate)</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD HOME PRICES

<table>
<thead>
<tr>
<th>Value Range</th>
<th>% of Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000,000 - $1,395,000</td>
<td>10.9%</td>
</tr>
<tr>
<td>$1,046,001 - $1,395,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1,046,001 - $1,046,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$558,001 - $997,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$418,001 - $558,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$279,001 - $418,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$139,001 - $279,000</td>
<td>14.9%</td>
</tr>
<tr>
<td>$70,001 - $139,000</td>
<td>0.0%</td>
</tr>
<tr>
<td>$0 - $70,000</td>
<td>5.1%</td>
</tr>
</tbody>
</table>

YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD

8 YEARS AND 6 MONTHS

AVERAGE MARKET RENT

<table>
<thead>
<tr>
<th>AVERAGE MARKET RENT:</th>
<th>$871 per month</th>
</tr>
</thead>
</table>

GROSS RENTAL YIELD:

9.86

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Beds or More</td>
<td>$1,038</td>
</tr>
<tr>
<td>2 Beds or More</td>
<td>$1,017</td>
</tr>
<tr>
<td>1 Bed</td>
<td>$693</td>
</tr>
<tr>
<td>Studio</td>
<td>No Data</td>
</tr>
</tbody>
</table>
SETTING

- COASTAL
- LAKEFRONT
- FARMS

NEIGHBORHOOD LOOK AND FEEL

- DENSLY URBAN
- URBAN
- SUBURBAN
- RURAL
- REMOTE

HOUSING MARKET DETAILS

Population Density

AGE OF HOMES

- 2000 or Newer: 1.9%
- 1970 - 1999: 8.8%
- 1960 - 1969: 40.9%
- 1939 or Older: 48.8%

TYPES OF HOMES

- Single-Family: 77.6%
- Townhomes: 3.4%
- Small Apt. Buildings: 14.0%
- Apt. Complexes: 5.0%
- Mobile Homes: 0.0%
- Other: 0.0%

HOME SIZE

- No Bedroom: 0.9%
- 1 Bedroom: 17.7%
- 2 Bedrooms: 38.7%
- 3 Bedrooms: 34.7%
- 4 Bedrooms: 6.1%
- 5 or more bedrooms: 1.9%

SPECIAL PURPOSE HOUSING

- Incarcerated: 5.5%
- College Dorms: 0.0%
- Military Housing: 0.0%
- Public Housing: 2.2%
HOMEOWNERSHIP

HOMEOWNERSHIP RATE

- Owners: 57.0%
- Renters: 43.0%
- Seasonally Vacant: 0.9%
- Vacant Year-Round: 12.7%

Report date Thursday, December 05, 2019
# THE 1510 HOEFGEN AVE NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

## LIFESTYLE

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Time Homebuyers</td>
<td>Good</td>
</tr>
<tr>
<td>College Student Friendly</td>
<td>Poor</td>
</tr>
<tr>
<td>Young Single Professionals</td>
<td>Poor</td>
</tr>
<tr>
<td>Luxury Communities</td>
<td>Poor</td>
</tr>
<tr>
<td>Retirement Dream Areas</td>
<td>Poor</td>
</tr>
<tr>
<td>Family Friendly</td>
<td>Poor</td>
</tr>
<tr>
<td>Vacation Home Locations</td>
<td>Poor</td>
</tr>
</tbody>
</table>

## SPECIAL CHARACTER

<table>
<thead>
<tr>
<th>Category</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hip Trendy</td>
<td>Very Good</td>
</tr>
<tr>
<td>Walkable</td>
<td>Very Good</td>
</tr>
<tr>
<td>Quiet</td>
<td>Poor</td>
</tr>
<tr>
<td>Urban Sophisticates</td>
<td>Poor</td>
</tr>
<tr>
<td>Nautical</td>
<td>Poor</td>
</tr>
</tbody>
</table>
AGE / MARITAL STATUS

AGE

- Under 5 Years: 4.1%
- 5 To 17: 19.1%
- 18 To 29: 9.2%
- 30 To 44: 26.6%
- 45 To 64: 28.2%
- 65 Years And Over: 12.9%

MARITAL STATUS

- Single: 34.2%
- Married: 36.1%
- Divorced: 13.5%
- Widowed: 4.5%

GENDER RATIO

- Male: 50.0%
- Female: 50.0%

MILITARY & COLLEGE STATUS

- Active Military: 0.0%
- Attending College: 4.8%

HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS

- This Neighborhood: 30.0%
- Nation: 27.7%

SAME SEX PARTNERS

- This Neighborhood: 0.0%
- Nation: 0.4%

MARRIED COUPLE WITH CHILD

- This Neighborhood: 7.4%
- Nation: 20.6%

SINGLE PARENT WITH CHILD

- This Neighborhood: 8.5%
- Nation: 10.8%
EMPLOYMENT INDUSTRIES

- Retail: 15.8%
- Manufacturing: 12.8%
- Accommodation: 10.6%
- Healthcare: 10.0%
- Education: 9.3%
- Transportation: 7.7%
- Construction: 7.5%
- Arts: 9.3%
- Administration: 3.7%
- Professional, scientific, and technical services: 3.7%
- Finance: 3.8%
- Public Service: 3.3%
- Other: 2.9%
- Wholesale: 1.7%
- Utilities: 1.1%
- Mining: 1.1%
- Management: 0.3%
- Real estate: 0.0%
- Information Technology: 0.0%
- Agriculture: 0.0%

COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

- Less than 15 minutes: 23.5%
- 15-30 minutes: 42.6%
- 30-45 minutes: 20.3%
- 45-60 minutes: 7.4%
- Over 60 minutes: 3.6%
MEANS OF TRANSPORT

- Drives Alone: 63.7%
- Carpool: 22.1%
- Bus: 9.9%
- Work at Home: 4.5%
- Walk: 2.1%
- Bicycle: 0.9%
- Subway/Train: 0%

VEHICLES PER HOUSEHOLD

- 0 Vehicles: 5.6%
- 1 or 2 Vehicles: 49.2%
- 3 or More Vehicles: 45.1%

MIGRATION & MOBILITY

- Moved Last Year: 15.6%
- Born out of State: 28.0%
- Foreign Born: 13.8%

RACE & ETHNIC DIVERSITY

- White: 81.1%
- Black or African American: 17.1%
- American Indian and Alaska Native: 1.9%
- Asian: 0.0%
- Native Hawaiian and Other Pacific Islanders: 0.0%
- Other Race / Two or More Races: 0.0%
- Hispanic or Latino (of Any Race): 0.0%

DIVERSITY INDEX

- 35 (100 is the most diverse)

More diverse than 35% of U.S. neighborhoods.

OCCUPATIONS

- Executives, managers, & professionals: 26.4%
- Sales and service workers: 32.1%
- Office support workers: 13.1%
- Factory workers & laborers: 27.4%
- Farmers, foresters, & fishers: 0.0%
ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)

<table>
<thead>
<tr>
<th>Ancestry</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexican</td>
<td>72.0%</td>
</tr>
<tr>
<td>German</td>
<td>5.8%</td>
</tr>
<tr>
<td>Irish</td>
<td>2.4%</td>
</tr>
<tr>
<td>European</td>
<td>1.3%</td>
</tr>
<tr>
<td>Spanish</td>
<td>1.2%</td>
</tr>
<tr>
<td>Puerto Rican</td>
<td>1.1%</td>
</tr>
<tr>
<td>Italian</td>
<td>1.1%</td>
</tr>
<tr>
<td>Polish</td>
<td>1.1%</td>
</tr>
<tr>
<td>U.S. or American</td>
<td>0.6%</td>
</tr>
<tr>
<td>Central American</td>
<td>0.6%</td>
</tr>
<tr>
<td>English</td>
<td>0.2%</td>
</tr>
<tr>
<td>Norwegian</td>
<td>0.2%</td>
</tr>
<tr>
<td>South American</td>
<td>0.0%</td>
</tr>
<tr>
<td>Dominican</td>
<td>0.0%</td>
</tr>
<tr>
<td>Yugoslavian</td>
<td>0.0%</td>
</tr>
<tr>
<td>West Indian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Welsh</td>
<td>0.0%</td>
</tr>
<tr>
<td>Ukrainian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Swedish</td>
<td>0.0%</td>
</tr>
<tr>
<td>Scandinavian</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

LANGUAGES SPOKEN (TOP 20)

<table>
<thead>
<tr>
<th>Language</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>English</td>
<td>49.8%</td>
</tr>
<tr>
<td>Spanish</td>
<td>49.3%</td>
</tr>
<tr>
<td>Italian</td>
<td>1.1%</td>
</tr>
<tr>
<td>Polish</td>
<td>1.1%</td>
</tr>
<tr>
<td>Yiddish</td>
<td>0.3%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Urdu</td>
<td>0.0%</td>
</tr>
<tr>
<td>Tagalog</td>
<td>0.0%</td>
</tr>
<tr>
<td>Russian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Persian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Native American</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mon-Khmer</td>
<td>0.0%</td>
</tr>
<tr>
<td>Korean</td>
<td>0.0%</td>
</tr>
<tr>
<td>Japanese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Langes of India</td>
<td>0.0%</td>
</tr>
<tr>
<td>Greek</td>
<td>0.0%</td>
</tr>
<tr>
<td>French</td>
<td>0.0%</td>
</tr>
<tr>
<td>Chinese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Arabic</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

UNEMPLOYMENT RATE

This Neighborhood: 3.6%
Nation: 3.8%

AVERAGE INCOME

PER CAPITA INCOME

This Neighborhood: $17,519
Nation: $31,177
MEDIAN HOUSEHOLD INCOME

This Neighborhood: $27,700
Nation: $57,652

EDUCATION

PERCENT WITH COLLEGE DEGREE

This Neighborhood: 11.7%
Nation: 30.9%

PERCENT WITH ADVANCE DEGREE

This Neighborhood: 3.7%
Nation: 11.8%

INCOME AND EDUCATION

[Graph showing income and education distribution]
THE 1510 HOEFGEN AVE NEIGHBORHOOD CRIME

67 Vital Statistics. 7 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

<table>
<thead>
<tr>
<th>Number of Crimes</th>
<th>Crime Rate (per 1,000 residents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>13.19</td>
</tr>
</tbody>
</table>

Safer than 2% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th>Number of Crimes</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>7.14</td>
<td>90.67</td>
<td>103.86</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

<table>
<thead>
<tr>
<th>Number of Crimes</th>
<th>Crime Rate (per 1,000 residents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>7.14</td>
</tr>
</tbody>
</table>

Safer than 7% of U.S. neighborhoods.

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 76 in this neighborhood
1 IN 140 in San Antonio
1 IN 228 in Texas
SAN ANTONIO VIOLENT CRIMES

POPULATION: 1,511,946

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>124</td>
<td>1,279</td>
<td>2,303</td>
<td>7,083</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.08</td>
<td>0.85</td>
<td>1.52</td>
<td>4.68</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>17,284</td>
<td>135,755</td>
<td>319,356</td>
<td>810,825</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.42</td>
<td>0.98</td>
<td>2.49</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

2

(100 is safest)

Safer than 2% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>BURGLARY INDEX</th>
<th>THEFT INDEX</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>11</td>
</tr>
</tbody>
</table>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>San Antonio</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>90.67</td>
<td>49.01</td>
<td>25.63</td>
</tr>
</tbody>
</table>

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 11 in this Neighborhood

1 IN 20 in San Antonio

1 IN 39 in Texas
SAN ANTONIO PROPERTY CRIMES

POPULATION: 1,511,946

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>11,750</td>
<td>55,472</td>
<td>6,878</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>7.77</td>
<td>36.69</td>
<td>4.55</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,401,840</td>
<td>5,519,107</td>
<td>773,139</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.30</td>
<td>16.94</td>
<td>2.37</td>
</tr>
</tbody>
</table>

CRIME PER SQUARE MILE
THE 1510 HOEFGEN AVE NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address.

SCHOOLS THAT SERVE THIS ADDRESS *

<table>
<thead>
<tr>
<th>SCHOOL DETAILS</th>
<th>GRADES</th>
<th>QUALITY RATING COMPARED TO TX</th>
<th>QUALITY RATING COMPARED TO NATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brackenridge H S School</td>
<td>09-12</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>400 Eagleland St</td>
<td>San Antonio, TX 78210</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page Middle School</td>
<td>07-08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>401 Berkshire Ave</td>
<td>San Antonio, TX 78210</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robert B Green Elementary School</td>
<td>KG-06</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>122 W Whittier St</td>
<td>San Antonio, TX 78210</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child’s grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

| Adults In Neighborhood With College Degree Or Higher | 11.7% |
| Children In The Neighborhood Living In Poverty | 9.5% |

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

SAN ANTONIO ISD

| 52,514 | 99 | 16 |
| Students Enrolled In This District | Schools in District | Students Per Classroom |
DISTRICT QUALITY COMPARED TO TEXAS

Better than 8.2% of TX school districts.

DISTRICT QUALITY COMPARED TO U.S.

Better than 8.5% of US school districts.

Public School Test Scores (No Child Left Behind)

Proficiency in Reading and Math

<table>
<thead>
<tr>
<th>District</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>24%</td>
<td>24%</td>
</tr>
<tr>
<td>33%</td>
<td>33%</td>
</tr>
<tr>
<td>46%</td>
<td>46%</td>
</tr>
</tbody>
</table>

Proficiency in Reading

<table>
<thead>
<tr>
<th>District</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>24%</td>
<td>24%</td>
</tr>
<tr>
<td>33%</td>
<td>33%</td>
</tr>
<tr>
<td>46%</td>
<td>46%</td>
</tr>
</tbody>
</table>

Proficiency in Math

<table>
<thead>
<tr>
<th>District</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>24%</td>
<td>24%</td>
</tr>
<tr>
<td>33%</td>
<td>33%</td>
</tr>
<tr>
<td>46%</td>
<td>46%</td>
</tr>
</tbody>
</table>

School District Enrollment By Group

ETHNIC/RACIAL GROUPS

<table>
<thead>
<tr>
<th></th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (non-hispanic)</td>
<td>2.0%</td>
<td>28.9%</td>
</tr>
<tr>
<td>Black</td>
<td>6.5%</td>
<td>12.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>91.0%</td>
<td>53.3%</td>
</tr>
<tr>
<td>Asian Or Pacific Islander</td>
<td>0.3%</td>
<td>4.3%</td>
</tr>
<tr>
<td>American Indian Or Native Of Alaska</td>
<td>0.1%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

ECONOMIC GROUPS

<table>
<thead>
<tr>
<th></th>
<th>THIS DISTRICT</th>
<th>THIS STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECONOMICALLY DISADVANTAGED</td>
<td>90.7%</td>
<td>58.6%</td>
</tr>
<tr>
<td>FREE LUNCH ELIGIBLE</td>
<td>89.8%</td>
<td>52.7%</td>
</tr>
<tr>
<td>REDUCED LUNCH ELIGIBLE</td>
<td>0.9%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>

Educational Expenditures

FOR THIS DISTRICT | PER STUDENT | TOTAL   | % OF TOTAL
Instructional Expenditures | $5,993 | $318,042,517 | 49.1%
Support Expenditures
Student | $624 | $33,115,056 | 5.1%
Staff | $701 | $37,201,369 | 5.7%
General Administration | $61 | $3,237,209 | 0.5%
## FOR THIS DISTRICT

<table>
<thead>
<tr>
<th></th>
<th>PER STUDENT</th>
<th>TOTAL</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Administration</td>
<td>$578</td>
<td>$30,673,882</td>
<td>4.7%</td>
</tr>
<tr>
<td>Operation</td>
<td>$737</td>
<td>$39,111,853</td>
<td>6.0%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$187</td>
<td>$9,923,903</td>
<td>1.5%</td>
</tr>
<tr>
<td>Other</td>
<td>$384</td>
<td>$20,378,496</td>
<td>3.1%</td>
</tr>
<tr>
<td><strong>Total Support</strong></td>
<td><strong>$3,272</strong></td>
<td><strong>$173,641,768</strong></td>
<td><strong>26.8%</strong></td>
</tr>
<tr>
<td>Non-instructional Expenditures</td>
<td>$2,949</td>
<td>$156,500,481</td>
<td>24.1%</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$12,215</strong></td>
<td><strong>$648,237,835</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
THE 1510 HOEFGEN AVE TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX

Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

<table>
<thead>
<tr>
<th>TIME PERIOD</th>
<th>TOTAL APPRECIATION</th>
<th>AVG. ANNUAL RATE</th>
<th>COMPARED TO METRO*</th>
<th>COMPARED TO AMERICA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Year Forecast:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Q3 - 2022 Q3</td>
<td>5.72% ↑</td>
<td>1.87% ↑</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Latest Quarter:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Q1 - 2019 Q2</td>
<td>1.38% ↑</td>
<td>5.65% ↑</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Last 12 Months:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Q2 - 2019 Q2</td>
<td>8.05% ↑</td>
<td>8.05% ↑</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td>Last 2 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Q2 - 2019 Q2</td>
<td>17.09% ↑</td>
<td>8.21% ↑</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Last 5 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014 Q2 - 2019 Q2</td>
<td>56.44% ↑</td>
<td>9.36% ↑</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Last 10 Years:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2009 Q2 - 2019 Q2</td>
<td>58.92% ↑</td>
<td>4.20% ↑</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>Since 2000:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000 Q1 - 2019 Q3</td>
<td>164.76% ↑</td>
<td>5.33% ↑</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

* 10 is highest
KEY PRICE DRIVERS AT THIS LOCATION

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- Educated Population Trend
- Access to High Paying Jobs

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Real Estate Values Nearby
- Crime
- Vacancies
- School Performance
- Regional Housing Market Outlook

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

<table>
<thead>
<tr>
<th>Strong Disadvantage</th>
<th>Price advantage score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

$112

Neighborhood price per sqft

$70

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS

<table>
<thead>
<tr>
<th>Excellent</th>
<th>Jobs score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR

<table>
<thead>
<tr>
<th>WITHIN</th>
<th>HIGH-PAYING* JOBS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 minutes</td>
<td>6940</td>
</tr>
<tr>
<td>10 minutes</td>
<td>46912</td>
</tr>
<tr>
<td>15 minutes</td>
<td>100335</td>
</tr>
<tr>
<td>20 minutes</td>
<td>199279</td>
</tr>
<tr>
<td>30 minutes</td>
<td>296697</td>
</tr>
<tr>
<td>45 minutes</td>
<td>330875</td>
</tr>
<tr>
<td>60 minutes</td>
<td>349647</td>
</tr>
</tbody>
</table>

*Annual salary of $75,000 or more
SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TREND  Over last 5 years

AVG. ANNUAL RENT PRICE TREND  Over last 5 years

AVG. ANNUAL VACANCY TRENDS  Over last 5 years

SCOUT VISION® CRIME TRENDS AND FORECAST

SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES  Over last 5 years

AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE  Over last 5 years
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME

Over last 5 years

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>The Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1%</td>
<td>2.3%</td>
</tr>
</tbody>
</table>

AVG ANNUAL CHANGE IN HOUSEHOLD INCOME

Over last 5 years

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>The Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>-1.3%</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE

Over last 5 years

<table>
<thead>
<tr>
<th>This Neighborhood</th>
<th>The Nation</th>
</tr>
</thead>
<tbody>
<tr>
<td>-0.1%</td>
<td>-0.6%</td>
</tr>
</tbody>
</table>

SCOUT VISION® DEMOGRAPHIC TRENDS

<table>
<thead>
<tr>
<th>DISTANCE FROM LOCATION</th>
<th>POPULATION 5 YEARS AGO</th>
<th>CURRENT POPULATION</th>
<th>PERCENT CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half Mile</td>
<td>3,233</td>
<td>3,019</td>
<td>-6.63%</td>
</tr>
<tr>
<td>1 Mile</td>
<td>16,101</td>
<td>15,268</td>
<td>-5.17%</td>
</tr>
<tr>
<td>3 Miles</td>
<td>120,392</td>
<td>126,661</td>
<td>5.21%</td>
</tr>
<tr>
<td>5 Miles</td>
<td>300,557</td>
<td>315,538</td>
<td>4.98%</td>
</tr>
<tr>
<td>10 Miles</td>
<td>750,969</td>
<td>797,145</td>
<td>6.15%</td>
</tr>
<tr>
<td>15 Miles</td>
<td>1,392,596</td>
<td>1,492,316</td>
<td>7.16%</td>
</tr>
<tr>
<td>25 Miles</td>
<td>1,884,964</td>
<td>2,069,764</td>
<td>9.80%</td>
</tr>
<tr>
<td>50 Miles</td>
<td>2,276,791</td>
<td>2,523,965</td>
<td>10.86%</td>
</tr>
</tbody>
</table>

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

SAN ANTONIO-NEW BRAUNFELS, TX
METRO AREA REGIONAL INVESTMENT POTENTIAL

Moderate

Rating: 3 = Moderate

Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High
HOUSING AFFORDABILITY TRENDS: SAN ANTONIO-NEW BRAUNFELS, TX METRO AREA

Years of average household income needed to buy average home

<table>
<thead>
<tr>
<th>Year</th>
<th>Metro</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>1.91</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>2.0</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>3.00</td>
<td></td>
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<tr>
<td>2010</td>
<td>3.00</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>2.0</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>1.5</td>
<td></td>
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</table>

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

<table>
<thead>
<tr>
<th>REGIONAL TREND</th>
<th>LAST 2 YEARS</th>
<th>COMPARED TO NATION*</th>
<th>LAST 1 YEAR</th>
<th>COMPARED TO NATION*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth</td>
<td>3.69% ↑</td>
<td>4</td>
<td>1.77% ↑</td>
<td>5</td>
</tr>
<tr>
<td>Job Growth</td>
<td>4.09% ↑</td>
<td>9</td>
<td>1.44% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Income Trend (Wages)</td>
<td>10.27% ↑</td>
<td>7</td>
<td>5.07% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Unemployment Trend</td>
<td>-0.79% ↓</td>
<td>5</td>
<td>-0.57% ↓</td>
<td>8</td>
</tr>
<tr>
<td>Stock Performance of Region's Industries</td>
<td>10.80% ↑</td>
<td>5</td>
<td>-2.07% ↓</td>
<td>3</td>
</tr>
<tr>
<td>Housing Added</td>
<td>2.69% ↑</td>
<td>9</td>
<td>1.37% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Vacancy Trend</td>
<td>0.12% ↑</td>
<td>4</td>
<td>0.18% ↑</td>
<td>5</td>
</tr>
</tbody>
</table>

* 10 is highest

Disclaimer
Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided
"As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our Terms of Use.
ABOUT THE 1510 HOEFGEN AVE NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is $104,455, which is less expensive than 73.3% of Texas neighborhoods and 82.7% of all U.S. neighborhoods.

The average rental price in this neighborhood is currently $871, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 89.5% of Texas neighborhoods.

This is a suburban neighborhood (based on population density) located in San Antonio, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are relatively historic, built no later than 1939, and in some cases, quite a bit earlier. A number of residences were also built between 1940 and 1969.

This neighborhood has a 13.5% vacancy rate, which is well above average compared to other U.S. neighborhoods (higher than 70.2% of American neighborhoods). Most vacant housing here is vacant year round. This could either signal that there is a weak demand for real estate in the neighborhood or that large amount of new housing has been built and not yet occupied. Either way, if you live here, you may find many of the homes or apartments are empty.

Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: People

Of particular note, 5.9% of the people in this neighborhood currently reside in a correction facility, held due to punishment for a crime.

Notable & Unique: Modes of Transportation

Our research shows that more people carpool to work here in this neighborhood (22.1%) than in 97.3% of the neighborhoods in America.

Notable & Unique: Diversity

Did you know that this neighborhood has more Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 72.0% of this neighborhood's residents have Mexican ancestry.
The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in this neighborhood in San Antonio are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 93.0% of U.S. neighborhoods. In addition, 9.5% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 60.5% of America's neighborhoods.

The Neighbors: Occupations

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In this neighborhood, 33.1% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 27.4% of the residents employed. Other residents here are employed in executive, management, and professional occupations (26.4%), and 13.1% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in this neighborhood is English, spoken by 49.8% of households. Some people also speak Spanish (49.3%).

The Neighbors: Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In this neighborhood in San Antonio, TX, residents most commonly identify their ethnicity or ancestry as Mexican (72.0%). There are also a number of people of German ancestry (5.8%), and residents who report Irish roots (2.4%), and some of the residents are also of Spanish ancestry (1.2%), along with some Puerto Rican ancestry residents (1.1%), among others. In addition, 13.8% of the residents of this neighborhood were born in another country.

Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have
to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (42.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (63.7%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (22.1%) and 9.9% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.
CRP Packet
Declared Disaster Area
<table>
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<td>Mills</td>
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<td>Johnson</td>
<td>Mitchell</td>
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<td>Jones</td>
<td>Montgomery</td>
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<td>Motley</td>
<td>Swisher</td>
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<td>Lamar</td>
<td>Parker</td>
<td>Van Zandt</td>
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<td>Parmer</td>
<td>Victoria</td>
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<td>Lavaca</td>
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<td>Comal</td>
<td>Hamilton</td>
<td>Lee</td>
<td>Potter</td>
<td>Waller</td>
</tr>
</tbody>
</table>
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>1.7484</td>
<td>1.781</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Feasibility Report Survey: **1.781**

Feasibility Report Engineer's Plan: **1.781**

(*) 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:

- **Purchase contract (site control) reflects acreage from Bexar County Appraisal District, which is not accurate. See site plan and ESA for correct site acreage, which is 1.781.**

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>Hoefgen Partners, LLP</td>
<td>Marc Dalmolin and Charles McGinnis</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>1510 Hoefgen Ave. and 3403 Buckaven Dr.</td>
<td>San Antonio</td>
<td>TX</td>
<td>78210/78230</td>
<td>2010</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>
</table>

Site Control is in the form of:

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

<table>
<thead>
<tr>
<th>Expiration of Contract or Option</th>
<th>Anticipated Closing Date</th>
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</thead>
<tbody>
<tr>
<td>6/30/2021</td>
<td>6/30/2021</td>
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</table>

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

The Property has the following encumbrance(s):

See schedule B of Title Commitment

2/27/2020
If the property will be subject to any kind of ownership other than fee simple ownership by the Applicant upon closing on financing, please explain in the box below:

3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**
   - 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:
     - n/a Evidence of an easement, leasehold, or similar documented access; and
     - n/a 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:
   - 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.†*

   * Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments
   - 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.

   † Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.

   * Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments

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

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

2/27/2020
WARRANTY DEED WITH VENDOR’S LIEN

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

Date: SEPTEMBER 29, 2010

Grantors: CHARLES E. MCGINNIS AND HIS WIFE, KERI L. MCGINNIS, OWNING CLAIMING AND OCCUPYING OTHER PROPERTY AS THEIR HOMESTEAD

Address: 3403 BUCKHORN
SAN ANTONIO, TEXAS 78230

MARC A. DALMOLIN AND HIS WIFE, YOLANDA DALMOLIN, OWNING CLAIMING AND OCCUPYING OTHER PROPERTY AS THEIR HOMESTEAD

Address: 304 TAMWORTH
SAN ANTONIO, TEXAS 78213

Grantee: HOEFGEN PARTNERS, LLP

Grantee’s Mailing Address: 1510 Hoeagen Avenue, San Antonio, Bexar County, Texas 78213

Consideration: Ten And No/100 Dollars ($10.00) and a note of even date that is in the principal amount of Three Hundred Thousand and No/100 Dollars ($300,000.00) and is executed by Grantee, payable to the order of JOURDANTON STATE BANK. The note is secured by a vendor’s lien in favor of JOURDANTON STATE BANK, in this deed and by a deed of trust of even date from Grantee to JERONIE W. SCHUCHART, Trustee.

Property (including any improvements):

Tract 1: Lots 7, 8, 9 and 10, Block 2, New City Block 6583, PLAT OF Z.D. BONNER PROPERTY, in the City of San Antonio, Bexar County, Texas, according plat thereof recorded in Volume 642, Page(s) 232, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT that portion of Lot 10 conveyed to the City of San Antonio in Volume 7447, Page 795, Deed Records of Bexar County, Texas; and

Tract 2: A rectangular tract of land containing 0.358 acres of land out of New City Block A-30, Lot A14 and out of Subdivision #1, Samuel Kenney Survey #23, Division 86, Section 1, and as recorded in Volume 1511, Page 149, Deed Records of Bexar County, Texas, said 0.358 acre tract being more particularly described in Exhibit "A-1", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all of the conditions, restrictions, reservations, covenants, easements and set backs, relating to the hereinabove described property, to the extent they are still in effect, shown of record in the above mentioned County and State, and to all regulations and ordinances of municipal or other governmental authority, if any, relating to the above described property, including taxes for the current year, for which the Grantee assumes the responsibility for payment, and including but not limited to the following:


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to and have and hold it to Grantee, Grantee’s heirs, executors, administrators, successors, or assigns forever. Grantee hereby binds Grantor and Grantor’s heirs executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee’s heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor’s lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

JOURDANTON STATE BANK, at Grantee’s request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor’s lien and superior title to the property are retained for the benefit of JOURDANTON STATE BANK and are transferred to that party without recourse on Grantor.
THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 29TH day of SEPTEMBER, A.D., 2010, by CHARLES E. MCGINNIS AND WIFE, KERI L. MCGINNIS.

KELLY B. SAMMONS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-13-2013

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 29TH day of SEPTEMBER, A.D., 2010, by MARC A. DALMOLIN AND WIFE, YOLANDA DALMOLIN.

KELLY B. SAMMONS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-13-2013

The preparer of this document has made no investigation of the following matters:
The accuracy of the legal description said herein.
Whether or not the Grantor is the legal owner of the property.
Whether or not the party signing on behalf of the Grantor is authorized to sign on behalf of the Grantor.
Any title matters whatsoever.

AFTER RECORDING RETURN TO:
EXHIBIT "A-1"

SouthCentral Surveyors of Texas
1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

A FIELD NOTE DESCRIPTION
OF "TRACT 2"

MARCH 3, 2003

A rectangle tract of land containing 0.358 acres of land and being out of New City Block A-30, Lot A-14 and out of subdivision #1, Samuel Keeney Survey 223, Division 86, Section 1, and as recorded in Volume 1511, Page 149 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South right-of-way line of West Boyer Street, said point being the Northeast corner of the remainder of lot 10, Block 2, New City Block 6585, being a portion of the Z. D. Borden Subdivision as recorded in Vol. 642, Page 128 of the Deed Records, Bexar County, Texas, and the Northwest corner of lot A-14, New City Block A-30 and said point being 375.32 feet Easterly of the last right of way line of Hoelgen Avenue.

THENCE North 84 deg. 11' 18" East 95.00 feet to a ¼-inch Iron Rod Set, the Northeast corner of this tract.

THENCE South 05 deg. 15' 59" East 165.00 Feet across Lot A-14 to a ¼-inch Iron Rod Set, the Southeast corner of this tract.

THENCE South 84 deg. 44' 01" West 95.00 feet to a being the Southeast corner of Lot 10, Block 2, New City Block 6586, the Southwester fence corner of this tract.

THENCE North 05 deg. 15' 59" West 165.00 feet to the Point of Beginning and containing 0.358 of an Acre of land, more or less.

SouthCentral Surveyors of Texas

[Signature]

[Stamp]

County Clerk Bexar County, Texas

03/05/2003 WED 09:32 [TX/RE NO 8824] 0002
Bexar CAD

Property Search Results > 100563 DALMOLIN MARC & for Year 2019

Property

Account

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>100563</th>
<th>Legal Description:</th>
<th>NCB 30 BLK LOT W 95 FT OF S 165 FT OF N 205 FT OF 23A</th>
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<tbody>
<tr>
<td>Geographic ID:</td>
<td>00030-000-0083</td>
<td>Zoning:</td>
<td>C-1</td>
</tr>
<tr>
<td>Type:</td>
<td>Real</td>
<td>Agent Code:</td>
<td></td>
</tr>
<tr>
<td>Property Use Code:</td>
<td>099</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Use Description:</td>
<td>VACANT LAND</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Protest

Protest Status:  
Informal Date:  
Formal Date:  

Location

<table>
<thead>
<tr>
<th>Address:</th>
<th>1510 HOEFGEN AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SAN ANTONIO, TX 78210</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>NBHD code11840</td>
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<td>Neighborhood CD:</td>
<td>11840</td>
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<tr>
<td>Mapsco:</td>
<td>617A8</td>
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</tbody>
</table>

Owner

<table>
<thead>
<tr>
<th>Name:</th>
<th>DALMOUN MARC &amp;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>CHUCK MCGINNIS</td>
</tr>
<tr>
<td></td>
<td>3403 BUCKHAVEN DR</td>
</tr>
<tr>
<td></td>
<td>SAN ANTONIO, TX 78230-4028</td>
</tr>
<tr>
<td>Owner ID:</td>
<td>70343</td>
</tr>
<tr>
<td>% Ownership:</td>
<td>100.00000000000%</td>
</tr>
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Exemptions:

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $119,290 Ag / Timber Use Value
(+) Agricultural Market Valuation: + $0 $0
(+) Timber Market Valuation: + $0 $0

= $119,290

(=) Market Value: = $119,290

(=) Appraised Value: = $119,290

(=) Taxable Value: = $119,290

(=) Assessed Value: = $119,290

Taxing Jurisdiction

<table>
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<tr>
<th>Owner:</th>
<th>DALMOLIN MARC &amp;</th>
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</thead>
<tbody>
<tr>
<td>% Ownership:</td>
<td>100.00000000000%</td>
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<tr>
<td>Total Value:</td>
<td>$119,290</td>
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<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
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</table>

12/9/2019 Bexar CAD - Property Details

www.bcad.org/clientdb/Property.aspx?cid=1&prop_id=100563 1/2
**Improvement / Building**

No improvements exist for this property.

**Land**

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<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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</thead>
<tbody>
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<td>Commercial Mixed Use</td>
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**Roll Value History**

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>2019</td>
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<td>0</td>
<td>119,290</td>
<td>$0</td>
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<tr>
<td>2018</td>
<td>$0</td>
<td>$69,550</td>
<td>0</td>
<td>69,550</td>
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<td>$0</td>
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<td>2016</td>
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**Deed History - (Last 3 Deed Transactions)**

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<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3/5/2003</td>
<td>Deed</td>
<td>Deed</td>
<td>DALMOLIN, MARC &amp;</td>
<td>9872</td>
<td>1789</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

2020 data current as of Dec 9 2019 1:25AM.
2019 and prior year data current as of Dec 7 2019 9:02PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
Bexar CAD

Property Search Results > 379657 DALMOLIN MARC A & YOLANDA for Year 2019

Property

Account

Property ID: 379657
Geographic ID: 06583-002-0070
Type: Real
Property Use Code: 443
Property Use Description: OFFICE/FLEX

Legal Description: NCB 6583 BLK 2 LOT 7 8, 9 & S IRR 26.42 FT OF 10
Zoning: IDZ-3
Agent Code:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 1510 HOEFGEN AVE
SAN ANTONIO, TX 78210
Mapsco: 617A8
Neighborhood: NBHD code11840
Map ID:
Neighborhood CD: 11840

Owner

Name: DALMOLIN MARC A & YOLANDA
Mailing Address: 3403 BUCKHAVEN DR
SAN ANTONIO, TX 78230-4028
Owner ID: 2734942
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $550
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $432,430 Ag / Timber Use Value
(+) Agricultural Market Valuation: + $0 $0
(+) Timber Market Valuation: + $0 $0

----------------------------------------

(=) Market Value: = $432,980
(--) Ag or Timber Use Value Reduction: -- $0

----------------------------------------

(=) Appraised Value: = $432,980
(--) HS Cap: -- $0

----------------------------------------

(=) Assessed Value: = $432,980

Taxing Jurisdiction

Owner: DALMOLIN MARC A & YOLANDA
% Ownership: 100.0000000000%
Total Value: $432,980

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<th>Estimated Tax</th>
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<tr>
<td>06</td>
<td>BEXAR CO RD &amp; FLOOD</td>
<td>0.023668</td>
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Improvement / Building

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<th>Improvement</th>
<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>#1</td>
<td>400 Office</td>
<td></td>
<td>5486.0 sqft</td>
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<td>N/A</td>
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<tr>
<td>Type</td>
<td>Description</td>
<td>Class CD</td>
<td>Exterior Wall</td>
<td>Year Built</td>
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<tr>
<td>400</td>
<td>Office</td>
<td>C - L</td>
<td>BR</td>
<td>1974</td>
<td>2496.0</td>
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<table>
<thead>
<tr>
<th>Improvement</th>
<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>#2</td>
<td>Sh1 Shed</td>
<td>L - NO</td>
<td></td>
<td>0</td>
<td>1200.0</td>
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</table>

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>#3</td>
<td>CNP Canopy</td>
<td>* - A</td>
<td></td>
<td>0</td>
<td>655.0</td>
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</table>

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>#4</td>
<td>ASP Asphalt</td>
<td>* - A</td>
<td></td>
<td>0</td>
<td>5000.0</td>
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<table>
<thead>
<tr>
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<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>#5</td>
<td>FEN Fence</td>
<td>S - A</td>
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<table>
<thead>
<tr>
<th>Improvement</th>
<th>Commercial Type</th>
<th>State Code</th>
<th>F1 Living Area</th>
<th>Sqft</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>#6</td>
<td>STK Storage Tank</td>
<td>* - A</td>
<td></td>
<td>0</td>
<td>8000.0</td>
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</table>

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MIX</td>
<td>Commercial Mixed Use</td>
<td>1.3904</td>
<td>60565.00</td>
<td>0.00</td>
<td>0.00</td>
<td>$0</td>
<td>$0</td>
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</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Deed History - (Last 3 Deed Transactions)

<table>
<thead>
<tr>
<th>#</th>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
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<th>Deed Number</th>
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<tbody>
<tr>
<td>1</td>
<td>9/29/2010</td>
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<td>Deed</td>
<td>DALMOLIN MARC &amp;</td>
<td>DALMOLIN MARC A &amp; YOLANDA</td>
<td>14667</td>
<td>2126</td>
<td>20100177577</td>
</tr>
<tr>
<td>2</td>
<td>3/5/2003</td>
<td>Deed</td>
<td>Deed</td>
<td>DALMOLIN MARC &amp;</td>
<td></td>
<td>9872</td>
<td>1789</td>
<td></td>
</tr>
</tbody>
</table>

2020 data current as of Dec 9 2019 1:25AM.
2019 and prior year data current as of Dec 7 2019 9:02PM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
TAB 12
### Support Documentation from Site Information Part III Should be Included Behind this Tab.

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

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

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

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

### 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. |
| 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

2/24/2020
Village at Boyer

Contract
Two Tracts at 1510 Hoefgen Ave., San Antonio, TX 78210

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is executed to be effective as of the latest date set forth on the Buyer's and Seller's signature page of this Agreement (the "Effective Date"), by and between HOUSING AND COMMUNITY SERVICES, INC. (dba Prospera Housing Community Services), a Texas non-profit corporation (8610 North New Braunfels, San Antonio, Texas 78217, Attn: Gilbert M. Plette; Telephone: (210) 821-4300; Fax: (210) 821-4303; email:gilp@prosperahcs.org) (together with its successors and/or assigns, "Buyer"); and Hoefgen Partners, LLP, at 1510 Hoefgen Ave., San Antonio, TX 78210 and 3403 Buckhaven Dr., San Antonio, TX 78230, Attn: Marc Dalmolin and Charles McGinnis; Telephone: (210) 827-2190 Fax: _______________; email: CKIMCG @ AOL.COM (together with its successors and/or assigns, "Seller") (Buyer and Seller are collectively referred to as the "Parties", and each a "Party").

1. Property. On the terms herein set forth, Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, that tract of land located in Bexar County, Texas, as more particularly described on Exhibit A, attached hereto and made a part hereof (the "Land"), together with all of Seller's right, title, and interest in and to any and all of the following related to the Land: (a) rights of way, streets, roads, alleys, streets, and/or avenues, open or proposed, abutting the Land, (b) riparian and water rights, (c) air rights, (d) uses, servitudes, licenses, easements, tenements, hereditaments and appurtenances now or hereafter belonging to or benefiting the Land, (e) oil, gas and other minerals lying on or under the Land, (f) buildings, improvements and fixtures located on or under the Land, and (g) licenses, warranties, and permits (collectively, the "Property"). The exact legal description and acreage of the Land shall be determined by the Survey (hereinafter defined).

2. Purchase Price. The purchase price of the Property shall be ONE MILLION FIVE HUNDRED THOUSAND and 00/100 Dollars ($1,500,000.00), provided, however, if the Survey reflects a size less than 1.7484 acres the Purchase Price shall be reduced based on the number of square feet multiplied by $19.70 (the "Purchase Price").

3. Title Company and Earnest Money.

a. Name and Amount. Chicago Title Insurance Company (15727 Anthem Parkway, Suite 210, San Antonio, Texas 78249, Attn: Robert Jordan; Telephone: (210) 482-3701; Fax: (210) 482-3717; email: Robert.jordan@ctt.com) (the "Title Company") will serve as the title company. Within five (5) business days of the date Buyer receives a copy of this Agreement executed by both Parties, Buyer shall deposit the following sums with Title Company (i) FORTY-FIVE THOUSAND AND 00/100 DOLLARS ($45,000.00) as earnest money (the "Earnest Money"), to be delivered to Seller in accordance with the terms of Section 3.c below; and (ii) ONE THOUSAND AND 00/DOLLARS ($1,000.00) as "Independent Consideration" to be delivered to Seller in accordance with the terms of Section 3.d below.
The Earnest Money and the Independent Consideration are to be applied to the Purchase Price, subject to the terms and provisions of this Agreement.

b. **Account.** Until all or a part of the Earnest Money, if any, is released to Seller pursuant to the terms of this Agreement (the Earnest Money released to Seller, together with the Extension Fees (hereinafter defined) released to Seller, is collectively referred to as the "Released Earnest Money"), the Earnest Money shall be held by the Title Company as escrow agent in an interest bearing account, separate from other accounts, to be handled in accordance with the terms and conditions of this Agreement. All interest earned on the Earnest Money shall be added to and become part of the Earnest Money.

c. **Release of Earnest Money.** Notwithstanding anything in this Agreement to the contrary, unless Buyer timely terminates this Agreement prior to the expiration of the Due Diligence Period ending August 15, 2019 (as may be extended), Buyer hereby irrevocably directs the Title Company to release the Earnest Money or remaining portion thereof from escrow and deliver the same to Seller with no other authorization required according to the following schedule immediately set out below:

i. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on November 30, 2018, Buyer hereby irrevocably directs the Title Company to release FIFTEEN THOUSAND AND 00/100 DOLLARS ($15,000.00) of the Earnest Money from escrow and deliver the same to Seller.

ii. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on January 15, 2019, Buyer hereby irrevocably directs the Title Company to release TEN THOUSAND AND 00/100 DOLLARS ($10,000.00) of the Earnest Money from escrow and deliver the same to Seller.

iii. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on February 15, 2019, Buyer hereby irrevocably directs the Title Company to release FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) of the Earnest Money from escrow and deliver the same to Seller.

iv. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on April 30, 2019, Buyer hereby irrevocably directs the Title Company to release FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) of the Earnest Money from escrow and deliver the same to Seller.

v. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on June 30, 2019, Buyer hereby irrevocably directs the Title Company to release FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) of the Earnest Money from escrow and deliver the same to Seller.

vi. If Buyer has not terminated this Agreement by delivering written notice thereof to Seller before 5:00 p.m. (CST) on August 15, 2019, Buyer hereby irrevocably directs...
the Title Company to release FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) of the Earnest Money from escrow and deliver the same to Seller.

Upon the delivery of the Earnest Money or any portion thereof to Seller by the Title Company, such Released Earnest Money shall be non-refundable to Buyer (unless the Earnest Money is otherwise refundable to Buyer due to Seller's failure to perform in accordance with the terms of this Agreement), but applicable to the Purchase Price at Closing.

d. **INDEPENDENT CONSIDERATION.** NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH HEREIN, THE INDEPENDENT CONSIDERATION IN THE AMOUNT OF ONE THOUSAND AND 00/100 DOLLARS ($1,000.00) SHALL BE DEEMED "INDEPENDENT CONSIDERATION" AND NON-REFUNDABLE AND RETAINED BY SELLER UNDER ALL CIRCUMSTANCES, FOR AND IN CONSIDERATION OF SELLER'S EXECUTION OF THIS AGREEMENT, AND HOLDING THE PROPERTY OFF THE MARKET DURING THE TERM OF THE DUE DILIGENCE PERIOD (HEREINAFTER DEFINED). UPON THE TITLE COMPANY'S RECEIPT OF THE INITIAL EARNEST MONEY DEPOSIT AND THE INDEPENDENT CONSIDERATION, THE TITLE COMPANY SHALL RELEASE THE INDEPENDENT CONSIDERATION TO SELLER; PROVIDED, HOWEVER, THE INDEPENDENT CONSIDERATION SHALL BE APPLIED TO THE PURCHASE PRICE AT CLOSING.

4. **Conditions Precedent.**

a. **Due Diligence Period.** Beginning on the Effective Date, Buyer shall have until 5:00 p.m. (CST) on or before August 15, 2019 or as may be extended, (the "Due Diligence Period") to conduct inspections of the Property (the "Due Diligence Investigations") and access its suitability, as determined by Buyer in its sole and absolute discretion, for Buyer's intended development of the Property (the "intended purpose"). If all of the Due Diligence Materials (hereinafter defined) are not timely delivered by Seller to Buyer, the Due Diligence Period shall be extended by one day for each day after the Delivery Date (hereinafter defined) until all of the Due Diligence Materials are delivered to Buyer. The right to conduct Due Diligence Investigations includes, without limitation, the right of Buyer and Buyer's employees, agents, affiliates and contractors to enter upon any portion of the Property to make market studies, needs assessments, and appraisals, and to take measurements, make inspections, conduct test borings, make boundary and topographical survey maps, and to conduct geotechnical, soil, environmental, groundwater, wetland, and other studies required by Buyer in its sole discretion, and to, without limitation, determine the existence and adequacy of utilities serving the Property, zoning and compliance with laws. No Due Diligence Investigations shall constitute a waiver or relinquishment on the part of Buyer of its rights under any covenant, condition, representation or warranty of Seller under this Agreement. Notwithstanding anything to the contrary set forth in this Agreement, Buyer shall have the right to extend the Due Diligence Period by delivering written notice thereof to Seller prior to 5:00 p.m. (CST) on the last day of the then applicable Due Diligence Period and delivering a fee in the amount of FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) for each extension (each, a “Due Diligence Extension Fee”) to
the Title Company prior to 5:00 p.m. (CST) on the last day of the then applicable Due Diligence Period. The Due Diligence Period may be extended two (2) times according to the following schedule immediately set out below:

(i) The Due Diligence Period may be extended from August 15, 2019 to October 15, 2019; and

(ii) The Due diligence Period may be extended from October 15, 2019 to December 15, 2019.

Except as otherwise provided in this Agreement, each Due Diligence Extension Fee will be non-refundable to Buyer (unless the Earnest Money is otherwise refundable to Buyer due to Seller’s failure to perform in accordance with the terms of this Agreement), but applied to the Purchase Price at Closing. The Title Company is authorized to release said Due Diligence Extension Fees to Seller upon receipt and confirmation of funds with no further authorization by Buyer.

b. **Due Diligence Materials.** Within ten (10) days of the Effective Date (the "Delivery Date"), Seller shall deliver to Buyer, at no cost to Buyer, to be delivered electronically, by email, or hand-delivered at Seller’s option, each of the following items that are in the possession of or reasonably available to Seller (collectively, the "Due Diligence Materials"):

(i) Copies of all written leases listed in Section 7.d;

(ii) Current year and immediately prior year tax bills and evidence of payment of same through the Effective Date;

(iii) Existing soil and groundwater tests;

(iv) Title commitments, title policies and surveys;

(v) Surveys;

(vi) Environmental reports;

(vii) Underground storage tank test results;

(viii) Waste disposal records; permit records;

(ix) Code violation notices and records;

(x) Traffic studies; and

(xi) All other engineering tests and other studies, reports, records and notices pertaining to the Property.
In the event the Property is not satisfactory to Buyer for any reason in Buyer's sole and absolute discretion, Buyer shall have the right to terminate this Agreement by delivering written notice thereof to Seller prior to the expiration of the Due Diligence Period, as extended. If Buyer elects to terminate this Agreement as provided in the preceding sentence, all of the Released Earnest Money (including the Due Diligence Extension Fees that have been released to Seller) as of the date of the termination shall be deemed by the Parties as being non-refundable to Buyer. All other monies held by Title Company shall be refunded to Buyer, together with any accrued interest thereon without the need for the Seller’s signature or consent for its release. Notwithstanding anything to the contrary set forth in this Agreement, Buyer shall have the right to continue to conduct Due Diligence Inspections while this Agreement remains in effect.

c. **Title and Survey.**

(i) Within twenty (20) days of the Effective Date, Seller shall obtain from the Title Company and deliver to Buyer a current title commitment (the "Commitment") for an Owner's Policy of Title Insurance (the "Title Policy"), in an amount equal to the Purchase Price, together with full and legible copies of all of the exceptions to title listed in Schedule B of the Title Commitment, and any documents listed in Schedule C of the Title Commitment (collectively, the "Title Exceptions").

(ii) Buyer may at its option also obtain a survey of the Property (the "Survey") at Buyer's expense. The field note description set forth on the Survey that is acceptable to Buyer and the Title Company shall replace the description of the Land attached hereto as Exhibit A.

(iii) If any of the Commitment, the Title Exceptions, or the Survey are not satisfactory to Buyer, then Buyer may give Seller written notice of the items that Buyer finds unacceptable (the "Title Objections") before the later of sixty (60) days after (A) receipt of the Commitment and full and legible copies of the Title Exceptions, or (B) the expiration of the Due Diligence Period, as extended. Seller shall have fifteen (15) days after such notice from Buyer to deliver written notice to Buyer that it either agrees to cure the Title Objections within thirty (30) days or to advise Buyer that it will not so cure the Title Objections. All Title Exceptions to which Buyer does not object or which are deemed waived and accepted by Buyer, as herein provided, are collectively referred to as the "Permitted Exceptions".

(iv) If Seller does not agree to so cure one or more of the Title Objections (and Seller's failure to respond in writing shall be deemed to be an agreement to cure the Title Objections), Buyer may either (A) accept title to the Property subject to the Permitted Exceptions without a reduction in the Purchase Price, or (B) terminate this Agreement by delivering written notice to Seller and receive a full and prompt refund of the Earnest Money (including without limitation, any
Released Earnest Money and Extension Fees), together with accrued interest thereon, without the need for Seller's signature or consent for its release.

(v) Notwithstanding any other provision of this Agreement to the contrary, including without limitation whether or not Buyer includes such items in its schedule of Title Objections, Seller shall have the unconditional obligation to remove, discharge, pay or cure, at no cost to Buyer, any title matters that are a lien for the payment of money, any encumbrance that can be removed by the payment of a definite sum of money, and any title matter that arose after the Effective Date that was not approved by Buyer in writing, and none of such items shall be deemed Permitted Exceptions or appear in the Title Policy.

d. **Governmental Approvals.** Buyer may, at its option and expense, prepare and submit applications for, and seek to obtain approval by the applicable governmental authorities and/or third parties of, approvals, permits, licenses, easements and agreements required for Buyer's intended development and use of the Property, including without limitation, those for utilities, zoning, special uses, building construction, access, subdivision, platting, easements (including without limitation, ingress/egress easements), site construction and off-site improvements, including without limitation, appropriate re-zoning if necessary (collectively, the "**Governmental Approvals**"). Seller shall cooperate with Buyer in connection with the preparation of the applications and seeking the Governmental Approvals, including without limitation, Seller's timely execution and delivery of all applications, documents, plats and instruments required by the applicable governmental authorities and/or third parties, provided that Seller shall not be obligated to incur any expense in connection therewith; however, any Governmental Approval for changes to zoning granted prior to Closing shall maintain the current zoning use and add the additional zoning category and use sought by Buyer.

e. **Other Conditions.** It shall be a condition precedent to Buyer's obligation to close this transaction and purchase the Property that all of the following are timely satisfied:

(i) **Title Policy.** At Closing, the Title Company shall be prepared to issue the Title Policy to Buyer with all standard or pre-printed exceptions deleted (to the extent such can be deleted), evidencing Buyer owns good and indefeasible fee simple title in and to the Property subject only to the Permitted Exceptions.

(ii) **Representations and Warranties.** At Closing, all of the representations and warranties of Seller shall be true in all material respects.

(iii) **No Liens.** At Closing, there shall be no unpaid charges, debts, liabilities, claims or obligations of Seller related to the Property, or any portion thereof, which could give rise to any mechanics', materialmen or other statutory lien against any portion of the Property other than those that will be paid or otherwise satisfied by Seller at Closing, and possession of the Property, free of all tenancies, leases and occupants, shall be delivered to Buyer at Closing.
(iv) **Subdivided.** At or prior to Closing, if the Property is part of a larger parcel belonging to Seller, the Property shall be subdivided from the larger parcel and/or platted.

(v) **Governmental Approvals.** Prior to Closing, Buyer shall have received all necessary and customary Governmental Approvals in order for Buyer to develop and operate the Property for its intended purpose.

(vi) **Zoning.** At Closing the Property shall be zoned to permit the development of the Property for its intended purpose.

f. **Termination.** In the event that any condition precedent in Section 4.e is not satisfied by the date specified in Section 4.e, Buyer shall have the right to terminate this Agreement by delivering written notice thereof to Seller, at which time Buyer shall receive a full and prompt refund of the Earnest Money (including without limitation, all Released Earnest Money and Extension Fees), together with accrued interest thereon, without the need for Seller's consent or signature for its release.

5. **Closing.**

a. **Delivery of Documents.** The conveyance of the Property and the closing of the transaction herein described (the "Closing") shall occur on or before December 31, 2019 (as may be extended, the "Closing Deadline"), in escrow at the offices of the Title Company, or such other manner and/or location mutually acceptable to Buyer and Seller; provided, however, Buyer may elect to close at any time upon three (3) days' prior written notice to Seller.

(i) **Seller shall deliver at Closing:** (A) a special warranty deed conveying good and indefeasible fee simple title in and to the Property to Buyer (or its designee) subject only to the Permitted Exceptions (the "Deed"); (B) all easements necessary for the development and operation of the Property for its intended purpose; (C) a lien affidavit acceptable to the Title Company; (D) an affidavit of non-foreign status; (E) any other affidavit or document required by the Title Company to delete the so-called standard exceptions to the Title Policy; and (F) such other customary documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transactions contemplated hereby and for the Title Company to issue the Title Policy in the form required by this Agreement.

(ii) **Buyer shall deliver at Closing:** (A) the remaining balance of the Purchase Price as provided by this Agreement in "good funds" as required by Title Company; and (B) such other documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transaction contemplated hereby.
b. **Extensions.** Buyer shall have the right to extend the Closing Deadline two (2) times for to (i) March 31, 2020, and (ii) June 30, 2020 by delivering written notice thereof to Seller prior to 5:00 p.m. of the then applicable Closing Deadline, and delivering a fee in the amount of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00) (each, a "Closing Deadline Extension Fee," and together with the Due Diligence Extension Fees, the "Extension Fees") to the Title Company prior to 5:00 p.m. of the then applicable Closing Deadline. Each Closing Deadline Extension Fee shall be non-refundable to Buyer (unless the Earnest Money is otherwise refundable to Buyer due to Seller's failure to perform in accordance with the terms of this Agreement), but applied to the Purchase Price at Closing. Upon receipt and confirmation of funds of a Closing Deadline Extension Fee, Title Company shall release said Closing Deadline Extension Fee directly to Seller.

If this Agreement is terminated in a manner in which the Earnest Money is to be paid to Buyer due to Seller’s failure to perform in accordance with the terms of this Agreement, Seller shall deliver to Buyer an amount equal to the sum of the Released Earnest Money, including without limitation the Extension Fees, within three (3) days of such termination.

c. **Prorations.** Buyer and Seller shall prorate all real estate taxes, personal property taxes and all other assessments related to the Property as of the date of Closing (the "Closing Date") (collectively, the "Taxes"), with the Closing Date being treated as a day of ownership by Buyer. If any final tax bill is not available at Closing, the Taxes shall be prorated based upon the latest available tax assessment(s) for the Property. If the Property is a part of a larger tax parcel or was recently subdivided and a separate tax bill for the Property is unavailable at Closing, then the proration of the Taxes will be based upon the latest available tax bill based upon the percentage of the larger tax parcel being purchased by Buyer. If there are any improvements on the larger tax parcel that are separately valued or assessed, the value of such improvements shall be assigned to the Buyer only if such improvements are located on the Property. If any of the amounts set forth in the final bill for the Taxes are different than the amounts prorated at Closing, the Taxes shall be re-prorated and the difference shall either be proportionately refunded to Seller or paid by Seller to Buyer, as applicable. Notwithstanding anything to the contrary set forth in this Agreement, Seller shall pay on or before the Closing Date all Taxes for previous tax years and all other preceding periods for which any Taxes are due or payable. Seller shall be solely responsible for any recoupment of any agricultural credit for the Property. This Section 5.c shall not apply to any Rollback Taxes (hereinafter defined) described in Section 5.f below. This Section 5.c shall survive the Closing and delivery of the Deed.

d. **Costs.** Seller shall pay the taxes and assessments for which Seller is responsible hereunder, the cost for the preparation of the Deed, any conveyance fee or transfer tax, one half of any Escrow Fee, the cost of curing any title or survey defect that Seller agreed to cure or is obligated to cure pursuant to the terms of this Agreement, the premium for the Title Policy and 100% of any broker's commission or fee in accordance with Section 8.e

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hereof. Except as may otherwise be stated herein, each Party shall bear its own expenses, including without limitation, its own attorneys' fees.

e. **Seller's Obligations Prior to Closing.** At all times until Closing, Seller shall maintain indefeasible fee simple legal title to the Property free and clear of any and all defects, liens, and encumbrances of every kind and nature (other than the Permitted Exceptions and liens and encumbrances that will be released or removed at Closing).

f. **Rollback Taxes.** If (i) the sale contemplated hereby, (ii) a change in the use of the Property, or (iii) a denial of any special use valuation of the Property, would result in the assessment after the Closing of additional taxes and interest applicable to the period of time before the Closing ("Rollback Taxes"), then Buyer shall receive a credit against the Purchase Price at the Closing for the amount of the Rollback Taxes (including interest and penalties) that may be assessed after the Closing as reasonably estimated by the Title Company (the "Estimated Rollback Taxes"). Buyer shall then be responsible for the payment of the Rollback Taxes (including interest and penalties) if and when assessed after the Closing; provided, however, if after Closing the amount of Rollback Taxes that are actually assessed (the "Assessed Rollback Taxes") exceeds the Estimated Rollback Taxes, upon written notice delivered by Buyer to Seller with the appropriate back-up material, Seller shall promptly pay to Buyer the difference between the Assessed Rollback Taxes and the Estimated Rollback Taxes. Notwithstanding anything to the contrary set forth in this Agreement, if any Rollback Taxes are due before the Closing due to Seller's change in use of the Property or a denial of a special use valuation of the Property, then Seller shall pay those Rollback Taxes (including any interest and penalties) at or before the Closing. This Section 5.f shall survive the Closing and delivery of the Deed.

g. **Condemnation.** If, prior to Closing, condemnation proceedings are commenced against any portion of the Property, Buyer shall have the right to either (i) terminate this Agreement by delivering written notice to Seller within fifteen (15) days of Buyer's receipt of written notice from Seller of such condemnation proceedings, receive a full and prompt refund of the Earnest Money (including without limitation, the Released Earnest Money and the Extension Fees), together with accrued interest thereon without the need for Seller's signature or consent for its release; or (ii) elect not to terminate the Agreement and appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to (A) Seller and the Purchase Price will be reduced by the same amount, or (B) Buyer and the Purchase Price will not be reduced. If Buyer elects to terminate this Agreement pursuant to the terms of this Section 5.g, Buyer shall be permitted to seek damages from the condemning authority.
6. Defaults and Remedies.

a. SELLER DEFAULT. IF SELLER FAILS TO PERFORM IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT, OR OTHERWISE BREACHES ANY OF THE TERMS, COVENANTS, AGREEMENTS, REPRESENTATION OR WARRANTIES CONTAINED IN THIS AGREEMENT, AND SUCH FAILURE OR BREACH IS NOT CURED BY SELLER WITHIN FIFTEEN (15) DAYS AFTER BUYER'S DELIVERY TO SELLER OF WRITTEN NOTICE THEREOF (AND THE CLOSING DEADLINE AND ALL EXTENSIONS THEREOF WILL BE EXTENDED BY FIFTEEN (15) DAYS), THEN (I) BUYER MAY TERMINATE THIS AGREEMENT BY DELIVERING WRITTEN NOTICE THEREOF TO SELLER, WHEREUPON THE EARNEST MONEY (INCLUDING WITHOUT LIMITATION, THE RELEASED EARNEST MONEY AND ALL EXTENSION FEES) SHALL BE IMMEDIATELY REFUNDED AND RETURNED TO BUYER, TOGETHER WITH ACCRUED INTEREST THEREON, WITHOUT THE NEED FOR SELLER'S CONSENT, AND SELLER SHALL REIMBURSE BUYER FOR ALL REASONABLE OUT-OF-POCKET EXPENSES AND COSTS INCURRED BY BUYER IN CONNECTION WITH ITS EFFORTS TO PURCHASE AND FINANCE THE PROPERTY; OR (II) BUYER MAY ENFORCE THE TERMS AND CONDITIONS OF THIS AGREEMENT AND EXERCISE ANY RIGHTS AND REMEDIES AVAILABLE TO BUYER, AT LAW AND IN EQUITY, INCLUDING WITHOUT LIMITATION AN ACTION FOR DAMAGES AND/OR SPECIFIC PERFORMANCE OF THIS AGREEMENT.

b. BUYER DEFAULT. IF BUYER FAILS TO PERFORM IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT, OR OTHERWISE BREACHES ANY OF THE TERMS, COVENANTS OR AGREEMENTS CONTAINED IN THIS AGREEMENT, AND SUCH FAILURE OR BREACH IS NOT CURED BY BUYER WITHIN FIFTEEN (15) DAYS AFTER SELLER'S DELIVERY TO BUYER OF WRITTEN NOTICE THEREOF, THEN, AS SELLER'S SOLE AND EXCLUSIVE REMEDY, SELLER MAY TERMINATE THIS AGREEMENT BY DELIVERING WRITTEN NOTICE THEREOF TO BUYER, THE EARNEST MONEY SHALL BE FORFEITED BY BUYER AND DELIVERED TO SELLER ALONG WITH ANY DUE DILIGENCE PERIOD EXTENSION FEES AND CLOSING DEADLINE EXTENSION FEES, TOGETHER WITH ACCRUED INTEREST THEREON, AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY. SELLER ACKNOWLEDGES AND AGREES THAT THE EARNEST MONEY AND ALL EXTENSION FEES IS A FAIR AND EQUITABLE AMOUNT FOR SELLER TO RECEIVE SINCE SELLER WILL HAVE CHANGED ITS POSITION IN RELIANCE ON BUYER COMPLETING THE TRANSACTION HEREIN DESCRIBED, WILL HAVE HELD THE PROPERTY OFF THE MARKET FOR AN EXTENDED PERIOD OF TIME IN RELIANCE UPON BUYER'S ABILITY TO CLOSE THIS TRANSACTION AND THE DAMAGES SUSTAINED BY SELLER IN SUCH CASE WOULD NOT OTHERWISE BE REASONABLY ASCERTAINABLE. SELLER WAIVES THE RIGHT TO EXERCISE ANY OTHER RIGHTS AND REMEDIES AVAILABLE TO SELLER BECAUSE OF A DEFAULT BY BUYER, WHETHER AT LAW AND/OR IN EQUITY, INCLUDING WITHOUT LIMITATION, THE RIGHT TO SUE BUYER FOR ADDITIONAL DAMAGES OR SEEK SPECIFIC PERFORMANCE.

7. Seller's Covenants, Representations and Warranties. Seller covenants, represents and warrants to Buyer that:

a. Title. Seller is the owner of good and indefeasible fee simple title in and to the Property, and Seller has been the sole owner of the Property during the 40-month period preceding the Effective Date.

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b. Authority; Enforceability. Seller has the capacity and authority to execute this Agreement and perform its obligations under this Agreement. This Agreement constitutes a legal and valid binding obligation of Seller, enforceable against Seller in accordance with its terms. All action necessary to authorize Seller’s execution (and execution by the individual executing this Agreement on behalf of Seller), delivery and performance of this Agreement has been taken and such action has not been rescinded or modified. In particular, but without limiting the foregoing, the individual executing on behalf of the Seller.

c. Hazardous Substances. There are no and there have been no wetlands, oil or gas wells (capped or uncapped) or underground storage tanks (in use or abandoned) on or about the Property and/or land adjacent to the Property. Neither Seller nor any prior owner or occupant of the Property has: (i) caused or permitted, and Seller has received no notice and has no knowledge of, the generation, manufacture, refinement, transportation, treatment, storage, deposit, release, salvage, installation, removal, disposal, transfer, production, burning or processing of Hazardous Substances (as hereinafter defined) on, under or about the Property or any adjacent properties; (ii) caused or permitted, and Seller has received no notice and has no knowledge of, the Release (as hereinafter defined) or existence of any Hazardous Substance on, under or affecting the Property or any adjacent properties; or (iii) caused or permitted, and Seller has received no notice and has no knowledge of, any substances or conditions on, under or affecting the Property or any adjacent properties which may support any claim or cause of action, whether by a governmental agency or any other person or entity, under any applicable federal, state or local law, rule, ordinance or regulation, including without limitation, those related to Hazardous Substances. For the purpose of this Agreement, the terms "Hazardous Substances" and "Release" shall have the same meaning as set forth in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Sections 9601 et seq.; provided, however, that the definition of Hazardous Substances shall also include petroleum and related by-products, hydrocarbons, radon, asbestos, urea formaldehyde, polychlorinated biphenyl compounds and any other substance considered hazardous to humans or the environment.

d. Leases; Options. (i) Other than the leases between Seller and (1) J’s Automotive Center (oral and month-to-month), (2) Vonuc Motors (written and month-to-month), (3) Heritage Cars (written month-to-month) (4) Ling’s Auto Care (written and month-to-month), (5) Marc Dalmolin Motors (oral and month-to-month) (6) Robert’s Auto Detail (written and month-to-month) previously disclosed to Buyer, each of which will be properly terminated by Seller prior to Closing, there are no outstanding written or oral leases, easements and/or other types of agreement in any way affecting the Property that are not recorded in the Real Property Records of Bexar County, Texas, (ii) no person or entity has any right with respect to all or any portion of the Property (whether by option to purchase, easement, right of first refusal, contract or otherwise) that may prevent or interfere with Buyer taking title to, and exclusive possession of, all of the Property at Closing, and (iii) Seller shall not enter into any new lease, easement or other contract with respect to the

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Property during the pendency of this Agreement that is not terminable upon demand without Buyer's prior written consent, which may be given or withheld by Buyer in Buyer's sole and absolute discretion.

e. **No Notices.** Seller has not received any notice of, and to the best of its knowledge, there are no (i) proposed special assessments, condemnation or changes in the roads adjacent to the Property; (ii) pending public improvements that will result in any charge being levied or assessed against, or a lien being created upon, the Property; or (iii) pending or threatened eminent domain or condemnation proceedings against or involving any portion of the Property or any adjacent parcel.

f. **Access.** Seller has not received any notice of any existing or proposed plans to widen, modify or realign any street adjoining the Property, and the Property has full and free access to and from public highways, streets and roads. Seller has no knowledge of any pending or threatened proceeding by any governmental authority, or any other fact or condition, which would limit or result in the termination of the Property's access to and from such public highways, streets and roads.

g. **Utility Availability.** Public water, sanitary and storm sewer, electricity, gas, and other required utilities (i) are available to the Property; (ii) enter the Property through adjoining public streets or, if passing through adjoining private land, do so in accordance with recorded public or private easements; and (iii) are serviced and maintained by the appropriate public or quasi-public entity.

h. **Utility District.** The Property is not situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services.

i. **Pipelines.** There are no transportation pipelines, including without limitation, pipelines for the transportation of natural gas, natural gas liquids, synthetic gas, liquefied petroleum gas, petroleum or a petroleum product or hazardous substance, located on, under or within the Property.

j. **Owners' Association.** The Property is not subject to mandatory membership in a property owners' association.

k. **Litigation.** There is no pending or threatened litigation, arbitration, administrative action or examination, claim or demand whatsoever relating to the Property; and no attachments, execution proceedings, liens, assignments or insolvency proceedings are pending or threatened against Seller or the Property or contemplated by Seller.

l. **Performance under Leases and Service Contracts.** During the pendency of this Agreement, Seller will perform its material obligations under all agreements that affect the Property.
m. Insurance. During the pendency of this Agreement, Seller shall maintain all insurance Seller was carrying on the Effective Date.

n. Exclusive Rights. In consideration of Buyer's efforts and expenses required to perform its review of the Property, Seller agrees that it will not (i) either directly or indirectly, offer to sell or solicit any offers to purchase or negotiate for the sale or disposition of the Property during the pendency of this Agreement; nor (ii) enter in an agreement with any party other than Buyer to purchase (including without limitation, options to purchase) any portion of the Property, or any other real property owned by Seller, if such third party intends to apply for Tax Credits (hereinafter defined) in connection with such property.

o. Foreign Person. Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

Seller shall fully disclose to Buyer, immediately upon its occurrence, any change in facts, assumptions or circumstances of which Seller becomes aware prior to the Closing Date that may affect the representations and warranties set forth above. The representations and warranties of Seller contained herein shall survive the Closing and delivery of the Deed.

8. Miscellaneous.

a. Plans and Approvals. Buyer shall have the right to file, at Buyer's expense, any and all applications and plans necessary to obtain building permits, rezoning, subdivision (or the vacation of any existing subdivision or plat), and/or any other agreement, assurance, approval or permit from any and all governmental authorities having jurisdiction over the Property that Buyer deems appropriate in connection with the intended purpose of the Property. Seller agrees to join in the execution of any application required in order to obtain any such agreement, assurance, permit or approval (or file such application individually if the relevant governmental authority shall so require) at no cost to Seller. Seller further agrees to cooperate with Buyer or its nominee in all respects, including without limitation, attending and giving favorable testimony at any hearings on the petitions or applications, meeting with and providing information to public and private utilities and governmental and quasi-governmental entities, and otherwise working to obtain the agreements, assurances, approvals and permits required by Buyer or its nominee without additional cost or obligation to Buyer or its nominee.

b. Notices and Deadline Dates. Any notice, request, demand, instruction or other document to be given or served hereunder or under any document or instrument executed pursuant to this Agreement shall be in writing and shall be (i) delivered personally, or (ii) sent or by overnight express courier, postage prepaid, or (iii) sent by facsimile or electronically (email), each addressed to the Parties at their respective addresses set forth above, and the same shall be effective upon receipt if delivered personally, by overnight courier or by facsimile or electronically (with respect to delivery by facsimile or electronically, upon the request by the sending party, the receiving party shall promptly
provide confirmation of receipt). A Party may change its address for receipt of notices by service of a notice of such change in accordance herewith. If any deadline under this Agreement falls on a Saturday, Sunday or legal holiday (which for purposes of this Agreement shall be not be considered a "business day"), the deadline shall be extended to the next business day.

c. **Attorneys' Fees.** In the event either Party brings an action at law or other proceeding permitted permitted under the terms of this Agreement against the other Party in order to enforce or interpret any of the terms, covenants or conditions hereof or any instrument executed pursuant to this Agreement or by reason of any breach or default hereunder or thereunder, the Party prevailing in any such action or proceeding shall be paid all reasonable costs and expenses, including without limitation reasonable attorneys' fees, by the non-prevailing Party.

d. **Assignment; Binding Agreement.** Seller may not assign this Agreement without the written consent of Buyer. Buyer may assign this Agreement or any interest herein without the consent of Seller. In the event of an assignment of this Agreement, the assignor shall be released from any and all of the assignor's obligations under this Agreement, provided the assignee agrees in writing to be fully bound by the terms and conditions of this Agreement as if such assignee had been the original Party hereunder. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors and permitted assignees. This Agreement constitutes the entire agreement between the Parties, and supersedes any and all prior agreements, arrangements and understandings between the Parties. This Agreement may only be amended by a written agreement executed by all of the Parties.

e. **BROKERS AND COMMISSIONS.** BUYER AND SELLER REPRESENT AND WARRANT TO EACH OTHER THAT NEITHER HAS DEALT WITH A BROKER, AGENT OR OTHER PERSON IN CONNECTION WITH THIS TRANSACTION OTHER THAN CLYDE JOHNSON, BOARDWALK REAL PROPERTY MANAGEMENT (DBA STEPHEN D FOSTER AND ASSOCIATES), AND CLYDE JOHNSON, BOARDWALK REAL PROPERTY MANAGEMENT (DBA STEPHEN D FOSTER AND ASSOCIATES) REPRESENTS BUYER EXCLUSIVELY PURSUANT TO SEPARATE AGREEMENT; HOWEVER, SELLER WILL PAY A THREE PERCENT (3%) SALES COMMISSION TO BOARDWALK REAL PROPERTY MANAGEMENT (DBA STEPHEN D FOSTER AND ASSOCIATES) AT CLOSING. SELLER AND BUYER EACH INDEMNIFY THE OTHER AGAINST, AND SHALL HOLD EACH OTHER HARMLESS FROM, ANY AND ALL SUITS, CLAIMS, DEMANDS, JUDGMENTS, DAMAGES, COSTS AND EXPENSES OF OR FOR ANY FEES OR COMMISSIONS WHICH ARE THE RESPONSIBILITY OF THE INDEMNIFYING PARTY, AND SHALL PAY ALL COSTS OF DEFENDING ANY ACTION OR LAWSUIT BROUGHT TO RECOVER ANY FEES OR COMMISSIONS INCURRED BY THE OTHER, INCLUDING REASONABLE ATTORNEYS' FEES.

f. **Effect of Termination.** This Agreement shall be void and of no further force and effect upon any proper termination under the terms hereof (other than terms herein that specifically provide that they survive the termination of this Agreement).
g. **Multiple Counterparts.** This Agreement may be executed in one or more counterparts, and all so executed shall constitute one and the same agreement, binding upon the Parties, and notwithstanding that all of the Parties are not signatories to the same counterparts.

h. **Time of the Essence.** Time is of the essence of this Agreement and every provision hereof.

i. **CHOICE OF LAW.** THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE UNITED STATES OF AMERICA AND THE INTERNAL LAWS OF THE STATE OF TEXAS, WITHOUT REGARD TO ITS CHOICE AND CONFLICT OF LAW PRINCIPLES. VENUE AND JURISDICTION FOR ALL CLAIMS UNDER THIS AGREEMENT SHALL BE EXCLUSIVELY IN BEXAR COUNTY, TEXAS.

j. **Severability.** If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable, and this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Agreement, a legal, valid and enforceable provision that is as similar in terms to such illegal, invalid or unenforceable provision as is possible.

k. **Complete Understanding.** This Agreement represents the complete understanding between the Parties as to the subject matter hereof and supersedes all prior negotiations, statements and agreements, either written or oral, between the Parties. No inducements, representations, statements or agreements have been made or relied upon in the making of this Agreement, except those specifically set forth in this Agreement. Neither Party has any right to rely on any other prior or contemporaneous statements and/or agreements made by anyone concerning this Agreement that are not set forth herein.

9. **Texas Disclosures.** By its signature to this Agreement, Buyer hereby acknowledges its receipt of the following notices at or before the execution of this Agreement:

a. **Notice Regarding Possible Liability for Additional Taxes.** If for the current ad valorem tax year the taxable value of the Property that is the subject of this Agreement is determined by a special appraisal method that allows for appraisal of the Property at less than its market value, Buyer may not be allowed to qualify the Property for that special appraisal in a subsequent tax year and the Property may then be appraised at its full market value. In addition, the transfer of the Property or a subsequent change in the use of the Property may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in the use of the Property. The taxable value of the Property and the applicable method of appraisal for the current tax year is public information and
may be obtained from the tax appraisal district established for the county in which the Property is located.

b. **Notice Regarding Possible Annexation.** If the Property that is the subject of this Agreement is located outside the limits of a municipality, the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, Buyer should contact all municipalities located in the general proximity of the Property for further information.

c. **Property Located in a Certificated Service Area of a Utility Service Provider.** The Property may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If the Property is located in a certificated area there may be special costs or charges that Buyer will be required to pay before Buyer can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to the Property. Buyer is advised to determine if the Property is in a certificated area and contact the utility service provider to determine the cost that Buyer will be required to pay and the period, if any, that is required to provide water or sewer service to the Property.

d. **Notice Regarding Title.** The Texas Real Estate License Act requires a real estate agent to advise Buyer that he should have an attorney examine an abstract of title to the Property being purchased; or a title insurance policy should be obtained. Notice to that effect is hereby given to Buyer.

10. **Tax Credit Provisions.** Notwithstanding anything to the contrary set forth in this Agreement or otherwise:

a. **Tax Credits.** The Parties hereby acknowledge that Buyer intends to (i) apply for, syndicate and sell certain low-income housing tax credits (whether under state or federal law, collectively, "Tax Credits") with the assistance of the appropriate housing agency of the state in which the Land is located (the "Housing Agency"); and that Buyer's intended use of the Property is not viable unless Buyer is successful in doing so.

b. **Seller Cooperation.** Seller hereby agrees to assist Buyer, at Buyer's sole cost and expense, in obtaining and submitting such information as is necessary to apply for or obtain the Tax Credits to the extent such information is available to Seller and not to Buyer.

[Signatures begin on the next page]
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

Seller:

Date: 9-19-18

Hoefgen Partners, LLP

By: [Signature]
Name: Marc Dalmolin
Title: Partner

By: [Signature]
Name: Charles McGinnis
Title: Partner

Buyer:

By: [Signature]
Name: Gilbert M. Piette
Title: Executive Director

Housing and Community Services, Inc. (dba Prospera Housing Community Services) a Texas non-profit corporation

Date: 9-11-18

Two Tracts at 1510 Hoefgen, San Antonio, TX 78210
Purchase and Sale Agreement – Page 17
TITLE COMPANY'S ACCEPTANCE AND RECEIPT

By signing this Acceptance and Receipt, the Title Company (a) acknowledges that it has received a copy of this Agreement executed by both Buyer and Seller, (b) agrees to act as escrow agent hereunder, (c) acknowledges that it has received from Buyer the sum of $45,000.00 constituting Buyer's deposit of the Earnest Money hereunder, which the Title Company has deposited into one of its federally insured interest bearing accounts, and (d) acknowledges that it has received from Buyer the sum of $1,000.00 constituting Buyer's payment of the Independent Consideration hereunder. The Title Company shall likewise deposit any additional amounts it receives constituting Earnest Money into a federally insured interest bearing account.

CHICAGO TITLE INSURANCE COMPANY

By: ______________________
   Name: Robert P. Jordan
   Title: Commercial Escrow Officer

Date: September 21, 2018

Two Tracts at 1510 Hoefgen, San Antonio, TX 78210
Purchase and Sale Agreement – Page 18
EXHIBIT A

Final Legal Description to be provided by Survey as detailed in the Purchase and Sale Agreement.

TWO Tracts at 1510 Hoefgen Ave., San Antonio, Texas 78210; Bexar County Appraisal District (BCAD) Parcel #379657; 1.3904 acres with legal description – NCB 6583 BLK 2 LOT 7,8, 9 & S IRR 26.42 FT of 10 and BCAD Parcel #100563; 0.3580 acres with legal description – NCB 30 BLK LOT W 95 FT of S 165 FT of N 205 FT of 23A as illustrated below:
Amendment 1
FIRST AMENDMENT TO
PURCHASE AND SALE AGREEMENT

This First Amendment to Purchase and Sale Agreement (the “Amendment”) is executed effective the 15th day of January, 2019 by and between Hoefgen Partners, LLP (herein, “Seller”) and Housing and Community Services Inc. (dba Prospera Housing Community Services) (herein, “Buyer”). Reference is made to that certain Purchase and Sale Agreement executed by Seller and Buyer, effective as of September 19, 2018 (the “PSA”) for those certain tracts of land with an address of 1510 Hoefgen, San Antonio, Bexar County, Texas 78210 and being more particularly described in the PSA.

Seller and Buyer have agreed to amend the PSA and by this Amendment does hereby amend the PSA as follows:

1. Section 3(c)(ii) of the PSA is amended by changing the date for payment from January 15, 2019 to January 31, 2019.

This Amendment may be executed in one or more counterparts. The effective date written above shall be the effective date of this Amendment regardless of date of execution by each of the parties. Capitalized terms not specifically defined in this Amendment shall have the meaning assigned to them in the PSA.

[Remainder of page intentionally left blank. Signatures appear on following pages.]
AGREED to and EXECUTED by the parties as of the effective date first written above.

Seller: 

Date: 1/15/19

By: 
Name: Marc Dalmolin
Title: Partner

Buyer:

Date: 1/15/19

By: 
Name: Charles McGinnis
Title: Partner

Hoefgen Partners, LLP

Housing and Community Services, Inc. 
Dba Prospera Housing Community Services 
a Texas nonprofit corporation

By: 
Gilbert M. Piette, Executive Director
TITLE COMPANY'S ACCEPTANCE AND RECEIPT

By signing this Acceptance and Receipt, the Title Company acknowledges that it has received a copy of this Amendment executed by both Buyer and Seller.

CHICAGO TITLE INSURANCE COMPANY

By: [Signature]
Name: ROBERT J. MANN
Title: COMM. EX. OFFICER

Date: January 15, 2019
Assignment
To
ALT Affordable Housing Services Inc. – Arbor Place
ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

This Assignment of Unimproved Property Contract (the “Assignment”) is entered into between Housing and Community Services, Inc. (dba Prospera Housing Community Services), a Texas non-profit corporation (as “Assignor”) and ALT Affordable Housing Services Inc. – Arbor Place (as “Assignee”). For value received, Assignor desires to assign, and Assignee agrees to accept the assignment of that certain Unimproved Property Contract by and between Assignor and Hoefgen Partners, LLP (as “Seller”) with an effective date of September 19, 2018 (the “Contract”). The Contract is for the conveyance of that certain parcel of property located in Bexar County, Texas and is more particularly described in the Contract (the “Property”).

In accordance with Paragraph 8(d) of the Contract, Assignor does hereby ASSIGN, TRANSFER and CONVEY all interest it has in the Contract to Assignee. Assignor releases and relinquishes any rights, title or interest in the Contract and the Property, including all sums paid in form of option fees or earnest money, in favor of Assignee. Assignor makes this assignment on behalf of Assignor and those claiming an interest in the Contract or the Property by, through or under Assignor.

Assignee does hereby accept the assignment of the Contract from Assignee and does agree to all of the terms, conditions, representations and covenants in the Contract. Assignee releases Assignor from any and all obligations of the buyer in the Contract.

AGREED and EXECUTED effective as of the 6th day of January, 2019.

ASSIGNOR:

Housing and Community Services, Inc. (dba Prospera Housing Community Services), a Texas non-profit corporation

By: [Signature]
Gilbert M. Piette, its Executive Director

ASSIGNEE:

ALT Affordable Housing Services Inc. – Arbor Place, a Texas non-profit corporation

By: [Signature]
Jerry Du Terroid, Executive Director

RECEIPT OF ASSIGNMENT THIS 2/22/19
CHICAGO TITLE OF TEXAS, LLC
Amendment 2
SECOND AMENDMENT TO
PURCHASE AND SALE AGREEMENT

This Second Amendment to Purchase and Sale Agreement (the “Amendment”) is executed effective the 15th day of August 2019 prior to 5:00 p.m. CST by and between Hoefgen Partners, LLP (herein, “Seller”) and ALT Affordable Housing Services Inc. – Arbor Place (herein, “Buyer”). Reference is made to that certain Purchase and Sale Agreement executed by Seller and Buyer, effective as of September 19, 2018 (the “PSA”) for those certain tracts of land with an address of 1510 Hoefgen, San Antonio, Bexar County, Texas 78210 as assigned by Housing and Community Services Inc. (dba Prospera Housing Community Services) as Buyer to ALT Affordable Housing Services Inc. – Arbor Place and being more particularly described in the PSA.

Seller and Buyer have agreed to amend the PSA and by this Amendment does hereby amend the PSA as follows:

1. Section 3(c) of the PSA is amended by changing the date for the end of the initial Due Diligence Period from August 15, 2019 to August 20, 2019;
2. Section 3(c)(vi) of the PSA is amended by changing the date for release of earnest money from August 15, 2019 to August 20, 2019;
3. Section 4(a) of the PSA is amended by changing the date for the end of the initial Due Diligence Period from August 15, 2019 to August 20, 2019; and
4. Section 4(a)(i) of the PSA is amended by changing the date of the Due Diligence Period being extended from August 15, 2019 to August 20, 2019.

This Amendment may be executed in one or more counterparts. The effective date written above shall be the effective date of this Amendment regardless of date of execution by each of the parties. Capitalized terms not specifically defined in this Amendment shall have the meaning assigned to them in the PSA.

[Remainder of page intentionally left blank. Signatures appear on following pages.]
AGREED to and EXECUTED by the parties as of the effective date first written above.

Seller: Hoefgen Partners, LLP

Date: 15 August 2019

By: [Signature]
Name: Marc Dalmolin
Title: Partner

By: [Signature]
Name: Charles McGinnis
Title: Partner

Buyer: ALT Affordable Housing Services Inc. – Arbor Place
a Texas non-profit corporation

Date: 15 Aug 2019

By: [Signature]
Jerry Du Terroil, Executive Director
By signing this Acceptance and Receipt, the Title Company acknowledges that it has received a copy of this Amendment executed by both Buyer and Seller.

CHICAGO TITLE INSURANCE COMPANY

By: ____________________________
Name: __________________________
Title: ____________________________

Date: August 15, 2019
Amendment 3
THIRD AMENDMENT TO
PURCHASE AND SALE AGREEMENT

This Third Amendment to Purchase and Sale Agreement (the "Amendment") is executed effective the 20th day of August 2019 prior to 5:00 p.m. CST by and between Hoefgen Partners, LLP (herein, "Seller") and ALT Affordable Housing Services Inc. – Arbor Place (herein, "Buyer"). Reference is made to that certain Purchase and Sale Agreement executed by Seller and Buyer, effective as of September 19, 2018 (the "PSA") for those certain tracts of land with an address of 1510 Hoefgen, San Antonio, Bexar County, Texas 78210 as assigned by Housing and Community Services Inc. (dba Prospera Housing Community Services) as Buyer to ALT Affordable Housing Services Inc. – Arbor Place and being more particularly described in the PSA.

Seller and Buyer have agreed to amend the PSA and by this Amendment does hereby amend the PSA as follows:

1. Section 2 Purchase Price is deleted and replaced with:

   **Purchase Price.** The purchase price of the Property shall be ONE MILLION SEVEN HUNDRED FIFTY THOUSAND and 00/100 Dollars ($1,750,000.00), provided, however, if the Survey reflects a size less than 1.7484 acres the Purchase Price shall be reduced based on the number of square feet multiplied by $22.97 (the "Purchase Price").

2. Section 4(a) Due Diligence Period is deleted and replaced with:

   **Due Diligence Period.** Beginning on the Effective Date, Buyer shall have until 5:00 p.m. (CST) on or before August 20, 2019 or as may be extended, (the "Due Diligence Period") to conduct inspections of the Property (the "Due Diligence Investigations") and access its suitability, as determined by Buyer in its sole and absolute discretion, for Buyer's intended development of the Property (the "intended purpose"). If all of the Due Diligence Materials (hereinafter defined) are not timely delivered by Seller to Buyer, the Due Diligence Period shall be extended by one day for each day after the Delivery Date (hereinafter defined) until all of the Due Diligence Materials are delivered to Buyer. The right to conduct Due Diligence Investigations includes, without limitation, the right of Buyer and Buyer's employees, agents, affiliates and contractors to enter upon any portion of the Property to make market studies, needs assessments, and appraisals, and to take measurements, make inspections, conduct test borings, make boundary and topographical survey maps, and to conduct geotechnical, soil, environmental, groundwater, wetland, and other studies required by Buyer in its sole discretion, and to, without limitation, determine the existence and adequacy of utilities serving the Property, zoning and compliance with laws. No Due Diligence Investigations shall constitute a waiver or relinquishment on the part of Buyer of its rights under any covenant, condition, representation or warranty of Seller under this
Agreement. Notwithstanding anything to the contrary set forth in this Agreement, Buyer shall have the right to extend the Due Diligence Period two (2) times by delivering written notice thereof to Seller prior to 5:00 p.m. (CST) on the last day of the then applicable Due Diligence Period and delivering a fee in the amount of FIVE THOUSAND AND 00/100 DOLLARS ($5,000.00) for the extension detailed in Section 4(a)(i) and delivering a fee in the amount of TWENTY THOUSAND AND 00/100 DOLLARS ($20,000.00) for the extension detailed in Section 4(a)(ii) (each, a "Due Diligence Extension Fee") to the Title Company prior to 5:00 p.m. (CST) on the last day of the then applicable Due Diligence Period. The Due Diligence Period may be extended two (2) times according to the following schedule immediately set out below:

(i) The Due Diligence Period may be extended from August 20, 2019 to August 31, 2020; and

(ii) The Due diligence Period may be extended from August 31, 2020 to December 15, 2020.

3. Section 5(a) Delivery of Documents is deleted and replaced with:

**Delivery of Documents.** The conveyance of the Property and the closing of the transaction herein described (the "Closing") shall occur on or before December 31, 2020 (as may be extended, the "Closing Deadline"), in escrow at the offices of the Title Company, or such other manner and/or location mutually acceptable to Buyer and Seller; provided, however, Buyer may elect to close at any time upon three (3) days' prior written notice to Seller.

(i) **Seller shall deliver at Closing:** (A) a special warranty deed conveying good and indefeasible fee simple title in and to the Property to Buyer (or its designee) subject only to the Permitted Exceptions (the "Deed"); (B) all easements necessary for the development and operation of the Property for its intended purpose; (C) a lien affidavit acceptable to the Title Company; (D) an affidavit of non-foreign status; (E) any other affidavit or document required by the Title Company to delete the so-called standard exceptions to the Title Policy; and (F) such other customary documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transactions contemplated hereby and for the Title Company to issue the Title Policy in the form required by this Agreement.

(ii) **Buyer shall deliver at Closing:** (A) the remaining balance of the Purchase Price as provided by this Agreement in "good funds" as required by Title Company; and (B) such other documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transaction contemplated hereby.
4. Section 5(b) Extensions is deleted and replaced with:

Extensions. Buyer shall have the right to extend the Closing Deadline two (2) times to (i) March 31, 2021, and (ii) June 30, 2021 by delivering written notice thereof to Seller prior to 5:00 p.m. of the then applicable Closing Deadline, and delivering a fee in the amount of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00) (each, a "Closing Deadline Extension Fee," and together with the Due Diligence Extension Fees, the "Extension Fees") to the Title Company prior to 5:00 p.m. of the then applicable Closing Deadline. Each Closing Deadline Extension Fee shall be non-refundable to Buyer (unless the Earnest Money is otherwise refundable to Buyer due to Seller's failure to perform in accordance with the terms of this Agreement), but applied to the Purchase Price at Closing. Upon receipt and confirmation of funds of a Closing Deadline Extension Fee, Title Company shall release said Closing Deadline Extension Fee directly to Seller.

If this Agreement is terminated in a manner in which the Earnest Money is to be paid to Buyer due to Seller's failure to perform in accordance with the terms of this Agreement, Seller shall deliver to Buyer an amount equal to the sum of the Released Earnest Money, including without limitation the Extension Fees, within three (3) days of such termination.

This Amendment may be executed in one or more counterparts. The effective date written above shall be the effective date of this Amendment regardless of date of execution by each of the parties. Capitalized terms not specifically defined in this Amendment shall have the meaning assigned to them in the PSA.

[Remainder of page intentionally left blank. Signatures appear on following pages.]
AGREED to and EXECUTED by the parties as of the effective date first written above.

Seller: Hoeftgen Partners, LLP

Date: 20 Aug 2019

By: Marc Dalmolin
Name: Marc Dalmolin
Title: Partner

Buyer: ALT Affordable Housing Services Inc. – Arbor Place
a Texas non-profit corporation

Date: 20 Aug 2019

By: Jerry Du Terroil, Executive Director
TITLE COMPANY'S ACCEPTANCE AND RECEIPT

By signing this Acceptance and Receipt, the Title Company acknowledges that it has received a copy of this Amendment executed by both Buyer and Seller.

CHICAGO TITLE INSURANCE COMPANY

By: [Signature]
Name: [Name]
Title: [Title]

Date: August 20, 2019
Extension of Due Diligence from 8-20-2019 to 8-31-2020
MEMORANDUM

TO: Marc Dalmolin and Charles McGinnis (Sellers)

FROM: Housing and Community Services, Inc. (dba Prospera Housing Community Services) (Buyer)

DATE: August 20, 2019

SUBJECT: Extension of Due Diligence period for Purchase Contract of 1510 Hoefgen Ave. of two tracts containing 1.784 acres in City of San Antonio, Bexar County, Texas

This memorandum serves as formal notice that Housing and Community Services, Inc., is exercising its right to extend the due diligence period from August 20, 2019 to August 31, 2020 per Section 4(a) of the Purchase Contract, as amended, dated to be effective September 19, 2018 for the tract referenced above.

The required extension fee of $5,000 that is non-refundable but applicable to the purchase price at closing is being provided to the title company prior to 5:00 pm on August 20, 2019. As detailed in Section 4(a) of the Purchase Contract, as amended, Buyer has the remaining right to extend the due diligence period to December 15, 2020 for an additional extension fee of $20,000 that is non-refundable but applicable to the purchase price at closing.

I acknowledge receipt of this notice to extend the due diligence period.

Marc Dalmolin

8/20/19
(Date)

Charles McGinnis

8/20/19
(Date)
Title Policy
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

*Internet Crime Complaint Center:*
http://www.ic3.gov
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued By:
Chicago Title of Texas, LLC

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.
SCHEDULE A

Effective Date: January 22, 2020 at 8:00 AM  
Commitment No.: 4300111802089

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: $1,750,000.00  
      PROPOSED INSURED: ALT Affordable Housing Services Inc - Arbor Place
   b. TEXAS RESIDENTIAL OWNER’S POLICY OF TITLE INSURANCE  
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:  
      PROPOSED INSURED:  
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:  
      PROPOSED INSURED:  
      Proposed Borrower:  
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:  
      PROPOSED INSURED:  
      Proposed Borrower:  
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Policy Amount:  
      PROPOSED INSURED:  
      Proposed Borrower:  
   f. OTHER
      Policy Amount:  
      PROPOSED INSURED:  

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Hoefgen Partners, LLP
4. Legal description of land:

Tract 1:

Lots 7, 8, 9 and 10, Block 2, New City Block 6583, Plat of Z.D. Bonner Property, in the City of San Antonio, Bexar County, Texas, according to a plat thereof recorded in Volume 642, Page 128, Deed and Plat Records, Bexar County, Texas.

Save and Except 15,680 square feet, more or less, out of Lot 10, New City Block 6583, having been conveyed to the City of San Antonio by Warranty Deed recorded in Volume 7447, Page 795, Deed Records, Bexar County, Texas. Said 15,680 square feet of land being more particularly described by metes and bounds contained therein.

Tract 2:

A rectangle tract of land containing 0.358 acres of land and being out of New City Block A-30, Lot A-14 and out of Subdivision #1, Samuel Kenney Survey #23, Division 86, Section I, and as recorded in Volume 1511, Page 149 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South right of way line of West Boyer Street, said point being the Northwest corner of the remainder of Lot 10, Block 2, New City Block 6583, being a portion of the Z.D. Bonner Subdivision as recorded in Volume 642, Page 128 of the Deed Records, Bexar County, Texas, and the Northwest corner of Lot A-14, New City Block A-30 and said point being 375.22 feet Easterly of the East right of way line of Hoefgen Avenue,

THENCE, North 84 deg. 11' 18" East 95.00 feet to a 1/2 inch Iron Rod Set, the Northeast corner of this tract,

THENCE South 05 deg. 15' 59" East 165.00 Feet across Lot A-14 to a 1/2 inch Iron Road Set, the Southeast corner of this tract,

THENCE South 84 deg. 44' 01" West 95.00 feet to a being the Southeast corner of Lot 10, Block 2, New City Block 658, the Southwest fence corner of this tract,

THENCE North 05 deg. 15' 59" West 165.00 feet to the Point of Beginning and containing 0.358 of an Acre of Land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No.: 4300111802089  GF No.: sct-48-4300111802089-RJ

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):

   Volume 340, Page 375, Deed Records, Bexar County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

   Company insures the Insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the Insured in accordance with the terms of this Policy if suit is brought against the Insured to enforce said rights as to the land.

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. Those liens created at closing, if any, pursuant to lender instructions.

b. Rights of parties in possession.

c. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.

d. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

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

e. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
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. 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: (Tract 1 only)

   Dated: September 29, 2010
   Grantor: Charles E. McGinnis and wife, Keri L. McGinnis, Marc A. Dalmolin and wife, Yolanda Dalmolin
   Grantee: Hoefgen Partners, LLP
   Note Amount: $300,000.00
   Payable to: Jourdanton State Bank
   Recording Date: October 1, 2010
   Recording No.: Volume 14667, Page 2126, Real Property Records, Bexar 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: Jerome W. Schuchart, Trustee
   Recording Date: October 1, 2010
   Recording No.: Volume 14667, Page 2130, Real Property Records, Bexar County, Texas.

   An agreement to modify the terms and provisions of said deed of trust as therein provided

   Executed by: First Commercial Bank, N.A. and Hoefgen Partners, LLP, Charles E. McGinnis and Marc A. Dalmolin
   Recording Date: January 6, 2017
   Recording No: Volume 18297, Page 754, Real Property Records, Bexar County, Texas.
6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Name: Hoefgen Partners, LLP

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

b) Evidence that the partnership was validly formed, is in good standing and authorized to do business in its state of origin.

c) If less than all general partners are executing documents, furnish evidence of the signing partner(s) authority, unless authorized in the documents referred to above.

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

7. Intentionally Deleted.

8. Intentionally Deleted.

9. The following note is for informational purposes only:

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

None.

Title appears vested by the following described conveyance:

Dated: September 29, 2010
Grantor: Charles E. McGinnis and wife, Keri L. McGinnis, Marc A. Dalmolin and wife, Yolanda Dalmolin
Grantee: Hoefgen Partners, LLP
Recording Date: October 1, 2010
Recording No.: Volume 14667, Page 2126, Real Property Records, Bexar County, Texas.

10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: ALT Affordable Housing Services Inc - Arbor Place

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a ‘parent’ organization, a copy of the Articles and By-laws of the parent

d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

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

11. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that
SCHEDULE C
(continued)

Corporation name: ALT Affordable Housing Services Inc - Arbor Place

a) is validly formed on the date when the documents in this transaction are to be signed;

b) is in good standing and authorized to do business in the state or country where the corporation was formed; and

c) has complied with the "doing business" laws of the State of Texas.
Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Chicago Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
   - **Shareholders:** Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   - **Directors:** Raymond Randall Quirk, Anthony John Park, Michael J. Nolan, Theodore L. Kessner, Edson N. Burton, Jr.
   - **Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   - **Chicago Title of Texas, LLC**
     - (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
     - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
     - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
       - **Officers/Directors:** Raymond Randall Quirk (President), Michael Louis Gravelle (Corporate Secretary), Joseph William Grealish (Executive Vice President), Daniel Kennedy Murphy (Treasurer), John Tannous (President and County Manager), Gayle Brand (President and County Manager), Brian K. Baize (President and County Manager), Carlos E. Valdes (President and County Manager), Robert B. Kuhn (President and County Manager)
     - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
     - (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$9,281.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$2,320.25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$11,601.25</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Percent/Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</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.
Title insurance insures you against loss resulting from certain risks to your title.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

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

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

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

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

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

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
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 ______________________________
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2020

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

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

Other Online Specifics

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

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.
Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

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

When Information Is Disclosed

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

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

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

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

Security of Your Information

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

Choices With Your Information

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

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

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

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

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

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

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

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
TAB 13
## Multiple Site Information Form

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

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

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

**Street Address**

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

**Contact Name for Previous Seller**

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

**Seller Address**

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

<table>
<thead>
<tr>
<th>Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>If yes above, describe relationship:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
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</tr>
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<td></td>
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<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

**Contact Name for Previous Seller**

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<tr>
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<table>
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<tr>
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<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

2/10/2020
TAB 14
**Elected Officials**

- Elected officials were identified in the Pre-Application, and there have been no changes.
- Elected officials have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

**No Pre-Application was submitted.**

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th><strong>US Representative</strong></th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State Senator</strong></td>
<td>District</td>
</tr>
<tr>
<td><strong>Support Letter</strong></td>
<td></td>
</tr>
<tr>
<td><strong>City Mayor</strong></td>
<td></td>
</tr>
<tr>
<td><strong>School Superintendent</strong></td>
<td>District Name</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>City</td>
</tr>
<tr>
<td><strong>Presiding officer of Board of Trustees</strong></td>
<td>Email</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>City</td>
</tr>
<tr>
<td><strong>District/Precinct</strong></td>
<td>Email or Phone</td>
</tr>
</tbody>
</table>

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

2/10/2020
TAB 15
Neighborhood Organizations

- **X** Organizations were identified in the Pre-Application, and there have been no changes.
- Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below. Insert an explanation behind this tab.
- No Pre-Application was submitted.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

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

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

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

<table>
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<tr>
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</tr>
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<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>Fax or Email</td>
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</tr>
</tbody>
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<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>Fax or Email</td>
<td></td>
</tr>
</tbody>
</table>

Neighborhood Organizations (Continued)
TAB 16
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:

- 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: ________________

Signature of Applicant/Development Owner

Jerry Du Terroil

Printed Name

Texas

Notary Public, State of

My Commission expires

County of

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___________ day of ________________ day of ________________

Notary Public Signature

2/4/2020
TAB 17
1. **The proposed Development is:** (Check all that apply) 

- [ ] New Construction
- [ ] and/or: 

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

   Previous TDHCA #: 19132 

   If Acquisition/Rehab or Rehab, original construction year: n/a 

   If Reconstruction, Units Demolished: n/a 

   Units Reconstructed: n/a 

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

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

   **General** 

   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. 

   NOTE: If “Elderly Development”, review 10 TAC §11.1(d)(47) to ensure compliance.
Supportive services will meet the minimum requirements provided in clauses (i) – (iv) of §11.1(d)(122)(D) of the Qualified Allocation Plan.

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.

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

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

3. Staff Determinations regarding definitions of development activity obtained?

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

4. Narrative

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

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

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

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

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

If a revised form is submitted, date of submission: 2/21/2020
Briefly describe the proposed Development, including any relevant information not already identified above. If Adaptive Reuse, Additional Phase, or Scattered Site, or if any of the three main boxes above are not checked, include detailed information below.

The proposed Village at Boyer Apartments will be a newly constructed, five-story multifamily residential community consisting of 86 affordable units. The development will be located at 1510 Hoefgen Avenue, San Antonio, TX 78210, on approximately 1.7 acres near the intersection of IH-37(U.S. 281) and IH-10, south of Boyer Avenue.

Amenities will include living areas with ceiling fans, central heat/air, on-site laundry, a community center, leasing office, business center with computers and printer, Wi-Fi, playground, barbecue grills, picnic area, mail kiosks, fenced area, limited building access, and surface parking. The property is in an excellent area for affordable housing that is accessible to major employment centers, retail stores, restaurants, and recreational areas. The property will provide resident services tailored to meet the needs of the community and have an on-site services manager.

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: Construction to Perm (Repayable)</td>
<td></td>
<td>Interest Rate (%) = 0.00% Amortization (Years) = 30 Permanent Term (Years) =</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>Interest Rate (%) = 0.00% Amortization (Years) = 30 Permanent Term (Years) =</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>Interest Rate (%) = 0.00% Amortization (Years) = 30 Permanent Term (Years) =</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

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.

Previously Awarded State and Federal Funding

Has this site/activity previously applied for TDHCA funds? Yes

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

If a revised form is submitted, date of submission: 2/21/2020
TAB 18
Development Activities I

1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**
   - # of Units must qualify for Points
   - Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

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

2/11/2020
Development Activities II

Self Score Total: 131

1. Size and Quality of Units (Competitive HTC Applications only) [10 TAC §11.9(b)(1)]

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

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

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

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

2. Rent Levels of Residents and Tiebreaker (Direct Loan Applications only) [10 TAC §13.6(5) and (6)]

- At least 20 percent of all low-income Units at 30% or less of AMGI*
- 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*
- At least 5 percent of all low-income Units at 30% or less of AMGI*

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

Application is seeking points for Rent Levels of Residents. Direct Loan Points Claimed: 0

3. Subsidy Per Unit (Direct Loan Applications only) [10 TAC §13.6(4)]

- Direct Loan Request/ Direct Loan or NHTF Units ≤ 60,000
- Direct Loan Request/ Direct Loan or NHTF Units = 60,001 - 80,000
- Direct Loan Request/ Direct Loan or NHTF Units = 80,001 - 100,000

Application is seeking points for Subsidy Per Unit. Direct Loan Points Claimed: 0

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

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

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

<table>
<thead>
<tr>
<th>46</th>
<th>Total Number of Units at 50% or less of AMGI</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Number of 30% Units used to score points under §11.9(c)(2)*</td>
</tr>
<tr>
<td>36</td>
<td>Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)</td>
</tr>
<tr>
<td>41.86%</td>
<td>Percentage used for calculation of eligible points under §11.9(c)(1)</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) 0
- Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts) 15

B. Development proposed in all other areas.

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

OR (DO NOT COMPLETE BOTH)

2/11/2020
**Application is seeking points for Residents with Special Housing Needs.**

- 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).

**Application is seeking points for Extended Affordability.**

- 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

- Development proposed in all other areas.
  - The Average Income for the proposed Development will be 55% or lower (15 points).
  - The Average Income for the proposed Development will be 56% or lower (13 points).
  - The Average Income for the proposed Development will be 57% or lower (11 points).

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

5. **Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]**

   If selecting points from §11.9(c)(1)(A) or §11.9(c)(1)(B), these levels are in addition to those committed under paragraph (1) of this subsection. If selecting points from §11.9(c)(1)(C) or §11.9(c)(1)(D), these levels are included in the income average calculation under paragraph (1) of this subsection. These units must be maintained at this rent level throughout the Affordability Period regardless of the Average Income calculation. Mark only one box below:

- Development is Supportive Housing proposed by a Qualified Nonprofit, and at least 20% (less Units used for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (13 points)
- Development is Urban, and at least 10% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
- Development is Rural, and at least 7.5% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
- At least 5% (less Units used for eligibility for boost or in A or B above) of all low-income Units at 30% or less of AMGI. (7 points)

**Application is seeking points for Resident Services.**

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)

**Application is seeking points for Residents with Special Housing Needs.**

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 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 homelessness providers, or held vacant, unless the Units receive HOME funds from any source. (1 point)

**Application is seeking points for Pre-Application Participation.**

8. **Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]**

- Development is requesting Pre-Application Points. (6 points)

**Application is seeking points for Extended Affordability.**

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 requests points for Historic Preservation.**

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

    - Application requests points for Historic Preservation.
Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.

Application includes documentation from the THC that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.

Application includes evidence that the THC received the request for determination of preliminary eligibility and supporting information on or before February 1 of the current year.

Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.

At least 75% of the residential units will be within the Certified Historic Structure.

Attached behind this tab are the THC letter and other documentation described above.

Application is eligible for five (5) points.

11. **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**

   Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

   ✔

12. **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**

   Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.

   ✔

2/11/2020
CERTIFICATION
Village at Boyer

I, Jerry Du Terroil, certify that the Development Owner 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.

EXECUTED effective as of the 12th the day of February 2020.

Village at Boyer, LP,
a Texas limited partnership

By: Village at Boyer GP, LLC,
a Texas limited liability company,
its general partner

By: ALT-Affordable Housing Services Inc -Arbor Place,
a Texas non-profit corporation,
its sole member

By: Jerry Du Terroil
Executive Director

THE STATE OF Texas §
COUNTY OF Bexar §

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

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

(Seal)

Daphne Lyne Garramone
My Commission Expires 07/03/2022
ID No. 11012950
Notary Public Signature
TAB 20
EXISTING DEVELOPMENT INFORMATION

1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

   - Qualification: Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan. Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2020 Qualified Allocation Plan.

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

   - Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
   - Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.

   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485, and 1486)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

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

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

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

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

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

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

- The local Governing Body of the applicable municipality or county (if completely outside of a municipality) in which that Development is located must submit a resolution confirming that the proposed Development is supported by the municipality or county in order to carry out a previously adopted plan that meets the requirements of §11.9(d)(7) related to Concerted Revitalization Plans.

**PART D: REGULATORY BARRIERS NECESSITATE ELIMINATION OF ALL OR A PORTION OF THE FINANCIAL BENEFIT FOR THE DEVELOPMENT, AND:**

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

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

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

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

2. **Existing Development Assistance**

**Part A.**
The existing Property is expected to have or continue the following benefit:

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

- Property has an existing TDHCA LURA
- 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?
**Existing Development Assistance (continued)**

Are all the buildings currently under control by the Development Owner?  

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

When will the remaining buildings be under control?

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

2/10/2020
TAB 21
**Occupied Developments**

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, or if a federal subsidy is being transferred from another site and the costs of relocation will be part of the Total Development Costs, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

**AND**

- **UPLOAD SEPARATELY FROM THE APPLICATION**, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; 
  (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. 
  (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

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

- Application includes a request for Direct Loan funding, if yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: (if not, skip 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)

<table>
<thead>
<tr>
<th>Number of housing units (including Manufactured Housing Units) on the site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned or controlled by the Seller</td>
</tr>
<tr>
<td>Rented to another person or entity</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of businesses on the site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned or controlled by the Seller</td>
</tr>
<tr>
<td>Rented to another person or entity</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of nonprofit organizations on the site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned or controlled by the Seller</td>
</tr>
<tr>
<td>Rented to another person or entity</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of farms on the site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned or controlled by the Seller</td>
</tr>
<tr>
<td>Rented to another person or entity</td>
</tr>
</tbody>
</table>

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).
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.

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

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.

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

- Site Plan which:
  - states the size of the site on its face;
  - includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings and Units, stating sizes, etc.;
  - includes a table matrix specifying the square footage of Common Area space on a building by building basis;
  - identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
  - shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
  - indicates the location and number of parking spaces, garages and carports, as applicable;
  - indicates the location and number of accessible parking spaces, including van accessible spaces;
  - includes information regarding local parking requirements, as applicable;
  - indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
  - indicates placement of detention/retention pond(s) or states there are no detention ponds;
  - clearly delineates the flood plain boundary lines or states there is no floodplain;
  - describes, if applicable, how flood mitigation or other required mitigation will be accomplished;
  - identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(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.
Village at Boyer
San Antonio, Texas
## Village at Boyer - 5 story

**14-Feb-20**

### Project Tabulation

<table>
<thead>
<tr>
<th>Type</th>
<th>Unit Type</th>
<th>Gross Sq Ft</th>
<th>Net Sq Ft</th>
<th>1st Floor Units</th>
<th>2nd Floor Units</th>
<th>3rd Floor Units</th>
<th>Total Units</th>
<th>Bldg Type I</th>
<th>Bldg Type II</th>
<th>Bldg Type III</th>
<th>Bldg Type IV</th>
<th>Bldg Type V</th>
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<td>887</td>
<td>7 7 8 9 39</td>
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<td>34,593</td>
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</tr>
<tr>
<td>B1-h</td>
<td>887</td>
<td>887</td>
<td>887</td>
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</tr>
<tr>
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<td>887</td>
<td>887</td>
<td>1 1 1</td>
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<td>1</td>
<td>0</td>
<td>887</td>
<td>887</td>
<td>0</td>
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<td>B1-hv</td>
</tr>
<tr>
<td><strong>Three Bedroom</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>C1</td>
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<td>1,179</td>
<td>1,179</td>
<td>1 1 1 4</td>
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<td>C1</td>
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<td>C1-h</td>
<td>1,179</td>
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<td>1 1 1</td>
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<td>0</td>
<td>1,179</td>
<td>1,179</td>
<td>0</td>
<td></td>
<td></td>
<td>C1-h</td>
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<tr>
<td><strong>Four Bedroom</strong></td>
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<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

### Totals

- **1st Floor Units**: 16
- **2nd Floor Units**: 16
- **3rd Floor Units**: 16
- **Total Units**: 86
- **Total Gross Area**: 69,154
- **Total Market Net**: 69,154
- **1 Bldgs.**: 0

**Total Check**: 86

---

**Average Units sizes**: 804

**Grand Total Gross Unit Area**: 69,154

**First**: 12,902
- **Second**: 12,902
- **Third**: 14,450
- **Fourth**: 14,450
- **Fifth**: 14,450
- **By Bldg**: 69,154
- **Total**: 69,154

---

**Note**: The above table represents the project tabulation for the Village at Boyer - 5 story project. The table includes the distribution of units by type, floor, and gross and net square feet. The totals for each category are also provided.
A1-1 unit plan

1 BEDROOM - 1 BATH

NET RENTABLE AREA = 661 S.F.
HVAC AREA (HUD NET) = 622 S.F.
A1-h unit plan
ADA - 1 BEDROOM - 1 BATH

NET RENTABLE AREA = 661 S.F.
HVAC AREA (HUD NET) = 622 S.F.
B1-1 unit plan
2 BEDROOM - 2 BATH

NET RENTABLE AREA = 887 S.F.
HVAC AREA (HUD NET) = 840 S.F.
B1-h ADA UNIT
ADA - 2 BEDROOM - 2 BATH

NET RENTABLE AREA = 887 S.F.
HVAC AREA (HUD NET) = 840 S.F.
C1-1 unit plan

3 BEDROOM - 2 BATH

NET RENTABLE AREA = 1,179 S.F.
HVAC AREA (HUD NET) = 1,118 S.F.
C1-h ADA Unit

ADA - 3 BEDROOM - 2 BATH

NET RENTABLE AREA = 1,179 S.F.
HVAC AREA (HUD NET) = 1,118 S.F.
FOURTH FLOOR - BUILDING PLAN

Village at Boyer
San Antonio, Texas
TAB 23
## 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 correspond to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AF.

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

<table>
<thead>
<tr>
<th>Building Configuration (Check all that apply):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Construction</td>
</tr>
<tr>
<td>Scattered Site</td>
</tr>
<tr>
<td>Townhome</td>
</tr>
</tbody>
</table>

### Development will have:

- x Fire Sprinklers
- x Elevators
- 1 # of Elevators
- 4500 lbs Wt. Capacity

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

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

### Floor Composition/Wall Height:

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

### Rules:

- If a revised form is submitted, date of submission:
- Net Rentable Square Footage from Rent Schedule
- Common Area Square Footage (as specified on Architect Certification)

### Totals:

- 86
- 69,154

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

- Ensure that this number matches your architectural drawings.
- Use this number to figure points under 11.9(e)(2)

### Date:

2/26/2020
## 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>86</td>
<td>5%</td>
<td>4.3</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>1/1 (661 sqft)</td>
<td>38</td>
<td>5%</td>
<td>1.9</td>
<td>1.9</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (887 sqft)</td>
<td>43</td>
<td>5%</td>
<td>2.15</td>
<td>2.15</td>
<td>3</td>
</tr>
<tr>
<td>3/2 (1179 sqft)</td>
<td>5</td>
<td>5%</td>
<td>0.25</td>
<td>0.25</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>86</td>
<td>4.3</td>
<td>5.05</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

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

---

### EXAMPLE:

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (674sqft &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>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

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

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

By:  
**Francisco D. Gonzalez**  
Printed Name  
Firm Name (If applicable)  
Firm Name (If applicable)

Date: 02/17/2020  
2/17/2020
TAB 23b


**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 Units Calculation

<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>1/1 (661 sqft)</td>
<td>38</td>
<td>2%</td>
<td>0.76</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (887 sqft)</td>
<td>43</td>
<td>2%</td>
<td>0.86</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/2 (1179 sqft)</td>
<td>5</td>
<td>2%</td>
<td>0.1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>86</td>
<td>2%</td>
<td>1.72</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"*

### Example

<table>
<thead>
<tr>
<th>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>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
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<td>1</td>
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<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
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<tr>
<td>D</td>
<td></td>
<td>2%</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>E</td>
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<tr>
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<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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

By: ____________________________  Francisco D. Gonzalez  
Signature   Printed Name  
02/17/2020   Gonzalez Newell Bender, Inc.  
Date   Firm Name (If applicable)  

2/17/2020
TAB 23c
When the number of parking spaces for Units is equal to or greater than the number of Units:

When the number of parking spaces for Units is less than the number of Units:

When parking spaces are in more than one parking lot:

ADA Design Manual, Ch. 2, Sec. 208:

FHA Design Manual, Page 2.23:

Amenity:
Identification of amenity, or amenities of a group, that the APS serves

Amenity 1:
Mail Station

Amenity 2:
Playground

Amenity 3:

Amenity 4:

Amenity 5:

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

Submit this worksheet or a comparable document certified by an accessibility professional.

Instructions for Submitting Accessible Parking Information

When the number of parking spaces for Units is equal to or greater than the number of Units:

If the number of parking spaces (surface spaces, carports, garages, etc.) that serve residential Units (as opposed to those for amenities and/or employees/visitors) is equal to or greater than the number of Units and are all on a single, unified parking lot, i.e., all spaces can be accessed without driving through a gate or over a public right of way and therefore into a separate parking lot, provide information for all sections of this form. With the exception of parking lots that are separated by limited access gates between an office/clubhouse lot and a dwelling lot, parking lots that are connected by accessible routes can be considered a single, unified lot.

When the number of parking spaces for Units is less than the number of Units:

If the number of parking spaces that serve residential Units (as opposed to those for amenities and/or employees/visitors) is less than the number of Units, create your own parking certification or use only the last section of this Accessible Parking Calculation form, i.e., "Distribution of APSs Among the Various Types of Parking". For each type of parking space (surface spaces, carports, garages, etc.), the number of accessible parking spaces required will be the number indicated by ADA table 208.2, and the number of van accessible parking will be one for every six (6) of the accessible spaces required. These calculations must be made independently for each type of parking space.

When parking spaces are in more than one parking lot:

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

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


Accessible Parking for Facilities and Amenities

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

Amenity: Identification of amenity, or amenities of a group, that the APS serves

| Office, etc.: | Office/Community Space | 2 |
| Amenity 1: | Mail Station | 1 |
| Amenity 2: | Playground | 1 |
| Amenity 3: | | |
| Amenity 4: | | |
| Amenity 5: | | |

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

Enter the information indicated below.

Total dwelling Units in the Development: 86
Total surface parking spaces (including non-residential): 96
Total carports (including non-residential): 0
Total garages (including non-residential): 0
Total parking spaces of all types: 96
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): 4
Total of all types of parking spaces that serve dwelling units: 92
APSs for mobility accessible units (5% of unit count, if spaces are sufficient): 5
Parking spaces that serve dwelling units in excess of one per unit (if applicable): 6
APSs required in excess of one per mobility accessible unit: 1
Total APSs required (including dwelling units and facilities/amenities): 10

Distribution of APSs Among the Various Types of Parking

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

Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs: 10
Minimum number of carports that must be APSs: 0
Number of garages that must be APSs: 0

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces: 2
Minimum number of surface parking spaces that must be van APSs: 2
Minimum number of carports that must be van APSs: 0
Minimum number of garages that must be van APSs: 0

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

Signature: Francisco D. Gonzalez

Printed Name: Francisco D. Gonzalez

Date: 2/19/2020

Firm Name (if applicable): Gonzalez Newell Bender, Inc.
TAB 24
<table>
<thead>
<tr>
<th>Rent Designations</th>
<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>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected/Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>1</td>
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<td>661</td>
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<td>TC 50%</td>
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<td>576</td>
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<td>TC 60%</td>
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<td>661</td>
<td>11,898</td>
<td>798</td>
<td>89</td>
<td>709</td>
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<td>887</td>
<td>15,966</td>
<td>798</td>
<td>102</td>
<td>696</td>
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<td>2.0</td>
<td>887</td>
<td>17,740</td>
<td>958</td>
<td>102</td>
<td>856</td>
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<tr>
<td>TC 30%</td>
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<td></td>
<td></td>
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<td>3</td>
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<td>1179</td>
<td>2,358</td>
<td>923</td>
<td>125</td>
<td>428</td>
</tr>
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<td>TC 50%</td>
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<td></td>
<td>2</td>
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<td>2.0</td>
<td>1179</td>
<td>2,358</td>
<td>923</td>
<td>125</td>
<td>798</td>
</tr>
<tr>
<td>TC 60%</td>
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<td></td>
<td></td>
<td></td>
<td>2</td>
<td>3</td>
<td>2.0</td>
<td>1179</td>
<td>2,358</td>
<td>923</td>
<td>125</td>
<td>798</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>86</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>58,739</td>
</tr>
</tbody>
</table>

- Non Rental Income $15.00 per unit/month for: Laundry, vending, tenant charges $1,290
- TOTAL NONRENTAL INCOME $15.00
- TOTAL POTENTIAL GROSS MONTHLY INCOME $60,029
- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (4,502)
- Rental Concessions (enter as a negative number) Enter as a negative value
- EFFECTIVE GROSS MONTHLY INCOME $55,527

x 12 = EFFECTIVE GROSS ANNUAL INCOME $666,322

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

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

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

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

Self Score Total: 131
## Rent Schedule (Continued)

### Bed Sizes

<table>
<thead>
<tr>
<th>Bed Sizes</th>
<th># of Li</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>38</td>
<td>12%</td>
<td>12% 10</td>
</tr>
<tr>
<td>2</td>
<td>43</td>
<td>42%</td>
<td>42% 36</td>
</tr>
<tr>
<td>3</td>
<td>5</td>
<td>47%</td>
<td>47% 40</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>47%</td>
<td>47% 40</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Housing

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>12% 12% 10</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>42% 42% 36</td>
</tr>
<tr>
<td>TC60%</td>
<td>47% 47% 40</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
<td>0</td>
</tr>
<tr>
<td>HTC LI Total</td>
<td>86</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>86</td>
</tr>
</tbody>
</table>

### Direct Loan (NHTF)

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
<td>0</td>
</tr>
<tr>
<td>NHTF LI Total</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
</tr>
</tbody>
</table>

### Mortgage Revenue

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

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

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan LI Total</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>OTHER</td>
<td>0</td>
</tr>
</tbody>
</table>

### Cost Per Sq. Ft

- **Acquisition + Hard**: $128.23
- **Hard**: $128.23
- **Building**: $103.92

**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.

---

**Note:**

- HTC LI Total = 86
- Total HTC Units = 86
TAB 25
### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Tenant</td>
<td>$ 18 $ 20 $ 22</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2RW/TDHCA</td>
</tr>
<tr>
<td>Sewer</td>
<td>Tenant</td>
<td>$ 15 $ 17 $ 19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2RW/TDHCA</td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td>$ 56 $ 65 $ 84</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2RW/TDHCA</td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Paid by Tenant</td>
<td></td>
<td>$ - $ 89.0 $ 102.0 $ 125.0 $ -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

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

2/26/2020
January 21, 2020

Rogelio Granado
Prospera Property Management
San Antonio, TX
rogeliog@prosperahcs.org

RE: 2020 HTC Application – proposed site located in San Antonio, Texas

Dear Mr. Granado:

The Texas Department of Housing and Community Affairs has received a request submitted for proposed a 2020 Housing Tax Credit ("HTC"), located in San Antonio, to calculate the utility allowance using the Energy Consumption Model in accordance with 10TAC§10.614(k). This allowance is calculated based on the following representations:

1. That the buildings are not HUD-Regulated;
2. That the building(s) are not RHS assisted or have RHS assisted tenants; and,
3. That the residents are financially responsible for electricity, water and sewer and that the utilities are not paid to or through the owner of the building based on an allocation formula or RUBS.

In accordance with Treasury Regulation §1.42-10, the utility allowance for those units occupied by Section 8 voucher holders remains the applicable Public Housing Authority utility allowance established from where the resident receives the assistance.

Please see attached allowance calculated by UA Pro+ dated January 2020. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, to utilize the Energy Consumption Model to establish the initial utility allowance for the Development, the Owner must submit utility allowance documentation for Department approval, at minimum, 90 days prior to the commencement of leasing activities.

If you have any further questions, please contact Cara Pollei toll free in Texas at (800) 643-8204, directly at (512) 475-3821, or email: cody.campbell@tdhca.state.tx.us.

Sincerely,

Cara Pollei
Compliance Monitor
INTRODUCTION

2RW Consultants, Inc. was contracted by Prospera to calculate electricity, water, and sewer allowances for 1 BR, 2 BR, and 3 BR units at the Village at Boyer property located in San Antonio, TX.

Details on building design, construction, and equipment installed at the property were collected from building drawings, setup forms, or otherwise provided by the client. 2RW then used standard engineering calculations to calculate 12 consecutive months of utility consumption data for each unit type. This data was averaged with an equal weight on each of the 12 months to generate a typical average monthly utility consumption.

2RW completed the study by applying current utility rates to the calculated consumption values. The allowances were calculated in accordance with 26 CFR 1.42-10(b)(4)(ii)(E).

Table 1 provides the proposed monthly utility allowances, and Table 2 provides averaged monthly consumption by unit type. Unit type is defined by number of bedrooms, bathrooms, and/or building type.

### TABLE 1: MONTHLY UTILITY ALLOWANCES

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Electricity</th>
<th>Water</th>
<th>Sewer</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>$56</td>
<td>$18</td>
<td>$15</td>
<td>$89</td>
</tr>
<tr>
<td>2 BR</td>
<td>$65</td>
<td>$20</td>
<td>$17</td>
<td>$102</td>
</tr>
<tr>
<td>3 BR</td>
<td>$84</td>
<td>$22</td>
<td>$19</td>
<td>$125</td>
</tr>
</tbody>
</table>

### TABLE 2: MONTHLY UTILITY CONSUMPTION

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Electricity (kWh)</th>
<th>Water/Sewer (kGal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td>494</td>
<td>1.60</td>
</tr>
<tr>
<td>2 BR</td>
<td>595</td>
<td>2.24</td>
</tr>
<tr>
<td>3 BR</td>
<td>785</td>
<td>2.88</td>
</tr>
</tbody>
</table>
TAB 26
<table>
<thead>
<tr>
<th>General &amp; Administrative Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$10,000</td>
</tr>
<tr>
<td>Advertising</td>
<td>$6,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$2,200</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$4,000</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$4,500</td>
</tr>
<tr>
<td>Telephone</td>
<td>$2,600</td>
</tr>
<tr>
<td>Other</td>
<td>$1,500</td>
</tr>
<tr>
<td>Other</td>
<td>$2,500</td>
</tr>
<tr>
<td>Total General &amp; Administrative Expenses</td>
<td>$33,300</td>
</tr>
</tbody>
</table>

Management Fee: Percent of Effective Gross Income: 5.00% $33,296

<table>
<thead>
<tr>
<th>Payroll, Payroll Tax &amp; Employee Benefits</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$45,000</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$45,000</td>
</tr>
<tr>
<td>Other</td>
<td>$20,000</td>
</tr>
<tr>
<td>Total Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$110,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Repairs &amp; Maintenance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$5,000</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$4,000</td>
</tr>
<tr>
<td>Grounds</td>
<td>$10,000</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$18,000</td>
</tr>
<tr>
<td>Repairs</td>
<td>$19,000</td>
</tr>
<tr>
<td>Pool</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Repairs &amp; Maintenance:</td>
<td>$56,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities (Enter Only Property Paid Expense)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>Adjusted based on experience $20,000</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$</td>
</tr>
<tr>
<td>Trash</td>
<td>Adjusted based on experience $10,000</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>Adjusted based on experience $25,000</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Utilities:</td>
<td>$55,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Property Insurance: Rate per net rentable square foot:</th>
<th>$0.43</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Property Taxes</td>
<td>$40,000</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
</tr>
<tr>
<td>Total Property Taxes</td>
<td>$40,000</td>
</tr>
</tbody>
</table>

Reserve for Replacements: Annual reserves per unit: $250 $21,500

<table>
<thead>
<tr>
<th>Other Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>$</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$10,000</td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$3,440</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td>$</td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
<td>$</td>
</tr>
<tr>
<td>Bond Trustee Fees (ALL Tax-Exempt Bond Developments)</td>
<td>$</td>
</tr>
<tr>
<td>Security</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total Other Expenses</td>
<td>$13,440</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$392,536</td>
</tr>
<tr>
<td>Expense per unit:</td>
<td>$4564</td>
</tr>
<tr>
<td>Expense to Income Ratio:</td>
<td>58.91%</td>
</tr>
</tbody>
</table>

NET OPERATING INCOME (before debt service) $273,786

Annual Debt Service

<table>
<thead>
<tr>
<th>1st Lien - Wells Fargo Conventional</th>
<th>$227,506</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Lien - Wells Fargo Conventional</td>
<td>$</td>
</tr>
<tr>
<td>3rd Lien - Wells Fargo Conventional</td>
<td>$</td>
</tr>
<tr>
<td>4th Lien - Wells Fargo Conventional</td>
<td>$</td>
</tr>
</tbody>
</table>

TOTAL ANNUAL DEBT SERVICE Debt Coverage Ratio: 1.20 $227,506

NET CASH FLOW $46,180

If a revised form is submitted, date of submission: 2/26/2020
TAB 27
### 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>$704,868</td>
<td>$718,965</td>
<td>$733,345</td>
<td>$748,012</td>
<td>$762,972</td>
<td>$842,383</td>
<td>$930,058</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$ 15,480</td>
<td>$ 15,790</td>
<td>$ 16,105</td>
<td>$ 16,427</td>
<td>$ 16,756</td>
<td>$ 18,500</td>
<td>$ 20,426</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$720,348</td>
<td>$734,755</td>
<td>$749,450</td>
<td>$764,439</td>
<td>$779,728</td>
<td>$860,883</td>
<td>$950,484</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($54,026)</td>
<td>($55,107)</td>
<td>($56,209)</td>
<td>($57,333)</td>
<td>($58,480)</td>
<td>($64,566)</td>
<td>($71,286)</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>$666,322</td>
<td>$679,648</td>
<td>$693,241</td>
<td>$707,106</td>
<td>$721,248</td>
<td>$796,316</td>
<td>$879,198</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>Category</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>$33,300</td>
<td>$34,299</td>
<td>$35,328</td>
<td>$36,388</td>
<td>$37,479</td>
<td>$43,449</td>
<td>$50,369</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$ 33,296</td>
<td>$ 33,962</td>
<td>$ 34,641</td>
<td>$ 35,334</td>
<td>$ 36,041</td>
<td>$ 39,792</td>
<td>$ 43,933</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$110,000</td>
<td>$113,300</td>
<td>$116,699</td>
<td>$120,200</td>
<td>$123,806</td>
<td>$143,525</td>
<td>$166,385</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$ 56,000</td>
<td>$ 57,680</td>
<td>$ 59,410</td>
<td>$ 61,193</td>
<td>$ 63,028</td>
<td>$ 73,067</td>
<td>$ 84,705</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$ 20,000</td>
<td>$ 20,600</td>
<td>$ 21,218</td>
<td>$ 21,855</td>
<td>$ 22,510</td>
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### DEBT SERVICE

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<tr>
<th>Service Type</th>
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<th>YEAR 2</th>
<th>YEAR 3</th>
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<td>$533,672</td>
<td>$845,341</td>
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**Signature, Authorized Representative, Construction or Permanent Lender**

Phone:  
Email:  
Date:  

**Signature, Authorized Representative, Syndicator**

Printed Name  
Date  

If a revised form is submitted, date of submission:  

2/14/2020
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 pro forma period should be attached to this exhibit.

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<td>$16,756</td>
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<td>($64,568)</td>
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<tr>
<td>Rental Concessions</td>
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[Signature, Authorized Representative, Construction or Permanent Lender]

[Signature, Authorized Representative, Syndicator]

Email: misty.d.runsey@wellsfargo.com
Phone: 692-316-1299

Printed Name: Misty Runsey
Date: 2/14/2020

If a revised form is submitted, date of submission: 2/14/2020
## 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.

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**TOTAL INCOME**

|                    | $756,322     | $769,648     | $793,241     | $807,106     | $821,248     | $930,869     | $1,021,770   |

### EXPENSES

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**NET OPERATING INCOME**

|                                    | $363,820    | $361,679    | $377,582    | $379,337    | $347,421    | $422,349    | $434,454    |

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**ANNUAL NET CASH FLOW**

|                                    | $46,280     | $48,163     | $49,976     | $51,715     | $53,374     | $60,292     | $64,376     |

**CUMULATIVE NET CASH FLOW**

|                                    | $46,280     | $94,443     | $144,420    | $196,134    | $249,508    | $333,672    | $845,361    |

**Debt Coverage Ratio**

|                                    | 1.20        | 1.21        | 1.22        | 1.23        | 1.27        | 1.28        |             |

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Signature: Authorized Representative, Construction or Permanent Lender

Printed Name: Misty Ramsey

Phone: 682-316-1219

Email: misty.d.ramsey@wellsfargo.com

Date: 2/14/2020

Signature, Authorized Representative, Syndicator

Printed Name: Neal Beaton

Date: 2/14/2020

If a revised form is submitted, date of submission: 2/14/2020
This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

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

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

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

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>Lines 35-37 Hidden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>Seal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission: 2/13/2020
TAB 29
**Site Work Cost Breakdown**

*This form must be submitted with the Development Cost Schedule as justification of Site Work costs.*

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Demolition</td>
<td>Lump Sum</td>
<td>1</td>
<td>$150,000.00</td>
<td>$150,000.00</td>
<td>$150,000.00</td>
</tr>
<tr>
<td></td>
<td>Asbestos Abatement (Demolition Only)</td>
<td>Lump Sum</td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Detention</td>
<td>Lump Sum</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>Rough Grading</td>
<td>Cubic Yard</td>
<td>11,500</td>
<td>$230,000.00</td>
<td>$230,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fine Grading</td>
<td>Cubic Yard</td>
<td>-</td>
<td>$60,000.00</td>
<td>$60,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On-Site Concrete</td>
<td>Square Yard</td>
<td>3,000</td>
<td>$150,000.00</td>
<td>$150,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On-Site Electrical</td>
<td>Lump Sum</td>
<td>1</td>
<td>$90,000.00</td>
<td>$90,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On-Site Paving</td>
<td>Square Yard</td>
<td>7,000</td>
<td>$350,000.00</td>
<td>$350,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>On-Site Utilities</td>
<td>Linear Foot</td>
<td>10,000</td>
<td>$465,000.00</td>
<td>$465,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Decorative Masonary</td>
<td>Lump Sum</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bumper Stops, Striping &amp; Signs</td>
<td>Lump Sum</td>
<td>1</td>
<td>$12,500.00</td>
<td></td>
<td>$12,500.00</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$-</td>
<td>$1,507,500.00</td>
<td>$1,507,500.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Signature of Registered Engineer**

Rolando H. Briones, Jr., P.E.,

Printed Name: Lisc. 81430, Firm F-5028

February 8, 2019

Date

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

---

[Logo of professional engineer]
INDEPENDENT ACCOUNTANT’S REPORT
ON APPLYING AGREED-UPON PROCEDURES

Texas Department of Housing and Community Affairs (“TDHCA”)
P.O. Box 13941
Austin, TX 78711

The General Partner
3419 Nacogdoches Road, Suite 150
San Antonio, TX 78217

Re: Village at Boyer Apartments

We have performed the procedures enumerated below, which were agreed to by the general partner of Village at Boyer, LP and TDHCA on the calculation of the site work to be included in the estimated Eligible Basis for the Texas Uniform Housing Program Application (the “Schedule”) of Limited Partnership. Village at Boyer, LP’s management is responsible for the calculation of the site work to be included in the estimated Eligible Basis for the Texas Uniform Housing Program Application of Limited Partnership. The sufficiency of these procedures is solely the responsibility of Village at Boyer, LP. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and associated findings are as follows:

Calculation of Eligible Site Work

1. We obtained the estimated eligible site work schedule (See attached Schedule A)
   - No Exceptions.

2. We compared the classification of estimated costs on the Schedule to the description of eligible costs provided in TAM's 200043015, 200043016, and 200043017.
   - No Exceptions.

3. We compared the classification of the estimated costs on the Schedule to IRC Section 42 and 168.
   - No Exceptions.
In performing the procedures enumerated above the following documents have been made available to us:

- Estimated site work cost from the General Partner
- Representation letter from the General Partner
- Signed site work verification from the engineer

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the calculation of the site work to be included in the estimated Eligible Basis for the Texas Uniform Housing Program Application of Limited Partnership. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the general partner of Village at Boyer, LP and TDHCA, and is not intended to be and should not be used by anyone other than those specified parties.

[Signature]

Austin, Texas
February 21, 2020
## SCHEDULE A

<table>
<thead>
<tr>
<th>Estimated Eligible Site Work Schedule</th>
<th>Total</th>
<th>Ineligible</th>
<th>Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$150,000</td>
<td>$150,000</td>
<td>-</td>
</tr>
<tr>
<td>Asbestos Abatement</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Rough Grading</td>
<td>230,000</td>
<td>-</td>
<td>230,000</td>
</tr>
<tr>
<td>Fine Grading</td>
<td>60,000</td>
<td>-</td>
<td>60,000</td>
</tr>
<tr>
<td>On-site Concrete</td>
<td>150,000</td>
<td>-</td>
<td>150,000</td>
</tr>
<tr>
<td>On-site Electrical</td>
<td>90,000</td>
<td>-</td>
<td>90,000</td>
</tr>
<tr>
<td>On-site Paving</td>
<td>350,000</td>
<td>-</td>
<td>350,000</td>
</tr>
<tr>
<td>On-site Utilities</td>
<td>465,000</td>
<td>-</td>
<td>465,000</td>
</tr>
<tr>
<td>Decorative Masonry</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Bumper Stops, Striping &amp; Signs</td>
<td>12,500</td>
<td>-</td>
<td>12,500</td>
</tr>
<tr>
<td><strong>Total Site Work</strong></td>
<td>$1,507,500</td>
<td>$150,000</td>
<td>$1,357,500</td>
</tr>
</tbody>
</table>
TAB 30
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:

### ACQUISITION

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site acquisition cost</td>
<td>1,750,000</td>
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<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</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 Acquisition Cost</strong></td>
<td>1,750,000</td>
<td>0</td>
<td>0</td>
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</table>

### OFF-SITES

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</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 Off-Sites Cost</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### SITE WORK

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>150,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>230,000</td>
<td>230,000</td>
<td></td>
</tr>
<tr>
<td>Fine grading</td>
<td>60,000</td>
<td>60,000</td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>150,000</td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td>90,000</td>
<td>90,000</td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td>350,000</td>
<td>350,000</td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td>465,000</td>
<td>465,000</td>
<td></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>12,500</td>
<td>12,500</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>1,507,500</td>
<td>0</td>
<td>1,357,500</td>
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</table>

### SITE AMENITIES

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Eligible Basis (If Applicable)</th>
<th>New/Rehab.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>200,000</td>
<td>200,000</td>
<td></td>
</tr>
<tr>
<td>Pool and decking</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>50,000</td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>150,000</td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>400,000</td>
<td>0</td>
<td>400,000</td>
</tr>
</tbody>
</table>
**BUILDING COSTS**:  

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>386,193</td>
<td>386,193</td>
</tr>
<tr>
<td>Masonry</td>
<td>436,524</td>
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</tr>
<tr>
<td>Metals</td>
<td>35,752</td>
<td>35,752</td>
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<tr>
<td>Woods and Plastics</td>
<td>2,234,782</td>
<td>2,234,782</td>
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<tr>
<td>Thermal and Moisture Protection</td>
<td>217,871</td>
<td>217,871</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>154,212</td>
<td>154,212</td>
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<tr>
<td>Doors and Windows</td>
<td>266,282</td>
<td>266,282</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,245,335</td>
<td>1,245,335</td>
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<tr>
<td>Specialties</td>
<td>78,924</td>
<td>78,924</td>
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<tr>
<td>Equipment</td>
<td>124,074</td>
<td>124,074</td>
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<tr>
<td>Furnishings</td>
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<td></td>
</tr>
<tr>
<td>Special Construction</td>
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<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>207,000</td>
<td>207,000</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,117,244</td>
<td>1,117,244</td>
</tr>
<tr>
<td>Electrical</td>
<td>682,178</td>
<td>682,178</td>
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</tbody>
</table>

**Individually itemize costs below:**  

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Community Facilities/Building</td>
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<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)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Building Costs**  
Before 11.9(e)(2) | $7,186,371 | $0 | $7,186,371

**Voluntary Eligible Building Costs (After 11.9(e)(2))**  
$81.71 psf  
$5,650,510

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.

**TOTAL BUILDING COSTS & SITE WORK**  
(including site amenities)  
$9,093,871 | $0 | $7,408,010

**Contingency**  
5.00%  
$454,694 | $0 | $370,401

**TOTAL HARD COSTS**  
$9,548,565 | $0 | $7,778,411

**OTHER CONSTRUCTION COSTS**  

<table>
<thead>
<tr>
<th>Description</th>
<th>%THC</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>572,914</td>
<td>466,705</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td>190,971</td>
<td>155,568</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>572,914</td>
<td>466,705</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**  
$1,336,799 | $0 | $1,088,977

**TOTAL CONSTRUCTION CONTRACT**  
Before 11.9(e)(2) | $10,885,364 | $0 | $8,867,388

**Voluntary Eligible "Hard Costs" (After 11.9(e)(2))**  
$128.23 psf  
$8,867,388

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: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.

2/24/2020
<table>
<thead>
<tr>
<th>Item</th>
<th>Soft Costs 3</th>
<th>Soft Costs 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>350,000</td>
<td>350,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>150,000</td>
<td>120,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>249,000</td>
<td>249,000</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Survey</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>131,000</td>
<td>131,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>40,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Furniture &amp; Fixtures</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Contractor Bond &amp; Contractor Liab Ins</td>
<td>160,000</td>
<td>160,000</td>
</tr>
<tr>
<td>Subtotal Soft Cost</td>
<td>$1,818,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

**FINANCING:**

**CONSTRUCTION LOAN(S)**

<table>
<thead>
<tr>
<th>Item</th>
<th>Soft Costs 3</th>
<th>Soft Costs 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>525,800</td>
<td>400,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>110,000</td>
<td>110,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>12,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

**PERMANENT LOAN(S)**

<table>
<thead>
<tr>
<th>Item</th>
<th>Soft Costs 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>33,250</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>15,000</td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
</tr>
</tbody>
</table>

**BRIDGE LOAN(S)**

<table>
<thead>
<tr>
<th>Item</th>
<th>Soft Costs 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
</tr>
</tbody>
</table>

---

2/24/2020
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>70,000</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td>6,880</td>
</tr>
<tr>
<td>TDHCA Fee</td>
<td>6,880</td>
</tr>
<tr>
<td>Soft Cost Contingency</td>
<td>100,000</td>
</tr>
</tbody>
</table>

Subtotal Financing Cost: $1,022,930 $0 $778,880

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>1,895,000</td>
</tr>
</tbody>
</table>

Subtotal Developer Fees: 14.41% $1,895,000 $0 $1,707,000 14.99%

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>100,000</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>300,000</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

Subtotal Reserves: $400,000 $0 $0

The following calculations are for HTC Applications only.

#### Deduct From Basis:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal grants used to finance costs in Eligible Basis</td>
<td></td>
</tr>
<tr>
<td>Non-qualified non-recourse financing</td>
<td></td>
</tr>
<tr>
<td>Non-qualified portion of higher quality units §42(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Historic Credits (residential portion only)</td>
<td></td>
</tr>
</tbody>
</table>

Total Eligible Basis: $0 $13,091,268

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

Total Adjusted Basis: $0 $17,018,648

Applicable Fraction 100%

Total Qualified Basis: $17,018,648 $0 $17,018,648

Applicable Percentage 9.00%

Credits Supported by Eligible Basis: $1,531,678 $0 $1,531,678

Credit Request (from 17.Development Narrative) $1,500,000

**Requested Score for 11.9(e)(2)** 12

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.*

Name of contact for Cost Estimate: Kevin Smith w/Kevin Smith Construction Services, Inc.

Phone Number for Contact: (210) 865-0788

If a revised form is submitted, date of submission: 2/24/2020
TAB 31
## 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 | Funding Description | Construction Period | Permanent Period | | | |
|------------------------|---------------------|---------------------|-----------------|---|---|---|---|---|---|---|
|                        |                     | Loan/Equity Amount  | Interest         | Position | Interest | Amort- | Term | Syndication | Position |
|                        |                     |                     | Rate (%)         | Loan/Equity | Rate (%) | ization | (Yrs) | Rate       |          |
|                        |                     |                     |                  | Amount     |          |         |      |            |          |
| **Debt**               |                     |                     |                  |            |          |         |      |            |          |
| TDHCA                  | MF Direct Loan Const. to Perm. (Repayable) | $0 | $ - | 0.00% | 30 | 0 | |
| TDHCA                  | MF Direct Loan Const. Only (Repayable) | $0 | 0.00% | $ - | 0.00% | 0 | 0 | |
| TDHCA                  | Multifamily Direct Loan (Soft Repayable) | $0 | 0.00% | $ - | 0.00% | 0 | 0 | |
| TDHCA                  | Mortgage Revenue Bond | $0 | 0.00% | $ - | 0.00% | 0 | 0 | |
| Wells Fargo            | Conventional Loan   | $0 | 6.00% | 1st | $3,325,000 | 6.00% | 35 | 16 | 1st |
| Wells Fargo            | Conventional Loan   | $11,000,000 | 5.00% | $1,500,000 | 4,000,000 | $14,248,575 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
| **Third Party Equity** | HTC                  | $1,500,000 | $4,000,000 | $14,248,575 | 0.95 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
| **Grant**              | $11.9(d)(2)LPS Contribution | $0 | $0 | $0 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
| **Deferred Developer Fee** | Deferred Developer Fee | $2,770,794 | $197,219 | $0 | $0 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
| **Other**              | Direct Loan Match    | $0 | $0 | $0 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
|                       | City of San Antonio | $500 | $500 | $500 | |
|                       |                     |                     |                  |            |          |         |      |            |          |
| **Total Sources of Funds** | $17,771,294 | $17,771,294 | $17,771,294 | $17,771,294 | |
| **Total Uses of Funds** | $17,771,294 | $17,771,294 | $17,771,294 | $17,771,294 | |
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).

See Attached

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.

See Attached

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.

See Attached

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: (682) 316-1299

Email address: mistyramsey@wellsfargocom

If a revised form is submitted, date of submission: 2/14/2020
NARRATIVE DESCRIPTION OF FINANCING

The Village at Boyer Apartments located in San Antonio, Texas will be comprised of 86 apartment homes in one five story building configured with a community center, playground and play area. There is one proposed combined residential and office building with one- to three-bedroom unit types. The property caters to families and the project design will include a new community center, with leasing office.

Rents and Operations

The Village at Boyer Apartments rents will be based upon tax credit rents. The property will not benefit from any project-based rental subsidies or other forms of assistance. Operations will reflect normal tax credit property operations and the property will benefit from a 50% ad valorem tax exemption due to ownership control by a Community Development Housing Organization (CHDO).

As part of the tax credit application for the 86 units, All 86 units will be affordable one- to three-bedroom units. The unit mix is 47% (40 units) will serve households earning 60% or below of the Area Median Income (AMI) of San Antonio MSA, 42% (36 units) will serve households earning 50% or below of the AMI, and 11% (10 units) will serve households earning 30% or below of the AMI. The total project cost is estimated to be $17,771,294 and will be financed as follows:

Financing

Financing will include: a Wells Fargo interim construction loan, a Wells Fargo permanent conventional loan, equity from sale of tax credits, city fee waivers and a loan of the partial deferral of the developer fee.

Interim Financing

Wells Fargo Interim Construction Loan

Wells Fargo will provide an interim construction loan of $11,000,000 to provide for the construction of the project loan which will be retired with receipt of tax credit equity proceeds upon conversion to the conventional permanent loan. The loan will bear at an interest rate of 5.00%.

Permanent Financing

Wells Fargo Permanent First Lien Loan:

Wells Fargo will also provide a permanent conventional first lien loan in the amount of $3,325,000, which will provide roughly 18.71% of the financing for the project. The loan will bear interest at a rate of 6.00% will have a term of sixteen (16) years and an amortization period of thirty-five (35) years. The anticipated cash flow from the project will fund the required debt service of $227,506.
Narrative Description of Financing – page 2

Sale Proceeds of Tax Credits:
Wells Fargo will purchase the tax credits for $14,248,575 to provide an additional 80.18% of the required development funding. The equity will be generated by the sale of a limited partnership interest in the project. Wells Fargo provided Village at Boyer, LP a term sheet for the purchase of the limited partnership interest in the project at $.95 on the dollar. The $14,248,575 equity investment is based on the assumption the project will receive $1,500,000 in low income housing tax credits for ten (10) years and the investor will receive 99.99% of the credits per year.

Deferred Developer Fee:
The final source of funding for the development will be in the form of a partial deferral of the development fee. The deferral of approximately $197,219 in developer fees will provide 1.11% of the total development cost. The developer will take back a note with an interest rate set at the applicable federal rate that will be repaid out of cash flow from the project over the first fifteen years.

City of San Antonio Fee Waiver:
The city of San Antonio has agreed to waive $500 in permit/impact fees

Rents, Rent Up Reserves, Operating Reserves and Reserve for Replacement

Rents:
There are no rent subsidies. The property is 100% LIHTC units and thus 100% LIHTC rents.

Rent Up (start-up costs) Reserve:
The project has established $100,000 budget for rent up (lease up) reserves to pay for operating expenses during lease up until the property can reach operational stabilization. This will be a line item that the owner will access only with lender approval. It is anticipated this will be expended toward the end of construction up until the project is stabilized. This will pay for staffing and other start-up costs during the lease up.

Operating Reserves:
The lender (Wells Fargo) is requiring $300,000 in Operating Reserves to be available to the owner once stabilization has been obtained to cover operating deficits. This amount will be funded with the third capital contribution and will remain funded unless otherwise used for the entire compliance period. The amount is between two and six months of operating costs and debt service.

Replacement Reserves:
There will be no required initial reserve for replacement balance. The project will begin making monthly payments of $20.83 per unit ($250 annually) to the replacement reserve bank account held by the lender as part of the monthly permanent first lien payments following final endorsement (conversion). This represents $21,500 annually.
Applications, Approvals and Closings

At this time there is not anticipated there will be any special applications or approvals needed for this application. If awarded credits it is anticipated that this transaction would obtain final Wells Fargo loan committee approval in April and a May 2020 closing.
TAB 32
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 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 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.
TAB 33
Match Funds (Multifamily Direct Loan Applications Only) [§13.2(9)]

Match as required by the applicable NOFA must be documented with a letter from the anticipated provider of Match indicating the provider’s willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(9) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) <strong>CANNOT INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan funds Requested)</td>
<td>#DIV/0!</td>
<td></td>
</tr>
</tbody>
</table>

2/10/2020
TAB 34
### Finance Scoring (for Competitive HTC Applications ONLY)

<table>
<thead>
<tr>
<th>Section</th>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</strong></td>
<td></td>
</tr>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td></td>
</tr>
<tr>
<td>City of San Antonio</td>
<td></td>
</tr>
<tr>
<td>A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td>1</td>
</tr>
<tr>
<td>The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td></td>
</tr>
<tr>
<td>The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>2. Financial Feasibility (§11.9(e)(1))</strong></td>
<td></td>
</tr>
<tr>
<td>Eligible Pro-Forma and letter stating the Development is financially feasible.</td>
<td>0</td>
</tr>
<tr>
<td>Eligible Pro-Forma and letter stating Development <strong>and</strong> Principals are acceptable.</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>26</td>
</tr>
<tr>
<td><strong>3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))</strong></td>
<td></td>
</tr>
<tr>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>11.63%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>8.44%</td>
</tr>
<tr>
<td><strong>Eligibility for points:</strong></td>
<td></td>
</tr>
<tr>
<td>Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or</td>
<td>0</td>
</tr>
<tr>
<td>Choice Neighborhood Funding</td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>3</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>2</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>1</td>
</tr>
<tr>
<td>* Be sure no more than 50% of Developer fees are deferred.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>3</td>
</tr>
</tbody>
</table>

2/11/2020
ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**NOTE:** Term sheets and/or loan documents from debt and equity providers must include a statement confirming they are aware the Applicant intends to elect income averaging. If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.

- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]

- Evidence of Rental Assistance/Subsidy
Executed Pro Forma
### 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 pro forma period should be attached to this exhibit.

#### INCOME

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$704,868</td>
<td>$718,965</td>
<td>$733,345</td>
<td>$748,012</td>
<td>$762,972</td>
<td>$842,383</td>
<td>$930,058</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$15,480</td>
<td>$15,790</td>
<td>$16,105</td>
<td>$16,427</td>
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#### EXPENSES

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<td>$35,334</td>
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<tr>
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<td>$13,843</td>
<td>$14,258</td>
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<td>$17,536</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$392,536</td>
<td>$403,979</td>
<td>$415,759</td>
<td>$427,885</td>
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<td>$508,519</td>
<td>$587,316</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$273,786</td>
<td>$275,669</td>
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<td>$279,221</td>
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<td>$291,881</td>
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#### DEBT SERVICE

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

**Signature, Authorized Representative, Syndicator**

If a revised form is submitted, date of submission: 2/14/2020
The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th>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>$704,868</td>
<td>$718,965</td>
<td>$733,345</td>
<td>$748,012</td>
<td>$762,972</td>
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</tr>
<tr>
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Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Phone: 682-316-1249
Email: misty.dramsey@wellsfargo.com

If a revised form is submitted, date of submission: 2/14/2020
Permanent and Construction Financing
and
Lender Approval of Principals
February 14, 2019

Jerry Du Terroil
Executive Director
ALT Affordable Housing Services Inc-Arbor Place
3419 Nacogdoches, Ste 150
San Antonio, Texas 78217
Office: 210.821.4300 Fax: 210.821.4303

Raymond H. Lucas
President of the General Partner Lucas & Associates, LP
3419 Nacogdoches, Ste 123
San Antonio, Texas 78217
Phone: 210.821.4399

RE: Village at Boyer Apartments – Financial Feasibility Letter

Dear Mr. Du Terroil and Mr. Lucas,

Wells Fargo Bank, N.A. (the “Bank”) has been pleased with its relationship with Lucas and Associates, LP and as a result would like to put forth the following proposal to provide the construction and permanent financing for the Village at Boyer Apartments, a LIHTC project to be located in San Antonio, TX. This letter is not a commitment to lend and is solely intended to provide a general outline upon which the Bank would provide the following facilities:

**Summary of Terms**

**Borrower:** Village at Boyer, LP

**Guaranty:** ALT Affordable Housing Services Inc – Arbor Place, Village at Boyer GP, LLC, and Versa Development, LLC shall provide an unconditional guaranty of full payment
Project: Village at Boyer Apartments, an 86 unit, LIHTC project to be located in San Antonio, TX.

Credit Facilities:

A) Construction Loan of approximately $11,000,000

- Priced at a variable rate of 30 day LIBOR + 2.3%. Underwritten at a rate of 5.00%.
- Origination Fee of 1.00%
- The Construction Loan will have a 24-month term with two 3-month extensions available. An Extension Fee equal to 0.25% of the outstanding principle amount is due upon the execution of the extension. Conditions to extend below:
  i. Lien free completion and C/O received
  ii. All earned equity installments received
  iii. Project must be 75% leased at WFB proforma rents
  iv. Interest reserve must be deemed adequate by Bank
  v. No condition of default as defined by loan agreement
  vi. No material adverse change in Interest only, payable monthly during construction period
- LTV not to exceed 75% during construction period based on rent-restricted stabilized value and appraised value of LIHTC’s. Appraisal report will be in a form and substance acceptable to the Bank.
- Repayment from equity and permanent proceeds upon stabilization
- The Construction Loan will be Interest only with payments required monthly. Repayment of the Construction Loan will come from equity and permanent proceeds upon stabilization.

B) Wells Fargo will provide a Permanent Loan Commitment of approximately $3,250,000 or such other amount that is satisfactory to Wells Fargo and agreed to by Bank, borrower and tax credit investor prior to closing. Permanent Loan Commitment Amount is subject to full underwriting of rents and expenses and a minimum projected debt service coverage ratio ("DSCR") equal to the greater of (i) 1.20x in the first stabilized year and (ii) such DSCR necessary in the first stabilized year to achieve a 1.10x DSCR through maturity based on inflationary trending determined by Bank. All rents will be underwritten to a market advantage of at least 10% for each
unit type. Replacement reserves of not less than $250 per unit per year escalating by 3% per annum shall be required.

- The maximum Permanent Loan Amount shall not exceed 80% of the appraised value of the rental units based on the income restricted rents.
- The Permanent Loan Commitment shall be secured by a Delivery Assurance Note and Delivery Assurance Mortgage.
- Please note that the Bank reserves the right to assign the Permanent Loan and/or Permanent Loan Commitment to a third party at any time.
- Forward Commitment term of Twenty-Four (24) months, plus two 3-month extensions. The first 3-month extension will be at no cost and the second 3-month extension will require payment of a fee equal to 0.25% of the commitment amount.
- The Permanent Loan shall have a fixed rate determined by WFB and based on the 10-year Treasury bill yield plus a spread of 3.19%. By way of example, as of January 21, 2020, the 10-year Treasuries yield was 1.82% resulting in a rate of 5.01%. The fixed rate and spread over treasury are subject to change and the calculated rate will vary as the index and overall market conditions vary. A 6.00% rate will be used for underwriting purposes.
- Permanent Loan rate to be locked within 5 business days of the construction loan closing, and evidenced in the Permanent Loan Commitment letter.
- The term of the permanent loan will be 16 years from the time of conversion, or mature at least two years prior to the maturity of any subordinate debt subject to Lender approval. In no event shall the term be longer than 16 years. The amortization of the loan will be 35 years with a balloon payment due at maturity.
- Fee Schedule:
  i. Origination Fee equal to the greater of 1% or $10,000, due upon execution of the Permanent Loan Commitment;
  ii. Conversion Fee of $10,000 due upon Permanent Loan closing
- Conversion Criteria:
  i. Borrower to provide evidence that the Property has achieved 90% physical and economic occupancy levels for 90 consecutive days; and
  ii. Borrower to provide evidence that the Property has for a 90 day period has(i) maintained a DSCR of at least 1.20:1.00, and (ii) such
debt service coverage ratio at origination of the Loan that will result in the Project maintaining a DSCR of 1.10:1.00 for the full term of the Loan based on inflationary increases determined by Bank. DSCR to be calculated in accordance with normal permanent loan standards including, but not limited to, actual revenue received during the 90-day period, and the greater of actual or underwritten estimated expenses, and a minimum replacement reserve expense equal to the greater of $250/unit and trending at 3% per annum. Debt service shall include debt service on the permanent loan as well as all “hard” or “must pay” debt associated with the project. The DSCR shall be determined by Lender in its sole discretion.

iii. Borrower shall provide evidence that at least 90% of anticipated tax credit equity advances have been made.

iv. Payment to Lender of the Conversion Fee

- Yield maintenance penalties will be applied if (i) the loan fails to convert to the Permanent Loan within the Forward Commitment Term; (ii) if the Permanent Loan amount is adjusted by more than 20.0%, and/or (iii) if the Permanent Loan is prepaid during the first 15 years of the permanent loan term. Borrower shall pay Lender a fee in an amount equal to the greater of (a) 1% of the unpaid principal balance of the Permanent Loan Amount or (b) the Yield Maintenance Amount (standard formula will be provided). A prepayment penalty equal to 1% of the unpaid principal balance will apply if the loan is prepaid between the 15th year of the term and 3 months prior to loan maturity.

- Lender to approve all subordinated debt terms, payment conditions, and any recorded extended use restriction agreements. Subordinated lenders shall be required to execute a subordination and standstill agreement in form and substance approved by Wells Fargo.

- Financing terms herein assume that any extended use agreement or similar encumbrance affecting the property, by its terms, must terminate upon foreclosure or upon a transfer of the property in lieu of foreclosure, in accordance with Section 42(h)(6)(E) of the Internal Revenue Code.

- Replacement Reserves in the amount of at least $250/unit, to be held by Lender.

- Operating Reserves of not less than 6 months.
Collateral:

- 1st lien deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Security interest in operating and replacement reserve funds
- Subordination of deferred developer fee and other management fees collected by general partner or a related entity
- Assignment and subordination of management, construction, architectural contracts, etc

Other:

Borrower will pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to the following:

- Legal fees and expenses
- Appraisal/survey fees
- Plan and Cost Reviews
- Other Fees

All cost incurred by the Bank are expected to be repaid by borrower whether or not the facilities contemplated herein are funded. This obligation will survive the expiration or termination of any approval.

Draws:

Construction draws will be approved by the Bank, with customary title down-date endorsements and upon approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Reporting Requirements:

Include but are not limited to the following:

- Annual audited financial statements of Borrower and Guarantor
- Annual evidence of tax credit compliance
- Monthly and annual operating statements, rent rolls, and operating budget

Developer Fee:

Timing of payment of developer fee to be mutually agreed upon between Bank and Borrower.

Project Budget:

The Development Budget will include construction contingencies of at least 10% of the General Construction Contract. In addition the bank will require a $100,000 lease up reserve. Significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.
General Contractor: The general contractor will provide a full completion guaranty. Bank will discuss bonding or L/C requirements with Borrower once a GC has been selected and their financials reviewed.

Conditions to Closing: Include but are not limited to the following:
- Review and approval of tax credit equity provider
- Receipt and review of market study
- Receipt of all requested due diligence
- Review and approval of final plans and specifications
- Review and approval of final construction contract and total development budget.
- Appraisal acceptable to the Bank
- Soils analysis and environmental report acceptable to Bank
- Borrower shall indemnify and hold lender harmless from all liability and costs relating to the environmental condition of the Project and the presence thereon of hazardous materials
- Borrower will establish and maintain all operating and management accounts related to the Project with the Bank
- Such other conditions which are customary and reasonable for a loan of this nature and amount

COSTS:
Borrower shall be responsible for and pay all costs, expenses and fees associated with this transaction; regardless of the credit decision reached by the Bank.

DOCUMENTS:
This letter does not set forth all the terms and conditions of the facility offered herein which will be included in the Bank’s loan documentation.

PATRIOT ACT NOTICE:
To help 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. For purposes of this section, account shall be understood to include loan accounts.
TDHCA:

The attached 15-year pro forma was prepared by ALT Affordable Housing Services Inc – Arbor Place and Versa Development, LLC and its principals for Village at Boyer Apartments located in San Antonio, TX. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Wells Fargo 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.

We acknowledge by evidence of our signature all other anticipated sources of funds and their terms as reflected on the sources of funds and financial narrative.

The total operating expenses referenced above include $10,000 for the coordination of tenant services to be provided for the affordable residents of the project.

Additionally, we have performed a preliminary review of the credit worthiness of ALT Affordable Housing Services Inc – Arbor Place, Village at Boyer GP and Versa Development, LLC and its principals. At this time, Wells Fargo 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.

Wells Fargo wishes to thank you for the opportunity to consider financing for this much needed housing development and we look forward to working with you on this transaction.

Please do not hesitate to give me a call at (682) 316-1299 if I can be of further assistance.

Very Truly Yours,

Misty D. Ramsey
Wells Fargo Bank N.A.
Community Lending & Investment
Equity Financing
February 13, 2020

Jerry Du Terroil  
Executive Director  
ALT Affordable Housing Services, Inc. – Arbor Place  
3419 Nacogdoches Rd., Suite 150 San Antonio, Texas 78217  
Office: 210.821.4300  
Fax: 210.821.4303

Raymond H. Lucas  
President of the General Partner  
Lucas & Associates, LP  
8610 North New Braunfels, Suite 536  
San Antonio, Texas 78217  
Phone # (210)821-4399

CC: Ray Lucas

Re: Village at Boyer located in San Antonio, TX

Dear Mr. Terroil and Mr. Lucas:

The purpose of this letter is to indicate an interest of Wells Fargo, in providing equity, and becoming your partner, in Village at Boyer. This letter is provided for use in your application to TDHCA.

The information that you have provided indicates that Village at Boyer is a 86-unit community located in San Antonio, Texas (the “Project”), projected to support 9% Federal Low Income Housing Tax Credits (“LIHTC”) in the annual amount of $1,500,000, which should total $15,000,000 LIHTC throughout the initial compliance period. Based upon this information, Wells Fargo proposes preliminary pricing of $0.95 per LIHTC to purchase a 99.99% interest in the limited partnership that will own and operate Village at Boyer, which amounts to total capital contributions of $14,248,575. We propose that the capital be contributed in accordance with the following schedule:

<table>
<thead>
<tr>
<th>Project Milestone</th>
<th>% of Equity</th>
<th>Capital Contributed</th>
</tr>
</thead>
<tbody>
<tr>
<td>At Closing</td>
<td>25%</td>
<td>$3,562,144</td>
</tr>
<tr>
<td>At Completion</td>
<td>68%</td>
<td>$9,689,031</td>
</tr>
<tr>
<td>Loan Conversion/Stabilization</td>
<td>5%</td>
<td>$712,429</td>
</tr>
<tr>
<td>Delivery of IRS Forms 8609</td>
<td>2%</td>
<td>$284,972</td>
</tr>
<tr>
<td><strong>Total Capital Contributions</strong></td>
<td><strong>100%</strong></td>
<td><strong>$14,248,575</strong></td>
</tr>
</tbody>
</table>
Wells Fargo will require replacement reserves of $250 per unit per year, lease-up reserve of $100,000, and an operating reserve of at least $300,000, which is approximately equal to 5 months of projected operating expenses. Annualized Debt Service Coverage Ratio must not be either (a) less than 1.20 to 1.00 at the time of conversion, or (b) projected to be less than 1.15 to 1.00 in any year of the initial Compliance Period, based on underwriting parameters including income inflation of 2% per year and expense inflation of 3% per year.

Wells Fargo acknowledges all other anticipated sources of funds and their terms as reflected in the attached sources of funds and financial narrative of the application.

Please note that Wells Fargo does not charge syndication, consulting, legal, or other costs so 100% of the aforementioned equity is invested in the Partnership. Furthermore, pricing is based upon current and anticipated federal and state laws, including federal and state corporate income tax rates and other tax laws, rules and regulations (all collectively, the “Laws”), current and anticipated yield requirements (the “Yield Requirements”), and current and anticipated cost of funds (the “Cost of Funds”). Any proposed or actual modifications to such Laws, Yield Requirements, Cost of Funds, and any changes regarding our or the LIHTC industry’s expectations regarding potential tax or other legislative reforms, could affect pricing and the terms herein. In addition, this equity investment is subject to verification of project information, completion of our underwriting, due diligence, documentation, a fully negotiated Partnership Agreement, and Wells Fargo credit approval.

This equity investment is subject to verification of project information, completion of our underwriting, due diligence, documentation, and a fully negotiated Partnership Agreement.

Wells Fargo appreciates the opportunity to respond to your request, and we wish you continued success in your development efforts. If there are any questions regarding the terms of this letter, or if further clarification is required, please feel free to contact me at 704-383-9524.

Sincerely,

[Signature]

Neal C. Deaton
Senior Vice President
Wells Fargo Bank, N.A.
Community Lending & Investment
301 South College Street
Charlotte, NC 28288
Mail Code: D1053-170
Office: (704) 383-9524
Mobile: (704) 458-1633
neal.deaton@wellsfargo.com
Local Government Contribution
February 4, 2020

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

RE: Commitment of Funding for Village at Boyer, TDHCA # 20188

Dear Mr. Wilkinson

This letter is being provided by the City of San Antonio (the "City") to the Texas Department of Housing and Community Affairs (TDHCA) concerning the 2020 Competitive 9% Housing Tax Credit Program to satisfy the requirements of the Section 11.9(d)(2) of the 2020 Qualified Allocation Plan.

This project is eligible to receive development fee waivers through the City of San Antonio Fee Waiver Program. City ordinance permits fee waivers for developments with at least 25% affordable housing units and an additional 25% of units reserved for either affordable or workforce housing. All affordable housing must remain affordable for at least 15 years or comply with the terms of a state or federal affordable housing program such as the 9% Housing Tax Credit Program.

This letter confirms the City's contribution of funding in the form of fee waivers to ALT Affordable Housing Services, Inc. - Arbor Place's construction of Village at Boyer. This project will receive waivers of City development fees in the amount of $500.00. The fee waivers provide a direct benefit to this project by reducing development costs.

This fee waiver is contingent upon the development's compliance with the City of San Antonio Fee Waiver Program and successful award of 2020 Competitive 9% Housing Tax Credits by TDHCA. If the development does not receive an award of Housing Tax Credits, this commitment shall be void. The $500.00 commitment provided herein shall be incorporated into any future incentive package provided by the City.

Regards,

Christopher Lazaro  
Redevelopment Officer, Center City Development & Operations  
christopher.lazaro@sanantonio.gov  
210.207.3960
TAB 36
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below;

1. **Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:**
   - Yes If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - Yes If attempting to score as a certified HUB, evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab
   - Yes The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.
     - Ownership Interest: **100.00%**
     - Cash flow from operations: **50.00%**
     - Developer Fee: **70.00%**
     - Total: **220.00%** (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:**
   - No 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
Dear Applicant:

Our letter dated January 2001, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements
Qualified Nonprofit Participation

ALT Affordable Housing Services Inc – Arbor Place (ALT) owns or controls three low income housing developments comprised of 402 units. The ALT Board of Directors is responsible for overseeing the operations of these properties through the review of budgets, management plans (including staffing, operating procedures, hours of operations, etc.) site visits, financial statements, funding compliance requirements, audit reports and tax returns.

The ALT Board of Directors provides the final approval for all governing items as well as operating matters that affect the property. As part of the nonprofit’s oversight of the property management company, the management company’s operations, the property and the property operations, ALT is actively involved in the operation of the property.

The ALT Executive Director reports to the Board and oversees the day to day operations of the organization and the third-party property manager responsible for the day to day operation of the properties. The Executive Director is also responsible for overseeing development of affordable properties and working with ALT’s co-developers and housing consultant in the submission of funding applications and the fulfillment of all funding awards received for the development of properties.

Should the proposed Village at Boyer development receive a 9% tax credit award, ALT will actively and materially participate in the development and operation of the property in the same manner it actively and materially participates in the development and operation of its other existing tax credit developments.
ALT Affordable Housing Services Inc – Arbor Place (ALT) is a non-governmental (NGO) community-based nonprofit aimed at the development and management of affordable housing. A group of civic-minded individuals sharing a common interest and concern for the preservation of multifamily housing for low-income families established ALT in 1993. Specifically, ALT provides oversight and guidance for the ownership and operation of low-income housing properties for the benefit of families whose annual income is 80% or less of the area median income (AMI). Currently, three (3) multifamily properties, with 402 units of affordable housing, is under ALT’s oversight.

A five (5) member Board of Directors governs ALT. Its membership is comprised of community representatives from various professions and trades, and resident representatives from the housing communities served. ALT qualifies as a Community Housing Development Organization (CHDO). Certification requires the organization’s board maintain one-third low income members and adhere to a formal consulting process for low-income residents when planning and developing housing initiatives.

ALT has been approved by the Internal Revenue Service (IRS) as a 501(c)(3) nonprofit organizations and adheres to federal, state and local regulations governing nonprofit groups. The Executive Management Team is comprised of Jerry Du Terroil the executive director.

PROPERTY MANAGEMENT / RESIDENT SERVICES

Property management of ALT’s existing properties is provided by Wedge Management, Inc. dba Prospera Management, Inc. To further ALT’s goal of providing service oriented affordable housing ALT contracts with Housing and Community Services, Inc. dba Prospera Housing and Community Services, Inc. to provide the services (blended management) to the properties.

MULTIFAMILY COMMUNITIES

<table>
<thead>
<tr>
<th>Community</th>
<th>Units</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>La Risa Apartments</td>
<td>237</td>
<td>800 Babcock Road, San Antonio TX 78201</td>
</tr>
<tr>
<td>Arbor Place Apartments</td>
<td>84</td>
<td>3815 West Avenue, San Antonio, TX 78213</td>
</tr>
<tr>
<td>Rio Lofts</td>
<td>81</td>
<td>319 W. Mitchell St., San Antonio, TX 78204</td>
</tr>
</tbody>
</table>
PROGRAMS

- **Resident Services**: Services at the ALT properties include resident services matching resident needs with resources available in surrounding communities.
- **Resident Board Member Training**: Training courses for residents who represent their property on the affiliate nonprofit boards.
- **Learning Center**: On-site learning centers provide residents and surrounding community members the opportunity to participate in programs such as computer literacy, after school and youth programs, parenting classes, domestic violence awareness, financial literacy, health and wellness, resume development and interviewing skills. Programs are designed to assist residents attain self-sufficiency.

ACCOMPLISHMENTS

- In 2012, ALT was awarded 9% low income housing tax credits to renovate the La Risa Apartments in San Antonio.
- In 2012, ALT was awarded $750,000 from the San Antonio Housing Trust to renovate the 237 unit La Risa Apartments in San Antonio.
- In 2017, ALT was awarded 9% low income housing tax credits to build Rio Lofts in San Antonio.
- In 2017, ALT was awarded $500,000 from the San Antonio Housing Trust to build Rio Lofts in San Antonio.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION STATUS (CHDO)

ALT qualifies as a Community Housing Development Organization under criteria established by the State of Texas and Bexar County, Texas. To qualify, ALT reserves one-third of its membership for low-income representatives, which gives ALT the ability to apply for and administer HOME funds, other state and local funding and receive a 50% ad valorem tax abatement for affordable housing properties it owns and operates.

BOARD OF DIRECTORS and OFFICERS (2019 – 2020)

The Board of Directors is made up of individuals with real estate, business, financial, insurance, human resource, legal and social service backgrounds. The board members are as follows:

<table>
<thead>
<tr>
<th>Chair – Eddie Heinemeier</th>
<th>Treasurer &amp; Resident Board Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>President – Staff Professionals, Inc.</td>
<td>Hulen Jackson</td>
</tr>
<tr>
<td>Professional Employer Organization</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vice Chair &amp; Secretary – Jerry Boles Grona</th>
<th>Asst. Secretary &amp; Resident Board Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boles, Martin and Bloxsom Insurance Property and Casualty Agency</td>
<td>Elizabeth Reschman</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Board Member – Ron Anderson</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retired Non-Profit Housing Provider ED</td>
<td></td>
</tr>
<tr>
<td>Retired Catholic Priest</td>
<td></td>
</tr>
</tbody>
</table>
NOTE: All board members serve in a volunteer capacity. No board member of the corporation is compensated for their service as member of the Board.

DIRECTOR and OFFICER PROFILES

**Eddie Heinemeier** - ALT Board President, is President of Staff Professionals, Inc. a Professional Employer Organization which provides out-source payroll services to many South Texas companies primarily non-profit organizations including various housing providers. Mr. Heinemeier is a certified professional employer specialist since 1994 and has been in Human Resource business for over 25 years. In addition, he is on the board of about 130 charities. Mr. Heinemeier has a BBA from the University of Texas at Austin.

**Jerry Boles** - ALT Board Vice President and Secretary is an officer and Texas licensed insurance agent with Grona, Boles, Martin and Bloxsom in a Texas licensed insurance agency specializing in property and casualty insurance. GBMB provides insurance assistance to various companies throughout South Texas including affordable housing providers. Mr. Boles has over 25 years of experience in this field. Mr. Boles earned a bachelor’s degree from Texas A&M.

**Ronald Anderson** - ALT Board Assistant Secretary, is retired Catholic Priest and retired executive director of a non-profit housing provider. Mr. Anderson has over 20 years in affordable housing experience.

STAFF RESUMES

**Jerry Du Terroil**, JD, Executive Director - Mr. Du Terroil is a Texas licensed attorney having been admitted to the State Bar of Texas in 1972. Mr. Du Terroil has been involved in the development and management of long-term care, assisted living, retirement, and apartment communities since 1982. Previously served as Vice President/General Counsel for Advanced Living Technologies from 1988 to 1992, as President from 1992 to 1999, and as Board Member from 1999 to 2001. Since 1992, he has served as President of ALT Affordable Housing Services - Arbor Place. Mr. Du Terroil has served on the Non-Profit Issues Committee of the Texas Association of Homes and Services for the Aged, an industry association for nonprofit providers of housing and health care for the aged. Prior to joining ALT, he was a member of the original development team and served as consultant to USAA in the development of the $75,000,000 USAA Towers, San Antonio, Texas, a full-service retirement community and nursing home development marketed to retired military officers. Mr. Du Terroil received an experience certificate under the 2019 TDHCA Qualified Allocation Plan on January 30, 2019.
Prospera Housing Community Services

Resident Services Profile

Overview:

At Prospera, our commitment to enhance opportunities for personal and professional success is exhibited through a wide range of supportive services provided to residents and surrounding neighborhoods. Our Resident Services programs are developed by identifying high-value, key performance indicators to ensure the services provided throughout our Community Learning Centers are of optimal quality and demonstrate the positive effects of service-enriched housing. Many of our Centers were designed by the U.S. Department of Housing and Urban Development (HUD) as part of the National Neighborhood Networks program, meeting specified standards of excellence for their operations. We provide youth education and development through multiple programs including our After School Program. As a commitment to the youth we serve, our programs are designed to develop the future leaders of tomorrow. We believe that healthy living begins with the empowerment from adult mentoring, hands-on activities, and community services. Our enriched services hosted by the Services Manager offer Community Learning Centers with youth programs focused on teaching qualities of leadership, individual growth, self-discovery, and other important aspects to encourage non-violence and anti-bullying. We focus on our efforts to promote literacy at all of our community centers through our homework assistance program and our scholastic tutoring. Every aspect of our strategic planning is to cultivate positive elements of security, belonging, freedom, independence, moral values, healthy relationships, personal achievement and recognition.

Demographics:

The Resident Services program will be available to all residents of the property, as well as providing resources, supports and assistance to any residents of the surrounding neighborhoods and community who may be in need.

Service Activities:

Our commitment continues beyond the sticks and bricks of a place to live; we continue to enrich and preserve the quality of life for residents and surrounding communities by offering diverse and site-specific support services.

- Youth Education and Development: (see details below)
- Adult Education: Parenting classes, ESL courses, Job readiness
- Community Education: Citizenship classes, Computer classes, GED courses
- Case Management: Referrals, Notary public, Transportation assistance
- Financial Literacy: Credit repair, Utility assistance, Homebuyer education
• Food Security and Nutrition: Summer food programs, Food pantry, Senior food assistance, Mobile Food Bank deliveries
• Health/Nutrition: Health fairs, Fitness classes, Healthy Cooking classes
• Social and Community Engagement: MLK March, Annual Events, National Night Out

Thorough informal case management and intensive follow-up assessments allow us to address the impact of the services and programs designed to fit the needs and interests of each community. Our goal is to assist families and individuals to achieve a greater quality of life by implementing services and programs that fall into three main categories of service:

• Communities Prosper
• Strengthening Through Education
• Economic Stability

Youth Education and Development:

Youth Education and Development services to be provided may include, but are not limited to:

• Afterschool program
• Homework assistance
• Enrichment activities
• Youth mentoring
• Girls Scouts/Boy Scouts
• Computer literacy
• National Industry-sponsored art competitions
• Skills and recreational hobby groups
• Exposure to higher educational institutions and opportunities
• Arts and crafts instructions
• Educational field trips
• Opportunity for attendance at the Prospera HCS Annual Youth Summer Camp

All families and individuals living on the property as well as the surrounding community residents will benefit from the programs offered at your Community Learning Center. Our goal is to assist families and individuals to achieve greater quality of life by implementing services and programs that help communities prosper.

Youth between the ages of 6-17 will benefit from these programs. The curriculum for the After School Program will vary according to the school syllabus for each district. All programs will include homework assistance for 45 minutes daily, a healthy snack, enrichment activities when applicable, physical recreation, youth mentoring daily, computer literacy on a weekly basis, arts
and crafts instructions weekly and bi-annual educational field trips. An enrollment package for each student will be created and sign in sheets will be required on a daily basis.

Steps will be taken to establish an appropriate curriculum for each Community Learning Center. In order to do this, we will first develop a relationship with local school principals and counseling personnel before curriculum is finalized.

**Experience:**

Prospera Housing Community Services is an experienced organization building and operating supportive housing in South Texas. We've been empowering families for over 25 years by providing safe, high-quality, affordable housing with supportive services. Our supportive housing provides a starting point for pursuing goals, fulfilling dreams, restoring spirit and building self-endurance - all leading to a brighter outlook. Prospera is a proven business model, an enduring institution and a fulfilled commitment to provide safe, high-quality affordable housing. Prospera, led by a seasoned management team, has proven to be an excellent community partner, positively impacting employers, schools, residents and commerce in our municipalities. Currently, forty-five (45) multifamily properties, with nearly 5000 units of assisted housing are under Prospera's oversight and we are under contractual agreement to provide resident services at 37 of these properties.

**Organization:**

PHCS is an experienced organization which has been building, operating, and providing supportive housing in South Texas since 1993. PHCS has been empowering families through our resident services for over 25 years, providing Resident Services and/or Community Learning Center programs at 37 locations throughout South Texas. Last year we served over 900 youth throughout our communities with our Youth Education and Development programs.

Many of our services are funded by contractual agreements formed during the application of Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA). We also receive funding from grant awards and partnership agreements with various agencies. This will be a collaborative effort with multiple organizations and agencies including local school districts. Although the collaborative parties will not be contributing financially, we hope in-kind donations and services from our partners will be provided.
TAB 37
Pursuant to §11.204(13)(A) of the QAP, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a “Special LP”);

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

**Org. Chart Example:**

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

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!
Village at Boyer – 86 Units
TDHCA #20188

Village at Boyer, LP,
a Texas limited partnership
(Owner – 100%)

Village at Boyer GP, LLC
(.0051% General Partner)
a Texas limited liability
company,
Sole General Partner

VDC SA Boyer, LLC
.0049% Special Limited
Partner

100% Member
Versa Development, LLC

100% Member
Manish Verma

Limited Partner
ALT Affordable Housing Services Inc – Arbor Place
To be replaced by:
(LIHTC Investor)
99.99%
TBD

Executive Director – 0%
Jerry Du Terroil

Board Members – 0%
Eddie Heinemeier – President
Jerry Boles – Vice President/Secretary
Elizabeth Reschman – Assistant Secretary
Hulen Jackson – Treasurer
Ron Anderson - Director

Natural persons with control of ALT Affordable Housing Services Inc – Arbor Place are highlighted in yellow.
Village at Boyer – 86 Units
TDHCA #20188

GUARANTOR

Village at Boyer, LP,
a Texas limited partnership
(Owner – 100%)

VDC SA Boyer, LLC

Member – 100%
Versa Development, LLC

Manish Verma – 100%

ALT Affordable Housing Services Inc – Arbor Place
Executive Director – 0%
Jerry Du Terroil

Board Members – 0%
Eddie Heinemeier – President
Jerry Boles – Vice President/Secretary
Elizabeth Reschman – Assistant Secretary
Hulen Jackson – Treasurer
Ron Anderson - Director

Natural persons with control of ALT Affordable
Housing Services Inc – Arbor Place are highlighted in
yellow.
Village at Boyer – 86 Units
TDHCA #20188

DEVELOPER

100%

Co-Developer
ALT Affordable Housing Services Inc – Arbor Place
70%

Executive Director – 0%
Jerry DuTerroil

Board Members – 0%
Eddie Heinemeier – President
Jerry Boles – Vice President/Secretary
Elizabeth Reschman – Assistant Secretary
Hulen Jackson – Treasurer
Ron Anderson – Director

100% Owned and Controlled By
Versa Development, LLC

30%

Co-Developer
VDC SA Boyer, LLC

100% Member
Manish Verma

Natural persons with control of ALT Affordable Housing Services Inc – Arbor Place are highlighted in yellow.
TAB 38
## List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: Village at Boyer, LP</th>
<th>Role/Title</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 3419 Nacogdoches Rd., STE 150</td>
<td>City: San Antonio</td>
<td>State: TX</td>
<td>Zip: 78217</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Development Owner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed:</td>
<td>n/a</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone:</td>
<td>(210) 496-3780</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:duterroil121@aol.com">duterroil121@aol.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| List of Sub-Entities or Principals: |
| 1. ALT Affordable Housing Services Inc - Arbor Place | TDHCA Experience: Yes |
| 2. n/a | TDHCA Experience: No |
| 3. n/a | TDHCA Experience: No |
| 4. n/a | TDHCA Experience: No |
| 5. n/a | TDHCA Experience: No |
| 6. n/a | TDHCA Experience: No |

<table>
<thead>
<tr>
<th>Organization Legal Name: Village at Boyer, GP, LLC</th>
<th>Role/Title</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 3419 Nacogdoches Rd., STE 150</td>
<td>City: San Antonio</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>Village at Boyer, LP</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:duterroil121@aol.com">duterroil121@aol.com</a></td>
<td></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. Jerry Du Terroil | TDHCA Experience: Yes |
| 2. Eddie Heinemeier | TDHCA Experience: Yes |
| 3. Jerry Boles | TDHCA Experience: Yes |
| 4. Ron Anderson | TDHCA Experience: Yes |
| 5. Hulen Jackson | TDHCA Experience: Yes |
| 6. Elizabeth Reschman | TDHCA Experience: Yes |

<table>
<thead>
<tr>
<th>Organization Legal Name: VDC SA Boyer, LLC</th>
<th>Role/Title</th>
<th>Co-Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 4733 College Park, Ste 200</td>
<td>City: San Antonio</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:manishv@versadevco.com">manishv@versadevco.com</a></td>
<td></td>
</tr>
</tbody>
</table>

| Organization is identified on Org. Chart: | Yes |
| Ability to exercise Control over the Development? | Yes |

<p>| List of Sub-Entities or Principals: |
| 1. Manish Verma | TDHCA Experience: Yes |
| 2. | TDHCA Experience: |
| 3. | TDHCA Experience: |
| 4. | TDHCA Experience: |
| 5. | TDHCA Experience: Yes |
| 6. | TDHCA Experience: |</p>
<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
<th>Co-Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Versa Development, LLC</td>
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</tr>
</tbody>
</table>

**Address:** 4733 College Park, Ste 200  
**City:** San Antonio  
**State:** TX  
**Zip:** 78249

**Name(s) of Entities the Organization Owns or Controls:** VDC SA Boyer, LLC

**Organization legally formed?** Yes  
**Date formed:** 5/19/2008  
**Legal Org is or will be:** Limited Liability Company

**Previous TDHCA Experience?** Yes  
**Phone:** 210530090  
**Email:** manishv@versadevco.com

**Organization is identified on Org. Chart:** Yes  
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**

<table>
<thead>
<tr>
<th>1.</th>
<th>2.</th>
<th>3.</th>
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<tbody>
<tr>
<td>Manish Verma</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA Experience: Yes</td>
<td></td>
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</tr>
</tbody>
</table>

**Organization Legal Name:**  
**Role/Title:**  
**Address:**  
**City:**  
**State:**  
**Zip:**

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**  
**Date formed:**  
**Legal Org is or will be:**

**Previous TDHCA Experience?**  
**Phone:**  
**Email:**

**Organization is identified on Org. Chart:**  
**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

<table>
<thead>
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<th>1.</th>
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<th>3.</th>
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<tbody>
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<tr>
<td>TDHCA Experience:</td>
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</tbody>
</table>

**Organization Legal Name:**  
**Role/Title:**  
**Address:**  
**City:**  
**State:**  
**Zip:**

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**  
**Date formed:**  
**Legal Org is or will be:**

**Previous TDHCA Experience?**  
**Phone:**  
**Email:**

**Organization is identified on Org. Chart:**  
**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

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**Role/Title:**  
**Address:**  
**City:**  
**State:**  
**Zip:**

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**  
**Date formed:**  
**Legal Org is or will be:**

**Previous TDHCA Experience?**  
**Phone:**  
**Email:**

**Organization is identified on Org. Chart:**  
**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

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<tr>
<td>TDHCA Experience:</td>
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</tr>
</tbody>
</table>

2/18/2020
TAB 39
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: Village at Boyer, LP, limited partnership
Email Address: duterroil1@aol.com
City & State of Home Addr: San Antonio, TX
Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.
   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
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<td>ESG</td>
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<td>LIHEAP</td>
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<td>TBRA</td>
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<td>HOME:</td>
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<td>HTF/OCI:</td>
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<td>Bootstrap</td>
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<td>Other:</td>
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<td>Other:</td>
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</tr>
</tbody>
</table>
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:** Village at Boyer GP, LLC, general partner  
**Email Address:** duterroil1@aol.com  
**City & State of Home Addr:** San Antonio, TX  
**Applicant Legal Name:** Village at Boyer, LP/Village at Perrin Beitel, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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<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>
<th>CSBG</th>
<th>ESG</th>
<th>LIHEAP</th>
<th>TBRA</th>
<th>HOME: CFDC</th>
<th>HBA</th>
<th>PWD</th>
<th>Self-Help</th>
<th>HTF/OCI: AYBR</th>
<th>Bootstrap</th>
<th>CFDC</th>
<th>Other:</th>
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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: ALT Affordable Housing Services Inc - Arbor Place, Sole member of GP/Co-Developer/Co-Guarantor
Email Address: duterroil1@aol.com
City & State of Home Addr: San Antonio, TX
Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1556</td>
<td>Champion Homes at Marshall Meadows</td>
<td>San Antonio</td>
<td>BOND</td>
<td>xx2005</td>
<td>Dec-09</td>
</tr>
<tr>
<td>04488-B</td>
<td>Champion Homes at Mission Del Rio</td>
<td>San Antonio</td>
<td>BOND</td>
<td>xx2005</td>
<td>xx2010</td>
</tr>
<tr>
<td>04489-B</td>
<td>Champion Homes at Port Royal</td>
<td>San Antonio</td>
<td>BOND</td>
<td>xx2005</td>
<td>Dec-09</td>
</tr>
<tr>
<td>10169</td>
<td>La Risa</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Jul-10</td>
<td></td>
</tr>
<tr>
<td>17013</td>
<td>Rio Lofts</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Jun-18</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

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<table>
<thead>
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<th>Community Affairs:</th>
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<tbody>
<tr>
<td>CSBG</td>
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**Previous Participation Form**

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**Person/Role:** Jerry Du Terroil, Executive Director ALT Affordable Housing Services Inc - Arbor Place  
**Email Address:** duterroil1@aol.com  
**City & State of Home Addr:** San Antonio, TX  
**Applicant Legal Name:** Village at Boyer, LP/Village at Perrin Beitel, LP

1. **List experience with all TDHCA rental development programs** (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![Select box for certification]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
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</tr>
<tr>
<td>10169</td>
<td>La Risa</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Jul-10</td>
<td></td>
</tr>
<tr>
<td>17013</td>
<td>Rio Lofts</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Jun-18</td>
<td></td>
</tr>
</tbody>
</table>

2. **Identify all Community Affairs and Single Family department programs** that you have participated in within the last three (3) years by placing an "x" next to the program name.

   ![Select box for certification]

   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>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<th>ESG</th>
<th>LIHEAP</th>
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Person/Role: Eddie Heinemeier, President of ALT Affordable Housing Services Inc - Arbor Place

Email Address: heinemeiers@bmail.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

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Person/Role: Jerry Boles, Vice President/Secretary of ALT Affordable Housing Services Inc - Arbor Place

Email Address: jerryb@gbmbinsurance.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

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<th>Person/Role:</th>
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Person/Role: Hulen Jackson, Treasurer of ALT Affordable Housing Services Inc - Arbor Place

Email Address: none

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

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Person/Role: Ron Anderson, Director of ALT Affordable Housing Services Inc - Arbor Place
Email Address: ronron.mex@gmail.com
City & State of Home Addr: San Antonio, TX
Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

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Person/Role: **VDC SA Boyer, LLC, Special Limited Partner/Co-Developer/Co-Guarantor**

Email Address: manishv@versadevco.com

City & State of Home Addr: **San Antonio, TX**

Applicant Legal Name: **Village at Boyer, LP/Village at Perrin Beitel, LP**

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<tr>
<td>TBRA</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>Self-Help</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td>NSP</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
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<td></td>
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</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** Versa Development, LLC, 100% member of Special Limited Partner  
**Email Address:** manishv@versadevco.com  
**City & State of Home Addr:** San Antonio, TX  
**Applicant Legal Name:** Village at Boyer, LP/Village at Perrin Beitel, LP  

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.  

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.  

   Add more rows to the form as needed.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12388</td>
<td>Paseo Point</td>
<td>Los Fresnos</td>
<td>HTC/HOME</td>
<td>Sep-12</td>
<td></td>
</tr>
<tr>
<td>12339</td>
<td>Hacienda del Sol</td>
<td>San Benito</td>
<td>HTC/HOME</td>
<td>Sep-12</td>
<td></td>
</tr>
<tr>
<td>13232</td>
<td>Paso Fino</td>
<td>San Benito</td>
<td>HTC</td>
<td>Aug-13</td>
<td></td>
</tr>
<tr>
<td>14256</td>
<td>Retama Park</td>
<td>Brownsville</td>
<td>HTC</td>
<td>Sep-14</td>
<td></td>
</tr>
<tr>
<td>15264</td>
<td>La Palmilla</td>
<td>Edinburg</td>
<td>HTC</td>
<td>Sep-15</td>
<td></td>
</tr>
<tr>
<td>16263</td>
<td>Starlight</td>
<td>McAllen</td>
<td>HTC</td>
<td>Aug-16</td>
<td></td>
</tr>
<tr>
<td>16352</td>
<td>Commissioners' Corner</td>
<td>El Paso</td>
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<td>Aug-16</td>
<td></td>
</tr>
<tr>
<td>17431</td>
<td>Commissioners' Corner</td>
<td>El Paso</td>
<td>HTC</td>
<td>Nov-17</td>
<td></td>
</tr>
<tr>
<td>17334</td>
<td>Medano Heights</td>
<td>El Paso</td>
<td>HTC</td>
<td>Nov-17</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an “x” next to the program name.  

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>CFDC</td>
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</tr>
<tr>
<td>DR</td>
<td></td>
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<tr>
<td>HTF/OCI:</td>
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<tr>
<td>Other:</td>
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Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Manish Verma, 100% member of Versa Development, LLC
Email Address: manishv@versadevco.com
City & State of Home Addr: San Antonio, TX
Applicant Legal Name: Village at Boyer, LP/Village at Perrin Beitel, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>03264</td>
<td>Riversquare</td>
<td>Corpus Christi</td>
<td>HTC</td>
<td>Aug-04</td>
<td></td>
</tr>
<tr>
<td>04043</td>
<td>Stonehouse Apt.</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Aug-04</td>
<td></td>
</tr>
<tr>
<td>05445</td>
<td>Bayview</td>
<td>Baytown</td>
<td>HTC</td>
<td>Feb-06</td>
<td></td>
</tr>
<tr>
<td>05118</td>
<td>Vista Verde I &amp; II</td>
<td>San Antonio</td>
<td>HTC</td>
<td>May-06</td>
<td>Jan-10</td>
</tr>
<tr>
<td>05127</td>
<td>Navigation Pointe</td>
<td>Corpus Christi</td>
<td>HTC</td>
<td>May-06</td>
<td></td>
</tr>
<tr>
<td>060610</td>
<td>Meadowlands</td>
<td>Houston</td>
<td>HTC</td>
<td>Oct-06</td>
<td></td>
</tr>
<tr>
<td>060418</td>
<td>Southpark Ranch</td>
<td>Austin</td>
<td>HTC</td>
<td>Nov-08</td>
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</tr>
<tr>
<td>08920</td>
<td>Constellation Ranch (aka Palmero)</td>
<td>Midland</td>
<td>HTC/HOME</td>
<td>Nov-08</td>
<td></td>
</tr>
<tr>
<td>10169</td>
<td>La Risa</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Aug-10</td>
<td></td>
</tr>
<tr>
<td>11011</td>
<td>Sedona Village</td>
<td>Ft. Worth</td>
<td>HTC</td>
<td>Aug-10</td>
<td></td>
</tr>
<tr>
<td>09265/</td>
<td>09986 Greenhouse Village</td>
<td>Cypress</td>
<td>Exchange</td>
<td>Aug-10</td>
<td></td>
</tr>
<tr>
<td>12339</td>
<td>Hacienda del Sol</td>
<td>San Benito</td>
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</tr>
<tr>
<td>15400</td>
<td>Compass Pointe</td>
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<td>HTC/Bond</td>
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<tr>
<td>CSBG</td>
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<tr>
<td>ESG</td>
<td></td>
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</tr>
<tr>
<td>LIHEAP</td>
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<td></td>
<td>TRA</td>
</tr>
<tr>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td></td>
<td></td>
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</tbody>
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<tr>
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<th>AYBR</th>
<th>Bootstrap</th>
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</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

| Other:          |      |           |      |
TAB 40
# Nonprofit Participation

**x Nonprofit Set-Aside (Competitive HTC Applications Only)**

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

## Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization Name</td>
<td>ALT Affordable Housing Services, Inc. - Arbor Place</td>
</tr>
<tr>
<td>Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period?</td>
<td>Yes</td>
</tr>
<tr>
<td>If no to the question above, what is its current legal status?</td>
<td>n/a</td>
</tr>
<tr>
<td>Date of legal formation of Nonprofit Organization</td>
<td>8/24/1993</td>
</tr>
<tr>
<td>1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?</td>
<td>Yes</td>
</tr>
<tr>
<td>If “Yes”, will this nonprofit organization Control the Applicant?</td>
<td>Yes</td>
</tr>
<tr>
<td>What is the ownership percentage of this nonprofit organization?</td>
<td>100%</td>
</tr>
<tr>
<td>2) Describe the nonprofit’s participation:</td>
<td>Owner</td>
</tr>
<tr>
<td>3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:</td>
<td>Sole member of the GP</td>
</tr>
<tr>
<td>4) Will the nonprofit receive part of the development fees paid in connection with the development?</td>
<td>Yes</td>
</tr>
<tr>
<td>If “Yes,” explain:</td>
<td>ALT Affordable Housing Services, Inc. - Arbor Place will receive 70% of developer fees</td>
</tr>
</tbody>
</table>

Application includes a resolution approved by the board of the nonprofit organization indicating clear approval of the organization's participation in the Application and naming all members of the board and employees who may act on its behalf.
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jerry Du Terroil</td>
<td>Executive Director</td>
<td>3419 Nacogdoches Rd., Suite 150</td>
<td>San Antonio</td>
<td>TX</td>
<td>78217</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 496-3780</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ron Anderson</td>
<td>Director</td>
<td>1331 South Flores, Apt. 403</td>
<td>San Antonio</td>
<td>TX</td>
<td>78204</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 827-7353</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hulen Jackson</td>
<td>Treasurer</td>
<td>3815 West Ave. Apt. 216</td>
<td>San Antonio</td>
<td>TX</td>
<td>78201</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 393-2578</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elizabeth Reschman</td>
<td>Assistant Secretary</td>
<td>800 Babcock Road, Apt. 14201</td>
<td>San Antonio</td>
<td>TX</td>
<td>78201</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 505-1557</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jerry Boles</td>
<td>Vice President</td>
<td>P.O. Box 790828</td>
<td>San Antonio</td>
<td>TX</td>
<td>78279</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 366-5094</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eddie Heinemeier</td>
<td>President</td>
<td>3239-1 Rustic Oak</td>
<td>San Antonio</td>
<td>TX</td>
<td>78261</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(210) 296-9944</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TAB 41
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
CERTIFICATION OF
RESOLUTIONS OF THE
BOARD OF DIRECTORS OF
ALT Affordable Housing Services Inc – Arbor Place

October 4, 2019

At a meeting of the Board of Directors of ALT Affordable Housing Services Inc – Arbor Place (ALT) held October 4, 2019 the following resolutions were approved, in accordance with the organizational documents of the Corporation:

WHEREAS, ALT desires to ratify, approve and authorize application for 2020 9% Low Income Tax Credits with the Texas Department of Housing and Community Affairs and related funding. ALT is applying for 9% Low Income Tax Credits with the Texas Department of Housing and Community Affairs (TDHCA) to construct the 86-unit Village at Boyer Apartments. The application is requesting $1,500,000 in tax credits along with interim or permanent FHA or conventional bank financing. This action requires that application, award and completion of tax credits, formation of appropriate organizational entities, construction financing, permanent financing, local government financing (including but not limited to City of San Antonio HOME/CDBG funding; Bexar County HOME funding and other available funding), Federal HOME Loan Bank (FHLB), and TDHCA funding (Direct Loan, TCAP, etc.), property management, development agreements and any other required documentation be ratified, approved, and authorized by the board.

RESOLVED, to ratify and approve ALT to apply for, commit, bind, fund, form or complete the new construction of the Village at Boyer Apartments including, but not limited to, 2020 9% tax credits from TDHCA, Village at Boyer, LP documentation, Village at Boyer GP, LLC documentation, construction loan financing, permanent loan financing, local government, other and TDHCA financing, property management documentation, developer agreement and any and all ancillary documents necessary to complete the construction of the 86-unit Village at Boyer Apartments.

FURTHER RESOLVED, to ratify and approve Jerry Du Terroil, Executive Director, Board Chair or any other officer of the board as authorized signatories to sign any and all documents necessary to apply for, commit, bind, fund, form or complete the construction of the Village at Boyer Apartments as set forth above.
CERTIFICATION

The undersigned being Jerry Boles, the duly elected Vice President/Secretary of ALT Affordable Housing Inc – Arbor Place (ALT) does hereby certify that the foregoing resolutions were duly adopted and approved by the Board of Directors of ALT at a meeting of the Board of Directors held October 4, 2019.

Jerry Boles, Vice President/Secretary

[Signature]

Date

2/10/2020
ALT AFFORDABLE HOUSING SERVICES INC
ARBOR PLACE
8546 BROADWAY STE 250
SAN ANTONIO, TX  78217-0000

Dear Applicant:

Our letter dated January 2001, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)
February 14, 2020

Texas Department of Housing and Community Affairs
P.O. Box 13941
221 East 11th Street
Austin, Texas 78711-3941

RE: Name of Development: Village at Boyer
   TDHCA Development Number: 20188
   Address of Development: 1510 Hoefgen
                           San Antonio, Texas  78210
   Development Owner: Village at Boyer, LP

Ladies and Gentlemen:

Village at Boyer, LP, a to-be-formed Texas limited partnership, is the Applicant (herein so called). ALT Affordable Housing Services Inc – Arbor Place, a Texas non-profit corporation ("ALT"), will be the sole general partner of Applicant through ALT’s wholly-owned subsidiary. We have been asked to render our legal opinion to meet the requirements of Texas Government Code Section 2306.6706 and 10 Texas Administrative Code Section 11.204(14)(A)(iii). This opinion is issued to the Texas Department of Housing and Community Affairs (the "Department") so that the Department, its governing board, and its staff may rely on it in making any determinations that the Applicant is eligible under Texas Government Code Section 2306.6706(b) for a housing tax credit application from the non-profit set-aside.

In rendering our opinion, we have reviewed (i) the Articles of Incorporation of ALT filed with the Texas Secretary of State on August 24, 1993, as amended by the Articles of Amendment filed with the Texas Secretary of State on July 12, 1995, as further amended by the Articles of Amendment filed with the Texas Secretary of State on February 29, 1996, and as further amended by the Articles of Amendment filed with the Texas Secretary of State on April 19, 1999; (ii) By-laws dated as of May 9, 2011; (iii) a letter from the Internal Revenue Service dated September 30, 2005, recognizing the tax-exempt status of ALT as a 501(c)(3) organization; (iv) a Certification of ALT to our firm with respect to certain matters set forth herein (the "Certification"); (v) a listing of the board of directors of ALT with each director's address of principal residence (the "Board List"); and (vi) a Certificate of Fact with respect to
ALT issued by the Texas Secretary of State and a Statement of Franchise Tax Account Status with respect to ALT issued by the Texas Comptroller of Public Accounts, each dated February 10, 2020 (collectively, the "Good Standing Certificates").

We have also examined the records of ALT to determine whether or not there exists any identity of interest between ALT and any for-profit sponsors of the above-referenced development (the "Development"). We have assumed and relied upon the genuineness of all certifications and have no reason to question them. The review of all such documents, individually and collectively, forms the basis for our opinion.

Based upon our review of the foregoing, it is our opinion that:

1. ALT is not affiliated with, or Controlled (within the meaning of 10 Texas Administrative Code Section 11.1(d)(30)) by, a for-profit organization with respect to the Development, based on the Articles of Incorporation, Bylaws, and Certification of ALT referenced above.

2. ALT is a "Qualified Nonprofit Organization" within the meaning of Section 2306.6706 of the Texas Government Code and Section 42(h)(5) of the Internal Revenue Code.

3. ALT is an organization described in paragraph (3) or (4) of Section 501(c) and is exempt from tax under Section 501(a) of the Internal Revenue Code. ALT is an organization that has its Internal Revenue Service documentation of designation as a Section 501(c)(3) or 501(c)(4) organization as of the beginning of the Application Acceptance Period for the 2020 tax credit allocation round. ALT, through its wholly-owned subsidiary, will be the managing general partner of the Applicant.

4. ALT is an organization which specifically has the fostering of low-income housing as one of its tax exempt purposes, and the development and operation of the Development as low income housing is a legal purpose of the Applicant.

5. The Applicant is eligible for a housing credit allocation from the set-aside reserved for the use of qualified non-profit organizations based on the Applicant's representations in the tax credit application for the Development that ALT will have 100% control of the Applicant's managing general partner. Moreover, based on the Certification and the Board List, a majority of the members of ALT's Board of Directors reside within 90 miles of the proposed Development.

6. The Applicant will have the managing general partner or an affiliate or subsidiary that is also a non-profit entity or its non-profit affiliate or subsidiary meeting the requirements of Sections 2306.6706 and 2306.6729 of the Texas Government...
Code and Section 42(h)(5) of the Internal Revenue Code be the Developer or co-Developer as evidenced in the development agreement.

7. ALT prohibits any member of its board of directors (the "Board"), other than a chief staff member serving concurrently as a member of the Board, from receiving material compensation for service on the Board.

8. Based on the Good Standing Certificates, ALT has the corporate authority to do business as a non-profit corporation in Texas.

In rendering Opinion 6 above, we have assumed that the development agreement that will be entered into for the Development will be consistent with the representations in the tax credit application for the Development regarding non-profit participation.

Sincerely,

LOCKE LORD LLP
## ALT Affordable Housing Services, Inc. - Arbor Place and Associates

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<td>Consolidating Statement of Activities and Changes in Net Assets</td>
<td>24</td>
</tr>
</tbody>
</table>
Independent Auditor’s Report

To the Board of Directors
ALT Affordable Housing Services, Inc. - Arbor Place and Associates
San Antonio, Texas

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated statement of financial position of ALT Affordable Housing Services, Inc. - Arbor Place and Associates (collectively, the “Company”) as of May 31, 2019, and the related consolidated statements of activities, changes in net assets, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of consolidated 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 consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Company as of May 31, 2019, 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.
Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying supplementary information on pages 22 through 24 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Adoption of New Accounting Guidance

As discussed in Note 2 to the consolidated financial statements, ALT Affordable Housing Services, Inc. - Arbor Place and Associates adopted the Financial Accounting Standards Board’s Accounting Standards Update (“ASU”) 2016-14, Not-for-Profit Entities (Topic 958) Presentation of Financial Statements of Not-for-Profit Entities as of and for the year ended May 31, 2019. The requirements of the ASU have been applied retrospectively. Our opinion is not modified with respect to this matter.

CohnReznick LLP

Austin, Texas
October 1, 2019
## Consolidated Statement of Financial Position
May 31, 2019

### Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash - operations</td>
<td>$ 281,800</td>
</tr>
<tr>
<td>Cash - entity</td>
<td>7,583</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>54,895</td>
</tr>
<tr>
<td>Prepaid developer fees</td>
<td>121,764</td>
</tr>
<tr>
<td>Accounts receivable - tenants, net</td>
<td>39,415</td>
</tr>
<tr>
<td>Security deposits</td>
<td>69,405</td>
</tr>
<tr>
<td>Escrow deposits</td>
<td>97,501</td>
</tr>
<tr>
<td>Reserve for replacements</td>
<td>423,673</td>
</tr>
<tr>
<td>Operating reserve</td>
<td>622,937</td>
</tr>
<tr>
<td>Other reserves</td>
<td>24,549</td>
</tr>
<tr>
<td></td>
<td><strong>1,743,522</strong></td>
</tr>
<tr>
<td>Construction in progress</td>
<td>9,146,591</td>
</tr>
<tr>
<td>Land and improvements</td>
<td>4,764,185</td>
</tr>
<tr>
<td>Buildings</td>
<td>20,567,480</td>
</tr>
<tr>
<td>Equipment</td>
<td>232,442</td>
</tr>
<tr>
<td>Furniture and fixtures</td>
<td>841,755</td>
</tr>
<tr>
<td></td>
<td><strong>35,552,453</strong></td>
</tr>
<tr>
<td>Less accumulated depreciation</td>
<td>(5,505,672)</td>
</tr>
<tr>
<td></td>
<td><strong>30,046,781</strong></td>
</tr>
<tr>
<td>Deferred tax credit costs, net</td>
<td>121,455</td>
</tr>
<tr>
<td>Developer fee receivable</td>
<td>50,585</td>
</tr>
<tr>
<td>Other assets</td>
<td>29,622</td>
</tr>
<tr>
<td></td>
<td><strong>201,662</strong></td>
</tr>
<tr>
<td>Total assets</td>
<td><strong>$ 31,991,965</strong></td>
</tr>
</tbody>
</table>
## Consolidated Statement of Financial Position

**May 31, 2019**

### Liabilities and Net Assets

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable - operations</td>
<td>55,916</td>
</tr>
<tr>
<td>Accrued wages payable</td>
<td>19,099</td>
</tr>
<tr>
<td>Other accrued expenses</td>
<td>25,916</td>
</tr>
<tr>
<td>Accrued management fee payable</td>
<td>3,946</td>
</tr>
<tr>
<td>Accrued interest payable</td>
<td>78,767</td>
</tr>
<tr>
<td>Tenants’ security deposits liability</td>
<td>67,330</td>
</tr>
<tr>
<td>Accrued property taxes payable</td>
<td>72,308</td>
</tr>
<tr>
<td>Prepaid revenue</td>
<td>66,242</td>
</tr>
<tr>
<td>Construction contract payable</td>
<td>1,022,466</td>
</tr>
<tr>
<td>Other construction costs payable</td>
<td>119,472</td>
</tr>
<tr>
<td>Deferred revenue - cable contract</td>
<td>11,515</td>
</tr>
<tr>
<td>Due to associated entities</td>
<td>232,218</td>
</tr>
<tr>
<td>Mortgages payable, net</td>
<td>17,243,232</td>
</tr>
<tr>
<td>Developer fee payable</td>
<td>337,230</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>19,355,657</strong></td>
</tr>
</tbody>
</table>

### Contingency

- **Net assets**

<table>
<thead>
<tr>
<th>Net assets without donor restrictions, controlling</th>
<th>(1,639,051)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net assets without donor restrictions, noncontrolling</td>
<td>14,275,359</td>
</tr>
<tr>
<td><strong>Total net assets without donor restrictions</strong></td>
<td><strong>12,636,308</strong></td>
</tr>
</tbody>
</table>

| **Total net assets**                              | **12,636,308** |

### Total liabilities and net assets

| **Total liabilities and net assets**                | **$ 31,991,965** |

---

See Notes to Consolidated Financial Statements.
## Consolidated Statement of Activities

**Year Ended May 31, 2019**

### Revenue

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental revenue</td>
<td>$1,758,818</td>
</tr>
<tr>
<td>Tenant assistance payments</td>
<td>662,187</td>
</tr>
<tr>
<td>Vacancies and concessions</td>
<td>(157,297)</td>
</tr>
<tr>
<td>Laundry and vending</td>
<td>15,307</td>
</tr>
<tr>
<td>Tenant charges</td>
<td>65,273</td>
</tr>
<tr>
<td>Miscellaneous revenue</td>
<td>2,571</td>
</tr>
<tr>
<td>Developer fee revenue</td>
<td>3,446</td>
</tr>
<tr>
<td>Miscellaneous financial income</td>
<td>5,840</td>
</tr>
</tbody>
</table>

**Total revenue**  

### Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries and employees benefits</td>
<td>520,524</td>
</tr>
<tr>
<td>Repairs and maintenance</td>
<td>411,517</td>
</tr>
<tr>
<td>Utilities</td>
<td>247,891</td>
</tr>
<tr>
<td>Property management fee</td>
<td>107,586</td>
</tr>
<tr>
<td>Property insurance</td>
<td>97,586</td>
</tr>
<tr>
<td>Miscellaneous operating expenses</td>
<td>125,599</td>
</tr>
<tr>
<td>Interest expense</td>
<td>338,082</td>
</tr>
<tr>
<td>Bad debt expense</td>
<td>73,906</td>
</tr>
<tr>
<td>Legal expense</td>
<td>6,642</td>
</tr>
<tr>
<td>Audit expense</td>
<td>24,250</td>
</tr>
<tr>
<td>Accounting expense</td>
<td>39,625</td>
</tr>
<tr>
<td>Real estate taxes</td>
<td>118,291</td>
</tr>
<tr>
<td>Miscellaneous taxes, licenses, and insurance</td>
<td>9,059</td>
</tr>
<tr>
<td>MIP expense</td>
<td>18,674</td>
</tr>
<tr>
<td>Miscellaneous other expenses</td>
<td>129,129</td>
</tr>
<tr>
<td>Loss on disposition of fixed assets</td>
<td>2,893</td>
</tr>
<tr>
<td>Loss on involuntary conversion</td>
<td>20,000</td>
</tr>
<tr>
<td>Depreciation</td>
<td>714,851</td>
</tr>
<tr>
<td>Amortization</td>
<td>8,317</td>
</tr>
</tbody>
</table>

**Total expenses**  

### Change in net assets

- **Change in net assets**: $(658,277)$
- **Change in net assets attributable to noncontrolling interest**: $(396,235)$
- **Change in net assets attributable to controlling interest**: $(262,042)$

---

See Notes to Consolidated Financial Statements.
## Consolidated Statement of Changes in Net Assets

**Year Ended May 31, 2019**

<table>
<thead>
<tr>
<th></th>
<th>Net Assets Without Donor Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Controlling interest</td>
</tr>
<tr>
<td>Balance at May 31, 2018</td>
<td>$ (1,377,009)</td>
</tr>
<tr>
<td>Capital contributions</td>
<td>-</td>
</tr>
<tr>
<td>Syndication costs</td>
<td>-</td>
</tr>
<tr>
<td>Change in net assets - year ended</td>
<td></td>
</tr>
<tr>
<td>May 31, 2019</td>
<td>(262,042)</td>
</tr>
<tr>
<td>Balance at May 31, 2019</td>
<td>$ (1,639,051)</td>
</tr>
</tbody>
</table>

See Notes to Consolidated Financial Statements.
Consolidated Statement of Cash Flows  
Year Ended May 31, 2019

Cash flows from operating activities

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change in net assets</td>
<td>$(658,277)</td>
</tr>
<tr>
<td>Adjustments to reconcile change in net assets to net cash used in operating activities</td>
<td></td>
</tr>
<tr>
<td>Depreciation</td>
<td>714,851</td>
</tr>
<tr>
<td>Amortization</td>
<td>8,317</td>
</tr>
<tr>
<td>Amortization of debt issuance costs</td>
<td>2,177</td>
</tr>
<tr>
<td>Loss on disposition of fixed assets</td>
<td>2,893</td>
</tr>
<tr>
<td>Loss on involuntary conversion</td>
<td>20,000</td>
</tr>
<tr>
<td>Deferred revenue - cable contract</td>
<td>(1,470)</td>
</tr>
<tr>
<td>Changes in asset and liability accounts</td>
<td></td>
</tr>
<tr>
<td>(Increase) decrease in assets</td>
<td></td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>12,998</td>
</tr>
<tr>
<td>Accounts receivable - tenants, net</td>
<td>16,067</td>
</tr>
<tr>
<td>Developer fee receivable</td>
<td>37,520</td>
</tr>
<tr>
<td>Tenant security deposits, net</td>
<td>10,795</td>
</tr>
<tr>
<td>Increase (decrease) in liabilities</td>
<td></td>
</tr>
<tr>
<td>Accounts payable - operations</td>
<td>4,485</td>
</tr>
<tr>
<td>Accrued wages payable</td>
<td>(11,257)</td>
</tr>
<tr>
<td>Other accrued expenses</td>
<td>(3,783)</td>
</tr>
<tr>
<td>Accrued interest</td>
<td>(38,579)</td>
</tr>
<tr>
<td>Property management fee payable</td>
<td>1,449</td>
</tr>
<tr>
<td>Prepaid revenue</td>
<td>(487)</td>
</tr>
<tr>
<td>Deferred revenue - insurance proceeds</td>
<td>(8,457)</td>
</tr>
<tr>
<td><strong>Total adjustments</strong></td>
<td><strong>767,519</strong></td>
</tr>
<tr>
<td><strong>Net cash provided by operating activities</strong></td>
<td><strong>109,242</strong></td>
</tr>
</tbody>
</table>
## Consolidated Statement of Cash Flows
### Year Ended May 31, 2019

### Cash flows from investing activities
- **Capital expenditures**: $(9,726,388)
- **Construction contract paid**: $(43,455)
- **Change in escrow deposits**: $4,093
- **Change in reserve for replacements**: $(44,657)
- **Change in operating reserve**: $(4,728)
- **Change in other reserves**: $35,467
- **Net deposits on payroll account**: $(1,800)
- **Payment of developer fee**: $(384,635)
- **Proceeds from insurance settlement**: $24,123

**Net cash used in investing activities**: $(10,141,980)

### Cash flows from financing activities
- **Proceeds from mortgages, notes, and loans payable**: $8,579,525
- **Principal payments on mortgages payable**: $(332,746)
- **Contributions**: $1,671,709
- **Debt issuance costs paid**: $(211,875)
- **Tax credit fees paid**: $(52,148)
- **Syndication costs paid**: $(25,000)
- **Due to affiliates**: $122,218

**Net cash provided by financing activities**: $9,751,683

**Net increase (decrease) in cash**: $(281,055)

### Supplemental disclosure of cash flow information
- **Cash paid for interest, net of amounts capitalized**: $263,530

### Supplemental schedule of non-cash activities
- **Investment in rental property**: $(1,225,779)
- **Amortization of deferred loan costs**: $9,392
- **Construction contract payable**: $1,022,466
- **Other construction costs payable**: $119,472
- **Accrued property taxes**: $23,668
- **Accrued interest**: $50,781

**Total**: $-

See Notes to Consolidated Financial Statements.
Note 1 - Organization

Reporting entity and nature of operations
ALT Affordable Housing Services, Inc. – Arbor Place (“ALT”) was created as a Texas nonprofit organization on August 24, 1993. ALT operates Arbor Place Apartments (“Arbor Place”), an 84-unit complex, and La Risa Apartments (“La Risa”), a 237-unit complex, both located in San Antonio, Texas.

As part of bond indentures, ALT agreed to certain restrictions as to tenant income levels. Each apartment complexes is required to have 90% of its units occupied by “eligible tenants” whose income is below certain levels, as defined by the Internal Revenue Code (“IRC”). Within the “eligible tenants” category, each complex is required to have 75% of its units occupied by “low-income tenants,” as defined by the IRC. Within the “low-income tenants” category, each complex is required to have 20% of its units occupied by “very low-income tenants,” as defined by the IRC.

A substantial number of the tenants of Arbor Place and La Risa receive rent subsidies from government agencies, which are paid directly to ALT by those agencies.

During 2012, ALT sold its ownership of the La Risa building and related land to VDC Babcock, LP (“VDC”) for $6,100,000. La Risa’s bonds payable and property tax liabilities were paid with the proceeds.

During 2012, a gain on the sale of $2,044,071 was recognized by ALT. The gain has been eliminated in the controlling interest for consolidation purposes through a reduction to unrestricted net assets and fixed assets. The effect of the elimination will be reduced over the estimated useful life of the respective fixed assets via a reduction to annual depreciation expense.

See below for the controlling interest net assets prior to the current year eliminating entry:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net assets prior to eliminations</td>
<td>$49,024</td>
</tr>
<tr>
<td>Eliminations</td>
<td>(1,688,075)</td>
</tr>
<tr>
<td>Net assets after eliminations</td>
<td>$(1,639,051)</td>
</tr>
</tbody>
</table>

VDC acquired the apartment complex to rehabilitate, develop, and operate the units in a manner necessary to qualify for federal low-income housing tax credits as provided under Section 42 of the IRC.

ALT is sole member of VDC Babcock GP, LLC, which has a 0.01% general partner interest in VDC. The other 99.99% is owned by limited partners.

During 2018, ALT entered into a limited partnership agreement with Rio Lofts Ltd. (Rio Lofts), a partnership formed to develop, own and operate an 81-unit complex to be located in San Antonio. The Rio Lofts project is under construction as of May 31, 2019 and will be operated in a manner necessary to qualify for federal low-income housing tax credits as provided under Section 42 of the IRC. ALT is the sole member of Rio Lofts GP LLC, which has a 0.0051% general partner interest in Rio Lofts. The other 99.9949% is owned by limited partners.
Note 2 - Summary of significant accounting policies

Principles of consolidation
The consolidated financial statements include the accounts of ALT; VDC Babcock GP, LLC; VDC; Rio Lofts GP LLC; and Rio Lofts (collectively, “the Company”). All material intercompany transactions and balances have been eliminated in consolidation.

Financial statement presentation follows the recommendations of accounting principles generally accepted in the United States of America. ALT is the sole member of VDC Babcock GP, LLC, the general partner of VDC, and VDC Rio Lofts GP LLC, the general partner of Rio Lofts. Under ASU 2017-02, Non-for-Profit Entities-Consolidation (Subtopic 958-810), the nonprofit is presumed to control the limited partnership unless the limited partner in the partnership has rights that overcome the presumption of control. Therefore, under ASU 2017-02, it is appropriate for ALT to consolidate the activity of VDC Babcock GP, LLC, VDC, Rio Lofts GP LLC, and Rio Lofts into its financial statements as of and for the year ended May 31, 2019.

Basis of accounting
The accompanying consolidated financial statements have been prepared on the accrual basis of accounting applicable to not-for-profit organizations in accordance with accounting principles generally accepted in the United States of America (“GAAP”).

Support and revenue are reported as an increase in net assets without donor restrictions unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on investments and other assets or liabilities are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor stipulation or by law. Expirations of restrictions on net assets (i.e., the donor stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications between the applicable classes of net assets. All the net assets of the Company are net assets without donor restrictions. Furthermore, information is required to segregate program service expense from management and general expenses.

Non-controlling interest in limited partnerships
This amount represents the aggregate balance of limited partner equity interest in the non-wholly owned limited partnership that is included in the consolidated financial statements.

Use of estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 revenue and expenses during the reporting period. Actual results may differ from those estimates.

Tenants’ accounts receivable, net
Tenant receivables for ALT and Rio Lofts are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.
Tenant receivables for VDC are reported net of an allowance for doubtful accounts. Management’s estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management’s estimate of the allowance will change. As of May 31, 2019, the balance of the allowance for doubtful accounts was $216.

Debt issuance costs
Debt issuance costs, net of accumulated amortization, are reported as a direct deduction from the face amount of the mortgage loan payable to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Intangible assets and amortization
Costs of $176,901 related to obtaining low-income housing tax credits are amortized over the mandatory 15-year compliance period using the straight-line method. Amortization expense for the year ended May 31, 2019 was $8,317. Accumulated amortization as of May 31, 2019 was $55,446.

Estimated amortization expense for each of the ensuing 5 years through May 31, 2024 is $11,793.

Rental income
Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Company and the tenants of the property are operating leases.

Developer fee income
Developer fee income is recognized when earned.

Advertising costs
The Company’s policy is to expense advertising costs when incurred.

Rental property
Rental property is carried at cost and is depreciated as follows:

<table>
<thead>
<tr>
<th></th>
<th>Method</th>
<th>Estimated useful lives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land improvements</td>
<td>Straight-line</td>
<td>20 years</td>
</tr>
<tr>
<td>Buildings</td>
<td>Straight-line</td>
<td>5-40 years</td>
</tr>
<tr>
<td>Equipment</td>
<td>Straight-line</td>
<td>5-10 years</td>
</tr>
<tr>
<td>Furniture and fixtures</td>
<td>Straight-line</td>
<td>5-10 years</td>
</tr>
</tbody>
</table>

Impairment of long-lived assets
In accordance with the accounting guidance for impairment or disposal of long lived assets, the Company reviews its rental property and certain intangibles to determine if the carrying value exceeds the undiscounted cash flows expected to be derived from the asset. If the carrying value exceeds the cash flows, then recorded amounts of the assets will be reduced to their fair value. No impairment losses have been recognized during the year ended May 31, 2019.

Income taxes
ALT has applied for and received a determination letter from the Internal Revenue Service (IRS) to be treated as a tax exempt entity pursuant to Section 501(c)(3) of the Internal Revenue Code and did not have any unrelated business income for the year ended May 31, 2019. Due to its tax
exempt status, the ALT is not subject to income taxes. The Company is required to file and does file tax returns with the IRS and other taxing authorities. Accordingly, these consolidated financial statements do not reflect a provision for income taxes and the Company has no other tax positions which must be considered for disclosure. Income tax returns filed by the Company are subject to examination by the Internal Revenue Service for a period of three years. While no income tax returns are currently being examined by the internal Revenue Service, tax years since 2016 remain open.

**Partnership**

VDC and Rio Lofts are not taxpaying entities for federal or state income tax purposes; accordingly, a provision for income taxes has not been recorded in the accompanying consolidated financial statements. Partnership income or losses are reflected in the partners’ individual or corporate income tax returns in accordance with their ownership percentages.

VDC and Rio Lofts are subject to the Texas gross margin tax.

**Maturity of note payable**

The accompanying consolidated financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America, which contemplates continuation of the Company as a going concern and its plans to alleviate substantial doubt. The Company’s note payable to Prospera Housing Community Services (PHCS) is coming due within a year. The Company plans to obtain refinancing with an outside lender or extend the current loan with the existing lender.

**Change in accounting principle**

In 2019, the Company adopted the provisions of Accounting Standards Update 2016-14, *Presentation of Financial Statements of Not-for-Profit Entities* (“ASU 2016-14”). The update addresses the complexity and understandability of net asset classifications, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Company has adjusted the presentation of these statements accordingly. ASU 2016-14 has been applied on a retrospective basis.

**Functional allocation of expenses**

The costs of providing program and other activities are summarized on a functional basis in Note 11. Accordingly, certain costs are allocated among program services and supporting services benefitted.
Note 3 - Mortgages payable

Mortgages payable as of May 31, 2019 are as follows:

<table>
<thead>
<tr>
<th>Note due to Prospera Housing Community Services (PHCS)*</th>
<th>Monthly installment</th>
<th>Interest rate</th>
<th>Payable through</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest only through maturity</td>
<td>-</td>
<td>4.00%</td>
<td>2019</td>
<td>$1,246,776</td>
</tr>
<tr>
<td>San Antonio Housing Trust Foundation loan (VDC)</td>
<td>From annual cash flow beginning April 1, 2014</td>
<td>4.40%</td>
<td>2057</td>
<td>397,584</td>
</tr>
<tr>
<td>Dougherty Mortgage loan**</td>
<td>$29,174 beginning December 1, 2016</td>
<td>3.39%</td>
<td>2056</td>
<td>7,425,329</td>
</tr>
<tr>
<td>Community Bank of Texas loan*</td>
<td>Interest only through December 5, 2020</td>
<td>4.00%</td>
<td>2035</td>
<td>7,957,485</td>
</tr>
<tr>
<td>San Antonio Housing Trust Foundation loan (Rio Lofts)*</td>
<td>From annual cash flow beginning June 1, 2018</td>
<td>3.00%</td>
<td>2048</td>
<td>500,000</td>
</tr>
<tr>
<td>Less unamortized debt issuance costs</td>
<td>17,527,174</td>
<td>(283,942)</td>
<td>$17,243,232</td>
<td></td>
</tr>
</tbody>
</table>

*Note is secured by a Deed of Trust and Security Agreement and Financing Statement.

**Notes are secured by substantially all assets of VDC and personal guarantee.

Interest expense and related activity for the year ended May 31, 2019 is as follows:

<table>
<thead>
<tr>
<th>Note due to Prospera Housing Community Services (PHCS)</th>
<th>Interest per note agreement</th>
<th>Amortization of debt issuance costs</th>
<th>Less capitalized interest</th>
<th>Less capitalized amortization</th>
<th>Total interest expense</th>
<th>Effective interest rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$48,138</td>
<td>$48,138</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$48,138</td>
<td>4.06%</td>
</tr>
<tr>
<td>San Antonio Housing Trust Foundation loan (VDC)</td>
<td>22,915</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>22,915</td>
<td>4.44%</td>
</tr>
<tr>
<td>Dougherty Mortgage loan</td>
<td>253,229</td>
<td>2,177</td>
<td>-</td>
<td>-</td>
<td>255,406</td>
<td>3.44%</td>
</tr>
<tr>
<td>Community Bank of Texas loan</td>
<td>227,416</td>
<td>8,507</td>
<td>(227,416)</td>
<td>(8,507)</td>
<td>-</td>
<td>5.93%</td>
</tr>
<tr>
<td>San Antonio Housing Trust Foundation loan (Rio Lofts)</td>
<td>15,000</td>
<td>885</td>
<td>(15,000)</td>
<td>(885)</td>
<td>-</td>
<td>3.18%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>566,698</strong></td>
<td><strong>11,569</strong></td>
<td><strong>(242,416)</strong></td>
<td><strong>(9,392)</strong></td>
<td><strong>326,459</strong></td>
<td><strong>3.03%</strong></td>
</tr>
</tbody>
</table>

Additional interest expense was recorded in relation to the deferred developer fee on VDC (see Note 6).
Aggregate maturities required on notes payable at May 31, 2019 are as follows:

<table>
<thead>
<tr>
<th>Year ending May 31,</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$1,346,688</td>
</tr>
<tr>
<td>2021</td>
<td>$4,476,404</td>
</tr>
<tr>
<td>2022</td>
<td>$141,035</td>
</tr>
<tr>
<td>2023</td>
<td>$146,713</td>
</tr>
<tr>
<td>2024</td>
<td>$152,635</td>
</tr>
<tr>
<td>Later years</td>
<td>$11,263,699</td>
</tr>
<tr>
<td></td>
<td><strong>$17,527,174</strong></td>
</tr>
</tbody>
</table>

VDC reserves
As part of the loan and partnership agreements, VDC is required to establish and maintain several reserves, which are not available for general use. A description of the reserves is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating reserve</td>
<td>$622,937</td>
</tr>
<tr>
<td>Replacement reserve</td>
<td>423,673</td>
</tr>
<tr>
<td>Tax and insurance reserve</td>
<td>97,501</td>
</tr>
<tr>
<td>Other reserves</td>
<td>24,549</td>
</tr>
<tr>
<td>Total</td>
<td><strong>$1,168,660</strong></td>
</tr>
</tbody>
</table>

Operating reserve
The general partner of VDC is required to establish and maintain an operating reserve at the time of the payment of the third equity installment, as discussed in the partnership agreement. VDC must maintain funds in the amount of $610,000 in the reserve from that point forward. As of May 31, 2019, the balance of the operating reserve is $622,937.

Rio Lofts is required to establish and maintain an operating reserve in the amount of $319,375 at the time of the payment of the third equity installment, as discussed in the partnership agreement. This reserve has not been established as of May 31, 2019.

Replacement reserve
VDC is required to make monthly deposits of $6,475 to a reserve for replacements account for use in funding maintenance and replacement costs. Monthly payments are required based on annual amounts of $300 per unit, beginning upon receipt of the final endorsement by the FHA of the final advance of the First Mortgage Loan. As of May 31, 2019, the balance of the reserve is $423,673.

Rio Lofts is required to make monthly deposits of $1,688 to a reserve for replacements account commencing upon conversion of the construction loan to its permanent phase. The monthly deposit amount shall increase annually by three percent. This reserve has not been established as of May 31, 2019.

Tax and insurance escrow
VDC is required to make monthly deposits to the tax and insurance escrows. As of May 31, 2019, the balance of the escrows is $97,501.

Other reserves
VDC maintains a separate reserve for resident services with Broadway Bank. The account earns no interest. As of May 31, 2019, the balance in the reserve is $24,549.
Note 4 - Property management

Beginning October 11, 2011, Wedge Management, Inc., dba Prospera Property Management (PPM), assumed management of La Risa for an initial one year term and receives an annual property management fee equal to 4.5% of revenues actually collected.

On June 28, 2012, PPM assumed management of Arbor Place Apartments for an initial term effective from July 1, 2012 through June 2015, in return for a management fee equal to 5% of revenues. After June 30, 2015, the management agreement remains in effect indefinitely until cancelled by PPM or ALT with at least 90 days advance written notice.

On May 31, 2018, Rio Lofts entered into an agreement with NRP Management LLC (NRP), an associate of the Class B Special Limited Partner, to manage the Rio Lofts complex. Prior to construction completion, NRP shall earn a monthly fee equal to $25 per unit per month following employment of the first employee for the project. Once construction has been completed, NRP shall earn a monthly fee equal to the greater of 5.0% of Effective Gross Income for the preceding month or $40 per unit per month, but in no event less than $3,495 per month.

For the year ended May 31, 2019, property management fees totaling $107,586 were charged to the projects, of which $3,946 remained payable as of May 31, 2019.

Note 5 - Property taxes

Beginning October 13, 2011, VDC received a 50% exemption for local and county property taxes related to La Risa due to it meeting the exemption requirements for low-income housing of Section 11.1825 of the Texas Property Tax Code. Management estimates the savings from such property tax exemption was about $120,600 for the year ended May 31, 2019. Management believes La Risa will continue to qualify for the 50% exemption in 2020 and going forward.

ALT is exempt from paying local and county property taxes related to Arbor Place Apartments due to it meeting the exemption requirements for low-income housing of Section 11.182 of the Texas Property Tax Code. Management estimates the savings from such property tax exemptions was about $32,600 during 2019. This savings was used in 2019 to fund capital improvements. Management believes Arbor Place Apartments will continue to qualify for 100% exemption in 2020 and going forward.

During the year ended May 31, 2019, Rio Lofts received a 50% exemption for local and county property taxes related to Rio Lofts due to it meeting the exemption requirements for low-income housing of Section 11.1825 of the Texas Property Tax Code. Management estimates the savings from such property tax exemption was about $23,700 for the year ended May 31, 2019. Management believes Rio Lofts will continue to qualify for the 50% exemption in 2020 and going forward.

Note 6 - Developer fee

VDC La Risa, LLC, the Developer and an associate of VDC Babcock, LP has entered into a contract with VDC for development services to rehabilitate and develop the Project. The development fee is accrued as it is earned, up to the greater of $2,188,868 or 15% of the Eligible Basis, as defined. The development fee during construction is capitalized into the project. The unpaid amount of the development fee after completion of construction bears interest at the federal rate. Payments due on the development fee payable are to be made from net cash flow and from capital contributions, as defined in the partnership agreement. As of May 31, 2019, the entire
development fee has been earned and $337,230 remains payable. During the year ended May 31, 2019, developer fee interest of $11,623 was incurred, of which $1,958 remains payable as of May 31, 2019 and is included in accrued interest payable on the accompanying consolidated statement of financial position.

On October 14, 2011 an agreement was entered into between ALT and VDC La Risa, LLC to delegate certain responsibilities in accordance with terms of the development agreement. In exchange for services rendered, ALT shall be entitled to receive payments equal to and not to exceed 15% of the Development Fee. As of May 31, 2019, $50,585 remains receivable.

During the year ended May 31, 2019, Rio Lofts entered into an agreement with ALT, Lucas & Associates, LP (Lucas), and NRP Lone Star Development LLC (NRP Lone Star) to provide development services for the Rio Lofts project. The development fee is accrued as it is earned, up to the greater of $1,633,000 or such greater amount as may be permitted by the Credit Agency and the Investor Limited Partner, as defined. The development fee shall be paid 70% to NRP Lone Star, 23% to ALT and 7% to Lucas on a pro rata basis. As of May 31, 2019, development fees of $155,135 have been incurred and capitalized into the cost of construction, of which the $35,681 portion attributable to ALT has been eliminated during consolidation. As of May 31, 2019, development fees of $158,135 are prepaid, of which the $36,371 portion paid to ALT has been eliminated during consolidation.

Note 7 - Administrative support and asset management

On June 6, 2012, the Company entered into an Administrative Organization Agreement (“Administrative Agreement”) with Housing and Community Services, Inc., dba Prospera Housing Community Services (“PHCS”), for an initial term of five years. The agreement calls for PHCS to act as an asset manager for the Company and specifies that PHCS will provide the Company with assistance in a number of administrative areas concerning compliance with the laws and regulations of operating a nonprofit organization in return for a fee equal to $300,000 during the initial five-year term of the agreement, ending May 2017. The Company also entered into certain agreements with associates of PHCS, including the property management agreements with PPM for the management of Arbor Place Apartments and La Risa and a resident services agreement for La Risa.

On June 7, 2017, the Company entered into an Amended and Restated Administrative Organization Agreement with PHCS. Per the terms of the amended agreement, the Company agrees to pay PHCS a monthly administrative fee of $5,000 beginning June 6, 2017 and to apply the gross developer fees earned by the Company for developing LIHTC properties to pay PHCS for services provided. The amended agreement also calls for PHCS to provide development consulting services to assist the Company with the application for and development of affordable housing complexes, monitor and maintain records supporting compliance by the Company, and assist the Company in numerous administrative areas. The amended agreement also gives PHCS the option (the “Call Right”) to be substituted as the sole member of VDC Babcock GP, LLC, exercised by giving written notice to the Company, to purchase the Interest of the Company for a price of $100, less any fee amounts paid to the Company and/or its associates, subject to the prior written approval of HUD, TDHCA, the tax credit investor, and/or any other applicable regulatory agency. Upon exercise of the Call Right, the Company shall cease to be the sole member of the General Partner and shall cease to have any interest in the ownership of VDC; the Company shall remain liable for all obligations and liabilities incurred before exercise of the Call Right; and asset management fees related to VDC would terminate.
During the year ended May 31, 2019, administrative fees of $60,000 were incurred per the terms of the amended agreement and included in miscellaneous other expenses on the accompanying consolidated statement of activities. As of May 31, 2019, $120,000 remains payable and is included in due to associated entities on the accompanying consolidated statement of financial position.

Note 8 – Due to associated entities

During the year ended May 31, 2019, the Company was advanced funds from PHCS. These advances are non-interest bearing and payable on demand. As of May 31, 2019, $92,600 remains payable and is included in due to associated entities on the accompanying consolidated statement of financial position.

During the year ended May 31, 2019, the Company was advanced funds from NRP Holdings LLC, an associate of the Rio Lofts Class B Special Limited Partner. These advances are non-interest bearing and payable on demand. As of May 31, 2019, $19,618 remains payable and is included in due to associated entities on the accompanying consolidated statement of financial position.

Note 9 - Insurance claims

In January 2018, the Arbor Place property sustained fire damage to the complex laundry facility. An insurance claim was filed and settled, and insurance proceeds of $32,580 were collected. As of May 31, 2019, repair costs of $52,580 have been recorded and expensed. All repairs have been completed and placed into service as of May 31, 2019. During the year ended May 31, 2019, the Company recognized a net loss on involuntary conversion of $20,000.

Note 10 – Construction contract

Rio Lofts entered into a construction contract with ALT to construct the development in the original amount of $8,769,553. ALT subsequently subcontracted all of its obligations under the contract to NRP Contractors II LLC, an associate of the Class B Special Limited Partner of Rio Lofts. Additional change orders were approved in the amount of $99,699, increasing the total contract amount to $8,869,252. As of May 31, 2019, $7,305,621 of the contract has been incurred, and $1,022,466 remains payable.
Note 11 - Expenses by nature and function

The table below presents expenses by both their nature and function during the year ended May 31, 2019.

<table>
<thead>
<tr>
<th></th>
<th>Total program services expense</th>
<th>Total supporting services expense (management and general)</th>
<th>Total supporting services expense (other)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries and employees benefits</td>
<td>$ 520,524</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 520,524</td>
</tr>
<tr>
<td>Repairs and maintenance</td>
<td>411,517</td>
<td>-</td>
<td>-</td>
<td>411,517</td>
</tr>
<tr>
<td>Utilities</td>
<td>247,891</td>
<td>-</td>
<td>-</td>
<td>247,891</td>
</tr>
<tr>
<td>Property management fee</td>
<td>107,586</td>
<td>-</td>
<td>-</td>
<td>107,586</td>
</tr>
<tr>
<td>Property insurance</td>
<td>97,586</td>
<td>-</td>
<td>-</td>
<td>97,586</td>
</tr>
<tr>
<td>Miscellaneous operating expenses</td>
<td>125,599</td>
<td>-</td>
<td>-</td>
<td>125,599</td>
</tr>
<tr>
<td>Interest expense</td>
<td>338,082</td>
<td>-</td>
<td>-</td>
<td>338,082</td>
</tr>
<tr>
<td>Bad debt expense</td>
<td>73,906</td>
<td>-</td>
<td>-</td>
<td>73,906</td>
</tr>
<tr>
<td>Legal expense</td>
<td>6,642</td>
<td>-</td>
<td>-</td>
<td>6,642</td>
</tr>
<tr>
<td>Audit expense</td>
<td>-</td>
<td>24,250</td>
<td>-</td>
<td>24,250</td>
</tr>
<tr>
<td>Accounting expense</td>
<td>-</td>
<td>39,625</td>
<td>-</td>
<td>39,625</td>
</tr>
<tr>
<td>Real estate taxes</td>
<td>118,291</td>
<td>-</td>
<td>-</td>
<td>118,291</td>
</tr>
<tr>
<td>Miscellaneous taxes, licenses, and insurance</td>
<td>-</td>
<td>9,059</td>
<td>-</td>
<td>9,059</td>
</tr>
<tr>
<td>MIP expense</td>
<td>18,674</td>
<td>-</td>
<td>-</td>
<td>18,674</td>
</tr>
<tr>
<td>Miscellaneous other expenses</td>
<td>3,080</td>
<td>126,049</td>
<td>-</td>
<td>129,129</td>
</tr>
<tr>
<td>Loss on disposition of fixed assets</td>
<td>2,893</td>
<td>-</td>
<td>-</td>
<td>2,893</td>
</tr>
<tr>
<td>Loss on involuntary conversion</td>
<td>20,000</td>
<td>-</td>
<td>-</td>
<td>20,000</td>
</tr>
<tr>
<td>Depreciation</td>
<td>714,851</td>
<td>-</td>
<td>-</td>
<td>714,851</td>
</tr>
<tr>
<td>Amortization</td>
<td>8,317</td>
<td>-</td>
<td>-</td>
<td>8,317</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 2,815,439</strong></td>
<td><strong>$ 198,983</strong></td>
<td><strong>$ -</strong></td>
<td><strong>$ 3,014,422</strong></td>
</tr>
</tbody>
</table>

Note 12 - Contingency

The VDC low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Section 42 of the Internal Revenue Code. Failure to maintain compliance with tenant income eligibility and rent limits or to correct instances of noncompliance within a reasonable time period could result in recapture of previously claimed tax credits plus interest. In addition, any such noncompliance, if it were to occur, likely would result in an adjustment to the contributed capital of the limited partner.

Note 13 - Concentration of credit risk

The Company maintains cash and cash equivalents with various financial institutions. At times, these balances may exceed the federal insurance limits; however, the Company has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these balances at May 31, 2019.

Note 14 - Subsequent events

Events that occur after the consolidated statement of financial position date but before the consolidated financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the consolidated statement of financial position date are recognized in the accompanying consolidated financial
Subsequent events which provide evidence about conditions that existed after the consolidated statement of financial position date require disclosure in the accompanying consolidated notes. Management evaluated the activity of the Company through October 1, 2019 (the date the consolidated financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the consolidated financial statements or disclosure in the notes to the consolidated financial statements.
Supplementary Information
### Consolidating Statement of Financial Position
**May 31, 2019**

<table>
<thead>
<tr>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investment in rental property, net</td>
<td>$1,448,617</td>
<td>$19,439,142</td>
<td>$10,846,992</td>
<td>$(1,687,970)</td>
</tr>
<tr>
<td>Cash - operations</td>
<td>60,798</td>
<td>219,916</td>
<td>1,086</td>
<td>-</td>
</tr>
<tr>
<td>Cash - entity</td>
<td>-</td>
<td>-</td>
<td>7,583</td>
<td>-</td>
</tr>
<tr>
<td>Restricted cash</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Security deposits</td>
<td>24,288</td>
<td>45,117</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Escrow deposits</td>
<td>-</td>
<td>97,501</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Reserve for replacements</td>
<td>-</td>
<td>423,673</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Operating reserve</td>
<td>-</td>
<td>622,937</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other reserves</td>
<td>-</td>
<td>24,549</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total restricted cash</strong></td>
<td>24,288</td>
<td>1,213,777</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tenants’ accounts receivable, net</td>
<td>23,047</td>
<td>15,380</td>
<td>988</td>
<td>-</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>21,784</td>
<td>29,433</td>
<td>161,813</td>
<td>(36,371)</td>
</tr>
<tr>
<td>Deferred tax credit costs, net</td>
<td>-</td>
<td>69,307</td>
<td>52,148</td>
<td>-</td>
</tr>
<tr>
<td>Developer fee receivable</td>
<td>50,585</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other assets</td>
<td>8,001</td>
<td>21,772</td>
<td>-</td>
<td>(151)</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td>$1,637,120</td>
<td>$21,008,727</td>
<td>$11,070,610</td>
<td>$(1,724,492)</td>
</tr>
</tbody>
</table>
## Consolidating Statement of Financial Position
### May 31, 2019

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>ALT, VDC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable - operations</td>
<td>$ 34,758</td>
<td>$ 18,747</td>
<td>$ 2,411</td>
<td>$ -</td>
<td>$ 55,916</td>
</tr>
<tr>
<td>Accrued wages payable</td>
<td>4,910</td>
<td>9,443</td>
<td>4,746</td>
<td>-</td>
<td>19,099</td>
</tr>
<tr>
<td>Other accrued expenses</td>
<td>-</td>
<td>18,416</td>
<td>7,500</td>
<td>-</td>
<td>25,916</td>
</tr>
<tr>
<td>Accrued management fee payable</td>
<td>1,844</td>
<td>2,102</td>
<td>-</td>
<td>-</td>
<td>3,946</td>
</tr>
<tr>
<td>Accrued interest payable</td>
<td>4,236</td>
<td>23,750</td>
<td>50,781</td>
<td>-</td>
<td>78,767</td>
</tr>
<tr>
<td>Tenants’ security deposits liability</td>
<td>22,213</td>
<td>45,117</td>
<td>-</td>
<td>-</td>
<td>67,330</td>
</tr>
<tr>
<td>Accrued property taxes payable</td>
<td>-</td>
<td>48,640</td>
<td>23,668</td>
<td>-</td>
<td>72,308</td>
</tr>
<tr>
<td>Prepaid revenue</td>
<td>12,798</td>
<td>51,923</td>
<td>1,521</td>
<td>-</td>
<td>66,242</td>
</tr>
<tr>
<td>Construction contract payable</td>
<td>-</td>
<td>-</td>
<td>1,022,466</td>
<td>-</td>
<td>1,022,466</td>
</tr>
<tr>
<td>Other construction costs payable</td>
<td>-</td>
<td>-</td>
<td>119,472</td>
<td>-</td>
<td>119,472</td>
</tr>
<tr>
<td>Deferred revenue - developer fees</td>
<td>36,371</td>
<td>-</td>
<td>-</td>
<td>(36,371)</td>
<td>-</td>
</tr>
<tr>
<td>Deferred revenue - cable contract</td>
<td>11,515</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>11,515</td>
</tr>
<tr>
<td>Mortgages payable, net</td>
<td>1,246,776</td>
<td>7,741,454</td>
<td>8,255,002</td>
<td>-</td>
<td>17,243,232</td>
</tr>
<tr>
<td>Developer fee payable</td>
<td>-</td>
<td>337,230</td>
<td>-</td>
<td>-</td>
<td>337,230</td>
</tr>
<tr>
<td>Due to associated entities</td>
<td>212,600</td>
<td>-</td>
<td>19,618</td>
<td>-</td>
<td>232,218</td>
</tr>
</tbody>
</table>

| Total liabilities                       | 1,588,021| 8,296,822      | 9,507,185      | (36,371)    | 19,355,657 |

| Net assets                              | 49,099   | 12,711,905     | 1,563,425      | (1,688,121) | 12,636,308 |

| Total liabilities and Net assets         | $ 1,637,120| $ 21,008,727 | $ 11,070,610 | $ (1,724,492) | $ 31,991,965 |

See Independent Auditor’s Report.
## Consolidating Statement of Activities and Changes in Net Assets
### Year Ended May 31, 2019

### Revenue

<table>
<thead>
<tr>
<th></th>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental revenue</td>
<td>$ 562,119</td>
<td>$ 1,196,699</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 1,758,818</td>
</tr>
<tr>
<td>Tenant assistance payments</td>
<td>81,558</td>
<td>580,629</td>
<td>-</td>
<td>-</td>
<td>662,187</td>
</tr>
<tr>
<td>Vacancies and concessions</td>
<td>(77,720)</td>
<td>(79,577)</td>
<td>-</td>
<td>-</td>
<td>(157,297)</td>
</tr>
<tr>
<td>Laundry and vending</td>
<td>2,952</td>
<td>12,355</td>
<td>-</td>
<td>-</td>
<td>15,307</td>
</tr>
<tr>
<td>Tenant charges</td>
<td>15,656</td>
<td>44,824</td>
<td>4,793</td>
<td>-</td>
<td>65,273</td>
</tr>
<tr>
<td>Miscellaneous revenue</td>
<td>804</td>
<td>1,767</td>
<td>-</td>
<td>-</td>
<td>2,571</td>
</tr>
<tr>
<td>Developer fee revenue</td>
<td>39,127</td>
<td>-</td>
<td>(35,681)</td>
<td>3,446</td>
<td>3,446</td>
</tr>
<tr>
<td>Miscellaneous financial income</td>
<td>-</td>
<td>5,840</td>
<td>-</td>
<td>-</td>
<td>5,840</td>
</tr>
<tr>
<td><strong>Total revenue</strong></td>
<td><strong>624,496</strong></td>
<td><strong>1,762,537</strong></td>
<td><strong>4,793</strong></td>
<td>(35,681)</td>
<td><strong>2,356,145</strong></td>
</tr>
</tbody>
</table>

### Expenses

<table>
<thead>
<tr>
<th></th>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries and employees benefits</td>
<td>180,822</td>
<td>318,088</td>
<td>21,614</td>
<td>-</td>
<td>520,524</td>
</tr>
<tr>
<td>Repairs and maintenance</td>
<td>203,412</td>
<td>208,051</td>
<td>54</td>
<td>-</td>
<td>411,517</td>
</tr>
<tr>
<td>Utilities</td>
<td>96,450</td>
<td>151,441</td>
<td>-</td>
<td>-</td>
<td>247,891</td>
</tr>
<tr>
<td>Property management fee</td>
<td>27,826</td>
<td>77,735</td>
<td>2,025</td>
<td>-</td>
<td>107,586</td>
</tr>
<tr>
<td>Property insurance</td>
<td>48,464</td>
<td>49,122</td>
<td>-</td>
<td>-</td>
<td>97,586</td>
</tr>
<tr>
<td>Miscellaneous operating expenses</td>
<td>28,091</td>
<td>68,183</td>
<td>29,325</td>
<td>-</td>
<td>125,599</td>
</tr>
<tr>
<td>Interest expense</td>
<td>48,138</td>
<td>289,944</td>
<td>-</td>
<td>-</td>
<td>338,082</td>
</tr>
<tr>
<td>Bad debt expense</td>
<td>39,828</td>
<td>34,078</td>
<td>-</td>
<td>-</td>
<td>73,906</td>
</tr>
<tr>
<td>Legal expense</td>
<td>1,859</td>
<td>4,783</td>
<td>-</td>
<td>-</td>
<td>6,642</td>
</tr>
<tr>
<td>Audit expense</td>
<td>9,650</td>
<td>14,600</td>
<td>-</td>
<td>-</td>
<td>24,250</td>
</tr>
<tr>
<td>Accounting expense</td>
<td>5,867</td>
<td>16,558</td>
<td>17,200</td>
<td>-</td>
<td>39,625</td>
</tr>
<tr>
<td>Real estate taxes</td>
<td>-</td>
<td>118,291</td>
<td>-</td>
<td>-</td>
<td>118,291</td>
</tr>
<tr>
<td>Miscellaneous taxes, licenses, and insurance</td>
<td>3,244</td>
<td>5,237</td>
<td>578</td>
<td>-</td>
<td>9,059</td>
</tr>
<tr>
<td>MIP expense</td>
<td>-</td>
<td>18,674</td>
<td>-</td>
<td>-</td>
<td>18,674</td>
</tr>
<tr>
<td>Miscellaneous other expenses</td>
<td>98,394</td>
<td>13,403</td>
<td>17,332</td>
<td>-</td>
<td>129,129</td>
</tr>
<tr>
<td>Loss on disposition of fixed assets</td>
<td>22,893</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>22,893</td>
</tr>
<tr>
<td>Depreciation</td>
<td>87,016</td>
<td>678,937</td>
<td>-</td>
<td>(51,102)</td>
<td>714,851</td>
</tr>
<tr>
<td>Amortization</td>
<td>-</td>
<td>8,317</td>
<td>-</td>
<td>-</td>
<td>8,317</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td><strong>901,954</strong></td>
<td><strong>2,075,442</strong></td>
<td><strong>88,128</strong></td>
<td>(51,102)</td>
<td><strong>3,014,422</strong></td>
</tr>
</tbody>
</table>

| Net income (loss)    | (277,458)                                   | (312,905)      | (83,335)       | 15,421      | (658,277)   |

### Change in net assets

<table>
<thead>
<tr>
<th></th>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>(277,458)</td>
<td>-</td>
<td>(312,905)</td>
<td>(83,335)</td>
<td>15,421</td>
<td>(658,277)</td>
</tr>
</tbody>
</table>

### Change in net assets attributable to noncontrolling interest

<table>
<thead>
<tr>
<th></th>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>(312,905)</td>
<td>(83,335)</td>
<td>5</td>
<td></td>
<td>(396,235)</td>
</tr>
</tbody>
</table>

### Change in net assets attributable to controlling interest

<table>
<thead>
<tr>
<th></th>
<th>ALT, VDC Babcock GP, LLC, and Rio Lofts GP LLC</th>
<th>VDC Babcock, LP</th>
<th>Rio Lofts Ltd.</th>
<th>Elimination</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>(277,458) $</td>
<td>-</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 15,416</td>
<td>$ (262,042)</td>
</tr>
</tbody>
</table>

See Independent Auditor’s Report.
Certification of Board Residences

This will serve as certification that a majority of the members of ALT Affordable Housing Services Inc - Arbor Place's Board of Directors principally reside not more than 90 miles from the proposed Village at Boyer, 1510 Hoefgen Ave., San Antonio, Bexar County, Texas.

EXECUTED effective as of the 12th day of February 2020.

Village at Boyer, LP,
a Texas limited partnership

By: Village at Boyer GP, LLC,
a Texas limited liability company,
its general partner

By: ALT Affordable Housing Services Inc - Arbor Place,
a Texas non-profit corporation,
its sole member

By: Jerry Du Terroil
Executive Director

THE STATE OF Texas

COUNTY OF Bexar

Before me, a notary public, on this day personally appeared Jerry Du Terroil, 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 12th day of February, 2020

(Seal)
TAB 42
### Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).*

#### Developer:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALT Affordable Housing Inc - Arbor Place</td>
<td>(210) 496-3780</td>
</tr>
<tr>
<td>Jerry Du Terroil</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:duterroil121@aol.com">duterroil121@aol.com</a></td>
<td>n/a</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

#### Housing General Contractor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Galaxy Builders</td>
<td>(210) 493-0550</td>
</tr>
<tr>
<td>Neiles Verma</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:neilesvh@galaxybuilders.com">neilesvh@galaxybuilders.com</a></td>
<td>n/a</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Infrastructure General Contractor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

#### Cost Estimator:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin C. Smith Consulting Services, Inc.</td>
<td>(210) 865-0788</td>
</tr>
<tr>
<td>Kevin C. Smith</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:kevin@kevincsmithllc.com">kevin@kevincsmithllc.com</a></td>
<td>n/a</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

#### Architect:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gonzalez Newell Bender, Inc. Architects</td>
<td>(210) 692-0331</td>
</tr>
<tr>
<td>Larry Newell</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:newell@gnbarch.com">newell@gnbarch.com</a></td>
<td>n/a</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
<tr>
<td>Role</td>
<td>Company</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Engineer</td>
<td>BC&amp;E, LLC</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>BC&amp;E, LLC</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Apartment Market Data</td>
</tr>
<tr>
<td>Appraiser</td>
<td>n/a</td>
</tr>
<tr>
<td>Attorney</td>
<td>Locke Lord, LLP</td>
</tr>
<tr>
<td>Accountant</td>
<td>Cohn Reznick, LLP</td>
</tr>
<tr>
<td>Property Manager:</td>
<td></td>
</tr>
<tr>
<td>Wedge Mgmt dba Prospera Prop Mgmt</td>
<td>Rogelio Granado</td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td><a href="mailto:rogelio@prosperahcs.org">rogelio@prosperahcs.org</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

| Originator of Underwriter: |  |
| Wells Fargo Bank, N.A. | Misty Ramsey |
| Contact Name | Phone |
| misty.d.ramsey@wellsfargo.com | TBD | 94-1347393 |
| Email | Proposed Fee | Tax ID Number (TIN) |
| Certified Texas HUB? | No |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |

| Bond Issuer: |  |
| n/a | n/a |
| Contact Name | Phone |
| n/a | n/a | n/a |
| Email | Proposed Fee | Tax ID Number (TIN) |
| Certified Texas HUB? | No |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |

| Syndicater: |  |
| Wells Fargo Bank, N.A. | Misty Ramsey |
| Contact Name | Phone |
| misty.d.ramsey@wellsfargo.com | TBD | 94-1347393 |
| Email | Proposed Fee | Tax ID Number (TIN) |
| Certified Texas HUB? | No |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |

| Supportive Services Provider: |  |
| HCS, Inc. dba Prospera HCS | Carmen Hancock |
| Contact Name | Phone |
| carmenh@prosperahcs.org | TBD | 74-2685268 |
| Email | Proposed Fee | Tax ID Number (TIN) |
| Certified Texas HUB? | No |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | Yes |

<p>| Supportive Services Provider: |  |
| n/a | n/a |
| Contact Name | Phone |
| n/a | n/a | n/a |
| Email | Proposed Fee | Tax ID Number (TIN) |
| Certified Texas HUB? | No |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |</p>
<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</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>Conde Brucks</td>
<td>(210) 482-3703</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><a href="mailto:brucks@ctt.com">brucks@ctt.com</a></td>
<td>TBD</td>
<td>773-335167</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Gilbert M. Piette</td>
<td>(210) 821-4300</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td><a href="mailto:gilp@prosperahcs.org">gilp@prosperahcs.org</a></td>
<td>TBD</td>
<td>74-2685268</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Jeff Zunker</td>
<td>(210) 828-9800</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><a href="mailto:jeffzunker@astexinc.com">jeffzunker@astexinc.com</a></td>
<td>TBD</td>
<td>45-1581272</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Jeff Zunker</td>
<td>(210) 828-9800</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><a href="mailto:jeffzunker@astexinc.com">jeffzunker@astexinc.com</a></td>
<td>TBD</td>
<td>45-1581272</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Manish Verma (Co-Developer)</td>
<td>(210) 493-0550</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td><a href="mailto:manishv@versadevco.com">manishv@versadevco.com</a></td>
<td>TBD</td>
<td>26-2696111</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Raymond H. Lucas (Application Consultant)</td>
<td>(210) 821-4399</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><a href="mailto:luke007rhl@aol.com">luke007rhl@aol.com</a></td>
<td>TBD</td>
<td>90-0098109</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
</tbody>
</table>

2/27/2020
There is a direct or indirect, financial, or other interest with the applicant or other team members. The Co-Developer (Versa Development, LLC) and the Contractor (Galaxy Builders) are affiliated.
Identity of Interest

Housing and Community Services, Inc. dba Prospera Housing Community Services (PHCS) owns Wedge Management, Inc. dba Prospera Property Management (PPM), the property management company that oversees the operations of the property. Gilbert M. Piette is also the Executive Director of PHCS and the CEO of PPM.

Housing and Community Services, Inc. dba Prospera Housing Community Services (PHCS) provides the supportive services.
TAB 43
The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible/hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
Engineer/Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 CFR Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 CFR Parts 35 and 36, and the Department’s Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov’t Code, and the Texas Public Information Act.

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

I (We) certify that the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8 and Tex. Gov’t Code §§2306.6722 and 2306.6730, will be met as described in 10 TAC Chapter 1, Subchapter B, including the accessibility requirements relating to Unit Type distribution.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) acknowledge that the Department may publish the full Development Plan on the Department’s website, release the Development Plan in response to a request for public information and make other use of the Development Plan as authorized by law.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov’t Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) meet the requirements at 10 TAC
§11.101(b)(8)(B), or the Applicant has requested a waiver of specific provisions of 10 TAC §11.101(b)(8)(B) as necessary for Rehabilitation Developments.

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B will be dispersed throughout the Development.

If the Applicant is applying for Multifamily Direct Loan funds, I (We) further certify that the Development meets the Property Standards in 24 CFR §92.251 or 24 CFR §93.301 and as further outlined in 10 TAC Chapters 11 and 13, as applicable.

If the Applicant is applying for Housing Tax Credits, Tex. Gov't Code §2306.6712(d)(4) requires that the board by vote approve or reject an amendment that would result in a reduction of 3% or more in the square footage of the units or common areas. I(We) certify that the net rentable square footage of the Development is 69,154 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 14,270 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

02/19/2020

Date

Francisco D. Gonzalez

Printed Name

Texas - 14207

License Number and State

Gonzalez Newell Bender, Inc.

Firm Name (If applicable)
STATEMENT OF ACCESSIBILITY COMPLIANCE

Project: Village at Boyer
Qualified Application Plan (QAP) 2020

This project is designed to comply with the requirements of Section 504 of the Rehabilitation Act of 1973 as implemented at 24 C.F.R. Part 8 and further described in 10 TAC Chapter 1, Subchapter B, 10 TAC §11.101 Site Development Requirements and Restrictions adopted to be effective December 29, 2016, 41 TexReg 10150; amended to effective January 3, 2018, 42 TexReg 7596. In addition, regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) will comply with 10 TAC 11.101 (b)(8)(B).

This project has the following mix of units with 5% ADA and 2% H/V units:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Description</th>
<th># Units</th>
<th># of ADA Units 5%</th>
<th># of H/V Units 2%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 (661 sqft)</td>
<td>1 Bedroom/1 Bath</td>
<td>38</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B1 (887 sqft)</td>
<td>2 Bedroom/2 Bath</td>
<td>43</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>C1 (1179 sqft)</td>
<td>3 Bedroom/2 Bath</td>
<td>5</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td></td>
<td>86</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

The project has 5% of units, proportioned by unit type and distributed across the site, that are designed to be fully accessible units for the mobility impaired. These units include hearing vision communication features. These are called “Accessible” or “ADA” units. Refer to Tab 23a from the Multifamily Uniform Application for additional details.

The project has an additional 2% of units, proportioned by unit type and distributed across the site, that are designed with hearing vision features. These are Fair Housing units with additional communication features for the hearing and vision impaired. These units are called “Hearing/Vision” or “A/V” or “H/V” units. Refer to Tab 23b from the Multifamily Uniform Application for additional details.

The minimum design standard for accessible units, hearing/vision units, and common area amenities is 2010 ADA Standards for Accessible Design with HUD exceptions as published in 79 FR 29671, May 23, 2014.

All units and common area amenities are designed to meet or exceed the Fair Housing Act. The design
standard is the Fair Housing Act Design Manual.

The project shall also be designed to meet or exceed ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities, 2010 ADA Standards for Accessible Design Parking Spaces; Chapter 2 Section 208 year and scoping by the building code and local code amendments adopted by the local Authority having Jurisdiction over the project. Refer to Tab 23c from the Multifamily Uniform Application for additional details.

When multiple standards apply to a facility or element, and the standards conflict, the most stringent standard shall be applied.

This statement is attached to and part of the Architect Certification for the subject project.

IN PURSUIT OF DESIGN EXCELLENCE
GONZALEZ NEWELL BENDER, INC.

Francisco Gonzalez, AIA
Principal
TAB 44
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014-2019 Uniform Multifamily Rules.
- An Experience certificate issued by the Department under the 2020 QAP.
- An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(h)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

- Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(h)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

http://fedgov.dnb.com/webform

Once applicants have obtained a DUNS number, they must register with the SAM database:
https://sam.gov/portal/public/SAM

Applicants may provide this information with the Application or upon award.

- Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
- Evidence of SAM.gov registration for the applicant entity will be provided upon award.

Davis Bacon Labor Standards (Direct Loan Applications Only)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- Community Development Block Grant (CDBG) funds (including NSP1 PI) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.

2/11/2020
January 30, 2019

Mr. Jerry Du Terroil
c/o ALT Affordable Housing Services, Inc.
8610 North New Braunfels, Suite 536
San Antonio, Texas 78217

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2019 QUALIFIED ALLOCATION PLAN

Dear Mr. Terroil:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the 2019 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(8), 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,

[Signature]

Marni Holloway
Director of Multifamily Finance
TAB 45
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Village at Boyer, LP</td>
<td>No</td>
</tr>
<tr>
<td>2. Village at Boyer, GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. ALT Affordable Housing Services Inc - Arbor Place</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Jerry Du Terroil</td>
<td>Yes</td>
</tr>
<tr>
<td>5. Eddie Heinemeier</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Jerry Boles</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Ron Anderson</td>
<td>Yes</td>
</tr>
<tr>
<td>8. Hulen Jackson</td>
<td>Yes</td>
</tr>
<tr>
<td>9. Elizabeth Reschman</td>
<td>Yes</td>
</tr>
<tr>
<td>10. VDC SA Boyer, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>11. Versa Development, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>12. Manish Verma</td>
<td>Yes</td>
</tr>
<tr>
<td>13.</td>
<td></td>
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<td>14.</td>
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<td>15.</td>
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<td>16.</td>
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<td>17.</td>
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<td>18.</td>
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<td>19.</td>
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<td>26.</td>
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<td>27.</td>
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<td>28.</td>
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<tr>
<td>29.</td>
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</tr>
<tr>
<td>30.</td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part I b. above.

By: [Signature of Applicant]  Date: 2/7/2020  Its: Executive Director
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: ALT Affordable Housing Services Inc - Arbor Place

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 any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village at Perrin Beitel</td>
<td>9</td>
<td>San Antonio</td>
<td>100.00%</td>
<td>70.00%</td>
</tr>
<tr>
<td>Village at Boyer</td>
<td>9</td>
<td>San Antonio</td>
<td>100.00%</td>
<td>70.00%</td>
</tr>
</tbody>
</table>

I acknowledge that ______________________________ 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: ______________________________   ALT Affordable Housing Services Inc - Arbor Place

Printed Name

Date: 2/9/2020
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: Jerry Du Terroil

Which is:  

- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [ ] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
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<th>% of Dev. Fee</th>
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</thead>
<tbody>
<tr>
<td>Village at Perrin Beitel</td>
<td></td>
<td>San Antonio</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Village at Boyer</td>
<td></td>
<td>San Antonio</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

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I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ____________________________  
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  

Printed Name: Jerry Du Terroil  
Date: 2/9/2020
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: Eddie Heinemeier

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 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.

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<td>9</td>
<td>San Antonio</td>
<td>0.00%</td>
<td>0.00%</td>
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I acknowledge that Jerry Du Terroil 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: Eddie Heinemeier
Printed Name
Date: 02/12/2020
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: 

Which is:  
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [x] an Affiliate to the Applicant
- [x] a Guarantor on the Application

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</tbody>
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I acknowledge that [ ] 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]  

Printed Name: [Jerry Boles]  

Date: 2/9/2020
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: Ron Anderson

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

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</tr>
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<tbody>
<tr>
<td>Village at Perrin Beitel</td>
<td>9</td>
<td>San Antonio</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Village at Boyer</td>
<td>9</td>
<td>San Antonio</td>
<td>0.00%</td>
<td>0.00%</td>
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I acknowledge that Jerry Du Terroil is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)
Printed Name: Ron Anderson
Date: 2/9/2020
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: Hulen Jackson

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
- [x] a Developer for the Applicant for this specific Application
- [x] an Affiliate to the Applicant
- [x] a Guarantor on the Application

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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)]

Hulen Jackson

Printed Name

Date: 2/9/2020
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: Elizabeth Reschman

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: Elizabeth Reschman

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Printed Name

Date

2-13-2020
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: VDC SA Boyer, LLC

Which is: ☐ 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)

Printed Name: VDC SA Boyer, LLC

Date: 2/12/2020
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Instructions:
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Name and role of Person or Entity completing this form: 

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

[Signature]  
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  
Veirsa Development, LLC  
Printed Name  
Date: 2/12/2020
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[Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

[Printed Name]

[Date] 2/12/2020
TAB 46
## Community Input Scoring Items

**TDHCA #: 20188**

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Points Requested</th>
<th>Requested by</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.</td>
<td>17</td>
<td></td>
<td><strong>Note that resolutions are due February 28, 2020</strong></td>
</tr>
<tr>
<td></td>
<td>Resolution(s) of either &quot;no objection&quot; or &quot;support&quot; is included behind this tab.**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Name of Local Government Body</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Name of Local Government Body (if applicable)</td>
<td></td>
<td></td>
<td><strong>Note that resolutions are due February 28, 2020</strong></td>
</tr>
<tr>
<td>2</td>
<td>Quantifiable Community Participation - §11.9(d)(4)</td>
<td>4</td>
<td></td>
<td><strong>Note that QCP Packets are due February 28, 2020 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!</strong></td>
</tr>
<tr>
<td></td>
<td>Application expects to receive QCP points.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Input from State Representative - §11.9(d)(5)</td>
<td>8</td>
<td></td>
<td><strong>Note that if there is no Representative, both items will be scored as neutral. Letters are due February 28, 2020.</strong></td>
</tr>
<tr>
<td></td>
<td>Letter of either support, neutrality, or opposition is included behind this tab.**</td>
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<td></td>
<td>OR</td>
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<tr>
<td></td>
<td>Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**</td>
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</tr>
<tr>
<td>4</td>
<td>Input from Community Organizations - §11.9(d)(6)</td>
<td>4</td>
<td></td>
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<tr>
<td></td>
<td>Applicant has included one or more letters of support or opposition behind this tab.</td>
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<tr>
<td></td>
<td>A. Haven for Hope</td>
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<tr>
<td></td>
<td>Name of Community Organization</td>
<td></td>
<td></td>
<td><strong>Support</strong></td>
</tr>
<tr>
<td></td>
<td>Kenneth L. Wilson</td>
<td></td>
<td></td>
<td><strong>Opposition</strong></td>
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<tr>
<td></td>
<td>Contact Name</td>
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<tr>
<td></td>
<td>B. San Antonio Food Bank</td>
<td></td>
<td></td>
<td><strong>Support</strong></td>
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<td></td>
<td>Name of Community Organization</td>
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<td><strong>Opposition</strong></td>
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<tr>
<td></td>
<td>Eric S. Cooper</td>
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<td>Contact Name</td>
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<td></td>
<td>C. SAMMinistries</td>
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<td><strong>Support</strong></td>
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<td><strong>Opposition</strong></td>
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<td></td>
<td>Navarra R. Williams</td>
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<td>Contact Name</td>
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<td>D. Academia America</td>
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<td><strong>Support</strong></td>
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<td></td>
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<td></td>
<td>Mario C. Compean</td>
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<td>Contact Name</td>
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<td>E. LULAC 4383</td>
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<td><strong>Support</strong></td>
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<td>Name of Community Organization</td>
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<td></td>
<td>Henry Rodriguez</td>
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<td></td>
<td>Contact Name</td>
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<td></td>
<td>F. Latinos in Action Sports Association</td>
<td></td>
<td></td>
<td><strong>Support</strong></td>
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<td>Name of Community Organization</td>
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<td></td>
<td><strong>Opposition</strong></td>
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<tr>
<td></td>
<td>Raul &quot;Roy&quot; Zuniga</td>
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<tr>
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<td>Contact Name</td>
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**Self Score Total: 131**

2/25/2020
Local Government Resolution of Support
OF SUPPORT FOR ALT AFFORDABLE HOUSING SERVICES, INC.-
ARBOR PLACE’S APPLICATION TO THE TEXAS DEPARTMENT OF
HOUSING AND COMMUNITY AFFAIRS FOR THE 2020
COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE
DEVELOPMENT OF VILLAGE AT BOYER, A 86-UNIT MULTI-
FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN
COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE
DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR
LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE
DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER
DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN
THE URBAN RENEWAL PLAN AND THE ARENA
DISTRICT/EASTSIDE COMMUNITY PLAN.

WHEREAS, ALT Affordable Housing Services, Inc. - Arbor Place (the “Applicant”) has proposed
a 86-unit affordable multi-family rental housing development named Village at Boyer (the
“Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San
Antonio, Texas (the “City”); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and
Community Affairs (“TDHCA”) for the 2020 Competitive 9% Housing Tax Credits for the
Development (the “Application”); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code
§2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant
regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed
Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the
proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the
“Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San
Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by
the City on February 13, 2020, and

WHEREAS, pursuant to section 11.3 (d) of the Texas Department of Housing and Community
Affairs’ 2020 Qualified Allocation Plan (“QAP”), an Application that proposes the New
Construction or Adaptive Reuse of a Development that is located one linear mile or less measured
by a straight line on a map from the closest point on each development) from another development
that:
serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and

(B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and

(C) has not been withdrawn or terminated from the Housing Tax Credit Program; and

(D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

WHEREAS, City staff has identified that the Development is located within the Urban Renewal Plan and the Arena District/Eastside Community Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

(i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

(iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas.
SECTION 3. The City hereby finds that the 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

SECTION 4. The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. The City hereby identifies Village at Boyer as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan.

SECTION 6. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 7. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 13th day of February, 2020.

MAYOR
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
Copy of Quantifiable Community Participation (QCP)

Previously submitted by Denver Heights Neighborhood Association with Fax Confirmation
Fax Cover Sheet

Date: 2-25-2020
Number of pages: 13 (including cover page)

To: NEIGHBORHOOD INPUT
Name: TDCHA HOUSING TAX CREDIT PROGRAM
Company:
Telephone: (312) 475-1695
Fax: 

From: Audrey Lewis
Name: Denver Heights Neighborhood
Company: 
Telephone: 
Fax: 

Comments: 

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Part 1: Development Information

Development Name: Village at Boyer
Development Street Address: 1510 Hoeffgen Ave., San Antonio, TX 78210
Development City: San Antonio
Development County: Bexar
TDHCA # (for office use only): 20188

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Denver Heights Neighborhood Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:
- Check one: ☒ Yes ☐ No
- If YES, provide the years that the organization made submissions prior to 2020:
  2019, 2020

The Neighborhood Organization is a (select one of the following):
- ☒ Homeowners Association
- ☐ Property Owners Association
- ☐ Resident Council and our members occupy the existing development
- ☐ Other (explain): Neighborhood Association

As of January 3, 2020, (as applicable) this Neighborhood Organization is on record with (select one of the following):
- ☐ County
- ☒ Secretary of State

Part 3: Neighborhood Organization Contact Information

Do not list persons that will not be able/available to respond to emails or phone calls from the Department.
1st Contact Information
Name: Audry C. Lewis
Title: President, Denver Heights Neighborhood Assoc.
Physical Address: P.O. Box 10880 San Antonio, TX 78210
Mailing Address (if different from above): SAME
City: San Antonio
ZIP Code: 78210
Phone: (210) 957-1271 Email: ACLEWS1847@AOL.COM
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION
(Continued)

2nd Contact Information
Name: James L. Grant
Title: Vice President
Physical Address: P.O. Box 10,880, San Antonio, TX 78210
Mailing Address (if different from above):SAME
City: San Antonio
Phone: (210) 286-6210
ZIP Code: 78210
Email: jlgrant44@yahoo.com

Part 4: Reason for Support or Opposition
The Neighborhood Organization: ☐ Supports ☐ Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

The Denver Heights NA is in full support of the Village at Boyer development in our community. We see this as providing a much needed service for the community in turn of affordable housing. The current area has been vacant and in a deteriorating stage for many years. With this new development, we see this as a much needed face lift for the community and city. It will also bring a few jobs to the area.

Part 5: Written Boundary Description
Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

North Boundary - E Commerce St., New Braunfels Ave., Montana St., E Commerce St.
East Boundary - Terrell St., Union Pacific Railroad, Cross Ave.
West Boundary - I-37 Hwy., E. César Chávez Blvd., S. Hackberry
South Boundary - I-10 Hwy., Westfall Ave., New Braunfels Ave., I-10 Hwy
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION
(Continued)

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed on or before December 4, 2019.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 2, 2020 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of “Neighborhood Organization”; defined as an organization of persons living near one another within the organization’s defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

(First and Second Contacts must sign below):

1st Contact Signature

[Signature]

Aubry C. Lewis
1st Contact Printed Name

Date
2-6-2020

President
Title

2nd Contact Signature

[Signature]

James L. Grant
2nd Contact Printed Name

Date
2/4/2020

Vice Pres.
Title
Certificate of Formation
Nonprofit Corporation

Article 1 – Entity Name and Type
The filing entity being formed is a nonprofit corporation. The name of the entity is:

Denver Heights Neighborhood Association, Inc.

Article 2 – Registered Agent and Registered Office
(See instructions. Select and complete either A or B and complete C.)

☐ A. The initial registered agent is an organization (cannot be entity named above) by the name of:

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Kim Washington Sanders Ms.
First Name M.I. Last Name Suffix

C. The business address of the registered agent and the registered office address is:

800 S Pine Street San Antonio TX 78210
Street Address City State Zip Code

Article 3 – Management
The management of the affairs of the corporation is vested in the board of directors. The number of directors constituting the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting of members or until their successors are elected and qualified are as follows:

A minimum of three directors is required.

Director 1
Jerrilene Keys Rev.
First Name M.I. Last Name Suffix
P.O. Box 10763 San Antonio TX 78210 US
Street or Mailing Address City State Zip Code Country
OR

☐ The management of the affairs of the corporation is to be vested in the nonprofit corporation's members.

Article 4 – Membership

(See instructions. Do not select statement B if the corporation is to be managed by its members.)

☐ A. The nonprofit corporation shall have members.

☐ B. The nonprofit corporation will have no members.

Article 5 – Purpose

(See instructions. This form does not contain language needed to obtain a tax-exempt status on the state or federal level.)

The nonprofit corporation is organized for the following purpose or purposes:

The Neighborhood Association is organized exclusively as a charitable, welfare and educational purposes as defined under Section 501 (c) (3) of the Internal Revenue Code, and section 11.18 (c) of the Texas Tax Code or any corresponding section provision of any future tax code.

The following text area may be used to include any additional language or provisions that may be needed to obtain tax-exempt status.

The purpose of the Denver Heights Neighborhood Association is to provide an organized framework to promote, preserve and enhance the quality of life and values within the boundaries of the Denver Heights Neighborhood, as well as, extend opportunities to all residents, landowners, businesses and other interested individuals through education about neighborhood, community affairs and local topics of immediate interest. The Association will assist residents to: • Elevate and promote the image of the neighborhood; • Create a safe living environment 24 hours a day; • Encourage members to become involved in community affairs; • Have an effective unified voice to address issues that impact the neighborhood; • Conduct social activities that create a greater sense of neighborhood pride; • Enhance property values; • Promote a sense of pride and identity among the residents; • Establish relationships with other neighborhood Associations and coalitions; • Familiarize residents, landowners and interested parties about the Association and its purposes; • Establish a direct line of communication with the city staff and members of city council; • Provide a forum for the airing of grievances; • Combat community
deterioration and juvenile delinquency by developing safe residential neighborhoods through public safety initiative to enhance community and economic development projects; ● Advance education by assisting in the decentralization of the public school system through increased parental involvement, and assisting residents in achieving vocational, social and creative skills necessary for responsible citizenship; ● Provide relief of the poor and distressed or underprivileged by creating and expanding an economic environment through development of business and neighborhood expansion opportunities; Promote social welfare by reinforcing and expanding development of commercial service districts.

Supplemental Provisions/Information
(See instructions.)

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

- No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons except that the Neighborhood Association shall be authorized and empowered to pay reasonable compensation for services rendered, reasonable expenses incurred, and to make payments and distributions in furtherance of the purposes set forth in Article Five hereof; ● No substantial part of the activities of the Neighborhood Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Neighborhood Association shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

- Notwithstanding any other provision of the articles, the Neighborhood Association shall not carry on any other activities not permitted to be carried on by a Corporation exempt from federal income tax under 501 (c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or by a corporation contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Organizer

The name and address of the organizer:
Jerrilene Keys
Name
P.O. Box 10763                    San Antonio  TX  78210
Street or Mailing Address       City        State      Zip Code

Effectiveness of Filing (Select either A, B, or C.)
A. □ This document becomes effective when the document is filed by the secretary of state.
B. □ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is:
C. □ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is:
The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: 11/2/11

Signature of Organizer

Jerrilee Keys
Denver Heights Neighborhood Association, Inc.

Printed or typed name of organizer
Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

<table>
<thead>
<tr>
<th>Taxpayer number</th>
<th>Report year</th>
</tr>
</thead>
<tbody>
<tr>
<td>32045541185</td>
<td>2014</td>
</tr>
</tbody>
</table>

Filing Number: 801503981

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

FORM • Tcode 13196 Franchise

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

Office, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.

SECTION A
Name, title and mailing address of each officer, director or manager.

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Director</th>
<th>Term expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aubay C. Lewis</td>
<td>President</td>
<td>YES</td>
<td>1/23/15</td>
</tr>
<tr>
<td>James L Grant</td>
<td>Vice President</td>
<td>YES</td>
<td>1/23/15</td>
</tr>
<tr>
<td>Barbara Rankins</td>
<td>Treasurer</td>
<td>YES</td>
<td>1/23/15</td>
</tr>
</tbody>
</table>

SECTION B
Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

<table>
<thead>
<tr>
<th>Name of owned (subsidiary) corporation or limited liability company</th>
<th>State of formation</th>
<th>Texas SOS file number, if any</th>
<th>Percentage of ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SECTION C
Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

<table>
<thead>
<tr>
<th>Name of owner (parent) corporation or limited liability company</th>
<th>State of formation</th>
<th>Texas SOS file number, if any</th>
<th>Percentage of ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Registered agent and registered office currently on file. (See instructions if you need to make changes)

Agent: Aubay C. Lewis
Office: 1010 Iowa St

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature: Aubay C. Lewis
Title: President
Date: 10-9-14
Area code and phone number: (210) 532-5210

Texas Comptroller Official Use Only
Evidence of Existence

https://www.sanantonio.gov/NHSD/Neighborhoods/neighborhoodassociations

NEIGHBORHOOD ASSOCIATIONS

The City of San Antonio maintains a listing of neighborhood associations, including voluntary associations and mandatory associations (such as HOAs or POAs). This registry reflects associations that have completed and maintained registration with the City.

- Neighborhood Association Listing (PDF) - View contact information for Neighborhood Associations and HOAs which have registered with the City.
- Map - Browse maps of registered associations.

REGISTRATION & UPDATES

Neighborhood representatives must register and submit annual updates with NHSD to remain on the listing. The listing does not include every HOA or neighborhood organization within the City; it reflects those which have voluntarily registered with NHSD. Registration is highly encouraged, as it provides a critical link between the City and neighborhood organizations.

Ready to register? Need to update your neighborhood's information? Completed forms may be emailed to neighborhood@sanantonio.gov or mailed to 1400 S. Flores St, San Antonio, TX 78204, attn. Neighborhoods.

For a new registration, please also include a signed copy of the adopted bylaws and a boundary map.

For an update, please include any updated, signed bylaws, if amendments have been made since last update.

- Form (PDF) - Add your neighborhood to the listing or update your information.

NEIGHBORHOOD RESOURCES
<table>
<thead>
<tr>
<th>Association</th>
<th>Contact Person</th>
<th>Address</th>
<th>City, State</th>
<th>Phone</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>COLISEUM OAKS HOA</td>
<td>COLIN LEWIS</td>
<td>12500 San Pedro Ave Suite 325</td>
<td>SAN ANTONIO, TX</td>
<td>210-382-5579</td>
<td><a href="mailto:colin.lewis@protonmail.com">colin.lewis@protonmail.com</a></td>
</tr>
<tr>
<td>CRESSENT SAN PEDRO POA</td>
<td>JAMES DICKERSON</td>
<td>PO Box 101696</td>
<td>SAN ANTONIO, TX</td>
<td>210-722-6219</td>
<td><a href="mailto:jrd1@satx.rr.com">jrd1@satx.rr.com</a></td>
</tr>
<tr>
<td>CRESTA BELLA HOA</td>
<td>JACOB NEGOYAN</td>
<td></td>
<td>SAN ANTONIO, TX</td>
<td>210-494-0659</td>
<td><a href="mailto:jnegoyan@spectrum.com">jnegoyan@spectrum.com</a></td>
</tr>
<tr>
<td>CROWN MEADOWS WEST TOWNHOMES</td>
<td>SAMANTHA ALVAREZ</td>
<td>8200 Perrin Beitel Suite 128</td>
<td>SAN ANTONIO, TX</td>
<td>210-342-1181</td>
<td><a href="mailto:salvare@associateassetsd.com">salvare@associateassetsd.com</a></td>
</tr>
<tr>
<td>CROWNHILL PARK NEIGHBORHOOD ASSOCIATION</td>
<td>NANI LERMA</td>
<td>P.O. Box 79173</td>
<td>SAN ANTONIO, TX</td>
<td>210-650-0243</td>
<td><a href="mailto:crownhillpark@qwest.com">crownhillpark@qwest.com</a></td>
</tr>
<tr>
<td>CUBLEA CROSSING COMMUNITY ASSOCIATION</td>
<td>TAYLOR SALES</td>
<td>4204 Gardendale, Suite #305</td>
<td>SAN ANTONIO, TX</td>
<td>210-490-0000</td>
<td><a href="mailto:taylorsales@ciaserVICES.com">taylorsales@ciaserVICES.com</a></td>
</tr>
<tr>
<td>D MEADOW HOA</td>
<td>DON RIOS</td>
<td>20022 Blackhill</td>
<td>SAN ANTONIO, TX</td>
<td>210-820-4747</td>
<td><a href="mailto:donrios@gmail.com">donrios@gmail.com</a></td>
</tr>
<tr>
<td>DEERFIELD HOA</td>
<td>ROYDIN RIERA</td>
<td>6391 De Zavala Rd, Ste 223 D</td>
<td>SAN ANTONIO, TX</td>
<td>210-561-0606</td>
<td><a href="mailto:ierrez@comcast.com">ierrez@comcast.com</a></td>
</tr>
<tr>
<td>DELCREE AREA NA</td>
<td>VERNA ESKRIDGE</td>
<td>PO Box 2016042</td>
<td>SAN ANTONIO, TX</td>
<td>210-648-1678</td>
<td><a href="mailto:vegskridge@satx.rr.com">vegskridge@satx.rr.com</a></td>
</tr>
<tr>
<td>DELVIEW AREA NA</td>
<td>ERNEST Q SALINAS</td>
<td>1001520</td>
<td>SAN ANTONIO, TX</td>
<td>210-214-2732</td>
<td><a href="mailto:dellviewareaenairport@gmail.com">dellviewareaenairport@gmail.com</a></td>
</tr>
<tr>
<td>DENVER HEIGHTS NA</td>
<td>AUBRY C LEWIS</td>
<td>PO Box 10880</td>
<td>SAN ANTONIO, TX</td>
<td>210-957-1271</td>
<td><a href="mailto:aclewis1847@qai.com">aclewis1847@qai.com</a></td>
</tr>
<tr>
<td>DIGNOWITY HILL NA</td>
<td>ARVIS HOLLAND</td>
<td>PO Box 154642 2400 McCullough</td>
<td>SAN ANTONIO, TX</td>
<td>210-364-5690</td>
<td><a href="mailto:dhana@dignowithll.org">dhana@dignowithll.org</a></td>
</tr>
<tr>
<td>DONALDSON TERRACE NA</td>
<td>DIANA DIAZ</td>
<td>102 LOWERY</td>
<td>SAN ANTONIO, TX</td>
<td>210-347-6173</td>
<td><a href="mailto:dizjillian@yahoo.com">dizjillian@yahoo.com</a></td>
</tr>
<tr>
<td>DOWNTOWN RESIDENTS ASSN</td>
<td>MARGIE BEECHER</td>
<td>115 E. TRAVIS ST. #1727</td>
<td>SAN ANTONIO, TX</td>
<td>210-223-2400</td>
<td><a href="mailto:sshedrasatx@qwest.com">sshedrasatx@qwest.com</a></td>
</tr>
<tr>
<td>DREAMYIELD ESTATES NA</td>
<td>CALVIN FINCH</td>
<td>6926 DOROTHY LOUISE</td>
<td>SAN ANTONIO, TX</td>
<td>210-383-4455</td>
<td><a href="mailto:calvinfinch@gmail.com">calvinfinch@gmail.com</a></td>
</tr>
<tr>
<td>EAGLES BLUFF HOMEOWNERS' ASSOCIATION, INC.</td>
<td>CASIE THOMPSON</td>
<td>1826 GRANDSTAND DR.</td>
<td>SAN ANTONIO, TX</td>
<td>210-585-6558</td>
<td><a href="mailto:casie@patriotcom.com">casie@patriotcom.com</a></td>
</tr>
<tr>
<td>EAST TERRILL HILLS NA</td>
<td>VICKIE MEYER</td>
<td>4207 BIKINI DR.</td>
<td>SAN ANTONIO, TX</td>
<td>210-655-7417</td>
<td><a href="mailto:vickiemeyer@yahoo.com">vickiemeyer@yahoo.com</a></td>
</tr>
<tr>
<td>EAST VILLAGE NA</td>
<td>EMILIA (MILLIE)</td>
<td>830 STUTTS ST.</td>
<td>SAN ANTONIO, TX</td>
<td>210-725-0474</td>
<td><a href="mailto:mrsgrannysgnt@yahoo.com">mrsgrannysgnt@yahoo.com</a></td>
</tr>
<tr>
<td>EASTGATE NA</td>
<td>SYLVIA ALANIZE</td>
<td>P.O. Box 39094</td>
<td>SAN ANTONIO, TX</td>
<td>210-478-7164</td>
<td><a href="mailto:eastgatena@yahoo.com">eastgatena@yahoo.com</a></td>
</tr>
<tr>
<td>EASTWOOD VILLAGE NA</td>
<td>KAREN HARDMAN</td>
<td>316 LEONIDAS DRIVE</td>
<td>SAN ANTONIO, TX</td>
<td>210-333-3417</td>
<td><a href="mailto:tucsonchid13@yahoo.com">tucsonchid13@yahoo.com</a></td>
</tr>
<tr>
<td>ECKHOLT CROSSING ASSN</td>
<td>LEAN DENHAM</td>
<td>P.O. Box 363-4838</td>
<td>SAN ANTONIO, TX</td>
<td>210-630-0243</td>
<td><a href="mailto:denhammcm@gmail.com">denhammcm@gmail.com</a></td>
</tr>
<tr>
<td>EDEN HOMEOWNERS ASSOCIATION</td>
<td>MYRTLE PARKS</td>
<td>2935 THOUSAND OAKS 36-233</td>
<td>SAN ANTONIO, TX</td>
<td>210-657-3476</td>
<td><a href="mailto:myrtlesparisstx@gmail.com">myrtlesparisstx@gmail.com</a></td>
</tr>
<tr>
<td>EDEN ROC MAINTENANCE ASSOCIATION, INC.</td>
<td>ISRAEL SANCHEZ</td>
<td>17319 SAN PEDRO AVE SUITE 318</td>
<td>SAN ANTONIO, TX</td>
<td>210-507-1562</td>
<td><a href="mailto:isanchez@ciaserVICES.com">isanchez@ciaserVICES.com</a></td>
</tr>
<tr>
<td>EDGOWER HOMEOWNERS ASSOCIATION, INC.</td>
<td>CASIE THOMPSON</td>
<td>1826 GRANDSTAND DR.</td>
<td>SAN ANTONIO, TX</td>
<td>210-585-6558</td>
<td><a href="mailto:casie@patriotcom.com">casie@patriotcom.com</a></td>
</tr>
<tr>
<td>EL CHAPARRAL / FERTILE VALLEY NA</td>
<td>BISHOP ARTHUR</td>
<td>BARRYMORE</td>
<td>SAN ANTONIO, TX</td>
<td>210-655-6600</td>
<td><a href="mailto:elchaparralalsb@visionsco.com">elchaparralalsb@visionsco.com</a></td>
</tr>
<tr>
<td>EL DORADO HOMES ASSOCIATION</td>
<td>EZRA JOHNSON</td>
<td>12606 PRIMA VISTA</td>
<td>SAN ANTONIO, TX</td>
<td>210-264-8860</td>
<td><a href="mailto:ezrajohnson@ufrbowlaw.com">ezrajohnson@ufrbowlaw.com</a></td>
</tr>
<tr>
<td>EL SENDERO HOA</td>
<td>BRANDI BRACK</td>
<td>4204 GARDENALE, SUITE 305</td>
<td>SAN ANTONIO, TX</td>
<td>210-507-1563</td>
<td><a href="mailto:brandibrack@ciaserVICES.com">brandibrack@ciaserVICES.com</a></td>
</tr>
<tr>
<td>EMILWOOD HOA</td>
<td>ANGELA JONES</td>
<td>17319 SAN PEDRO AVE, STE 318</td>
<td>SAN ANTONIO, TX</td>
<td>210-507-1562</td>
<td><a href="mailto:ajones@ciaserVICES.com">ajones@ciaserVICES.com</a></td>
</tr>
<tr>
<td>EMERALD FOREST HOA</td>
<td>LEANNE POPE</td>
<td></td>
<td>SAN ANTONIO, TX</td>
<td>210-884-7673</td>
<td><a href="mailto:leannepope@icloud.com">leannepope@icloud.com</a></td>
</tr>
</tbody>
</table>
State Representative Letter
February 20, 2020

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer – TDHCA #20188
    1510 Hoefgen, San Antonio, Texas 78210

Dear Mr. Wilkinson,

This letter is to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Village at Boyer; this proposed project would be located in House District 123, which I represent.

I believe that this additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Diego Bernal
State Representative, District 123
Input from Community Organizations
Haven for Hope
February 3, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210. Our 501(c)(3), Haven for Hope of Bexar County, serves men, women and families experiencing homelessness and our goal is to connect them to permanent housing throughout the City of San Antonio. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to provide, coordinate and deliver an efficient system of care to people experiencing homelessness. Our website can be found at www.havenforhope.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Kenneth L. Wilson
President & CEO

Kenneth L. Wilson
President & CEO
210.220.2170
kenneth.wilson@havenforhope.org
1 Haven for Hope Way, San Antonio, TX 78207
www.havenforhope.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. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.
HAVEN FOR HOPE OF BEXAR COUNTY

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

[Signature]

DIRECTOR, EXEMPT ORGANIZATIONS
RULINGS AND AGREEMENTS

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)
Statute Extension
HAVEN FOR HOPE OF BEXAR COUNTY
MARK CAMACHO
1 HAVEN FOR HOPE WAY
SAN ANTONIO TX 78207-1108

Employer Identification Number: 20-8075412
Person to Contact: Mr. Reis
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your July 25, 2014, 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 NOVEMBER 2006.

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.
If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Kim D. Bailey  
Operations Manager, AM Operations 3
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 23, 2020

HAVEN FOR HOPE OF BEXAR COUNTY
1 HAVEN FOR HOPE WAY
SAN ANTONIO, TX 78207-1266

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 11-30-2006
- Sales and use tax, as of 11-30-2006
  (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: 32023056826

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.
Haven for Hope started with an intense love for others. With radical compassion, we serve people with the respect and dignity that they deserve, because we are all human and we remember that all humans fall and have to get back up again. That is why we never give up.
MISSION STATEMENT

The Haven for Hope mission is to offer a place of hope and new beginnings. We do this by providing, coordinating and delivering an efficient system of care for people experiencing homelessness in San Antonio.
**HOW YOU CAN HELP**

1 **GIVE**
Help Haven for Hope provide life-saving programs and services with a monetary donation. No donation is too small to make a lasting impact!

Visit: www.Havenforhope.org/donate to make a donation today!

2 **DONATE**
Help us provide for the basic needs of individuals and families being served by Haven for Hope by donating in-kind items such as clothing, bedding, hygiene and other needed items.

Visit: www.Havenforhope.org/donate for a complete list of in-kind needs.

3 **VOLUNTEER**
Haven for Hope relies on volunteers to help us provide programs and services to individuals and families who are experiencing homelessness. Volunteers assist with a variety of projects and can be ongoing or one-time service opportunities.

Visit: www.Havenforhope.org/volunteer to learn more about giving your time to Haven for Hope.

**VISIT US**

The best way to learn more about Haven for Hope and our unique approach is to come and take a tour of our campus.

To schedule a tour, please visit Havenforhope.org/tour.

**Haven for Hope**
1 Haven for Hope Way, San Antonio, TX 78207
www.havenforhope.org

Photo Credit: © Marie Langmore Photography
WHO WE ARE

Our mission is to offer a place of hope and new beginnings. We do this by providing, coordinating and delivering an efficient system of care for people experiencing homelessness in Bexar County:

- In 2006, business and civic leader Bill Greehey along with City leaders, began the effort to create Haven for Hope.
- The Haven for Hope “one stop” design was born after 18 months of research of over 200 homeless shelters across the country.
- Haven for Hope is a 22-acre campus for people who are experiencing homelessness.
- Our one of a kind approach brings multiple service providers to a single location thus increasing accessibility and efficiency of resources.
- The Haven for Hope campus has been in full operation since June 2010.

WHAT WE DO

- Approximately 1,700 people are served daily on our campus.
- Haven for Hope serves over 700 people daily through our low barrier, emergency shelter program, The Courtyard.
- The Courtyard offers guests a safe place to sleep, hot meals, a place to shower, laundry services, and outreach services such as mental health care and housing services.
- Our Transformational Campus provides more intensive services for single men, women and families with children.

Services on our Transformational Campus include:

- Short-term residential housing on-campus
- Substance abuse and mental health treatment
- Employment Services
- Education Services
- Life-Skills Training
- Legal Services
- Childcare
- Health Care
- Animal Kennel
- Housing
- And much more!

HOW WE DO IT

- The individual is at the center of all our services. We meet them where they are.
- We are Trauma Informed. We recognize and understand the role trauma plays in the lives of those we serve.
- We are Recovery Oriented. We work with our clients to help them recover from conditions associated with mental health, substance abuse and trauma.
- We are Peer Supported. We recognize the importance of lived experience in those we serve.
- We Collaborate. We work with 140 partner organizations to provide over 300 comprehensive services.
Haven for Hope Facebook Page – “Home”

https://www.facebook.com/havenforhope/
Haven for Hope Facebook Page – “About”

https://www.facebook.com/pg/havenforhope/about/?ref=page_internal

![Haven for Hope Facebook Page](https://www.facebook.com/pg/havenforhope/about/?ref=page_internal)

### About

**FIND US**

1 Haven for Hope Way  
San Antonio, Texas  
[me/havenforhope](https://www.facebook.com/me/havenforhope)  
Call (210) 220-2100

**HOURS**

Always Open  
Popular Hours

- **Mon**  
- **Tue**  
- **Wed**  
- **Thu**  
- **Fri**  
- **Sat**  
- **Sun**

**6AM**  
**9AM**  
**12PM**  
**3PM**  
**6PM**  
**9PM**  
**12AM**  
**3AM**

**BUSINESS INFO**

- **Business Details**
- **Price Range** $5
- **Founded in** 2008

**Mission**

Our mission is to offer a place of hope and new beginnings. We do this by providing, coordinating and delivering an efficient system of care for people experiencing homelessness in San Antonio

**ADDITIONAL CONTACT INFO**

- info@havenforhope.org  
- [http://www.havenforhope.org](http://www.havenforhope.org)  
- haven4hope
San Antonio Food Bank
February 12, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210. Our 501(c)(3) nonprofit is involved in serving low income, food insecure individuals. Throughout the year, the San Antonio Food Bank serves 58,000 individuals each week with food assistance, federal benefits assistance, and workforce solutions to stabilize the individual, moving them to self sufficiency. Part of our work includes household stability with access to affordable housing and we encourage quality affordable housing be made accessible to working families like those we serve through our efforts.

The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy. Our website can be found at www.safoodbank.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Eric S. Cooper
President and CEO
San Antonio Food Bank

Advisory Board
Mike Beldon
Charles Butt
Barbara Gentry
Bill Greehey
William Klesse
Greg Kowalski
Joe McKinney
Gregg Popovich
Nelson Wolff

President & CEO
Eric S. Cooper

A member of:

Feeding America

Fighting Hunger...Feeding Hope
Internal Revenue Service

Date: July 26, 2007

SAN ANTONIO FOOD BANK INC
5200 OLD HWY 90 W
SAN ANTONIO TX 78227

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Mrs. Coghill 31-07426
Customer Service Specialist
Toll Free Telephone Number: 877-829-5500
Federal Identification Number: 74-2122979

Dear Sir or Madam:

This letter is in response to our receiving your request to change the address of your organization to what is reflected in the heading above.

In October 1980 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 1
IRS Tax Exempt Organization Search – San Antonio Food Bank

San Antonio Food Bank Inc.
EIN: 74-2122979 | San Antonio, TX, United States

Publication 78 Data
Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes
Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)
Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

Tax Year 2017 Form 990

https://apps.irs.gov/app/eos/displayAll.do?dispatchMethod=displayAllInfo&id=787836&ein=742122979&country=US&deductibility=all&dispatchMethod=searchAll&isDescending=false&city=&ein1=74-2122979&postDateFrom=&exemptTypeCode=al&submitName=Search&sortColumn=orgName&totalResults=1&names=&resultsPerPage=25&indexOfFirstRow=0&postDateTo=&state=All+States
Exemption Verification Letter

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Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2020

SAN ANTONIO FOOD BANK
5200 ENRIQUE M BARRERA PKWY
SAN ANTONIO, TX 78227-2209

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 03-24-1980
- Sales and use tax, as of 10-16-1980
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- State portion of hotel occupancy tax, charitable as of 10-16-1980
  (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 17421229794

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.
FIGHTING HUNGER... FEEDING HOPE

The San Antonio Food Bank serves 58,000 individuals each week in one of the largest service areas in Texas.

LEARN MORE  DONATE
ABOUT US

THE SAN ANTONIO FOOD BANK ACTIVELY FIGHTS HUNGER AND FEEDS HOPE IN SAN ANTONIO AND SOUTHWEST TEXAS.

Founded in 1980, the San Antonio Food Bank serves one of the largest service areas in Southwest Texas. Our focus is for clients to have food for today but to also have the resources to be self-sufficient in the future.

58,000 Individuals Served Each Week
74,000,000 Meals Distributed Annually
In collaboration with more than 500 partner agencies, the San Antonio Food Bank educates and provides assistance to more than 58,000 individuals each week through our innovative programs and services.

**EXPLORE OUR PROGRAMS**

**JOB ASSISTANCE**
We help our clients get to a place of self-sufficiency with job placement opportunities.

**LEARN MORE**

**MOBILE MERCADO**
We focus on traveling to the "food deserts" in our service area to help serve and educate.

**LEARN MORE**

**NUTRITION, HEALTH & WELLNESS**
We believe wellness begins with food and health education.

**LEARN MORE**

**PROGRAMS FOR CHILDREN**
We offer a variety of programs for children in need at partnering schools and community centers.

**LEARN MORE**
San Antonio Food Bank Facebook Page – “Home”

https://www.facebook.com/safoodbank/

SAN ANTONIO FOOD BANK
Serving Southwest Texas

San Antonio Food Bank
@safoodbank

Create a Page

Home

About
Fundraisers
Events
Photos
Videos
Posts
Twitter
Instagram
Community
Groups
Reviews

Create a Post

Write a post...

Photo/Video Tag Friends Check In

Fundraisers

Create a Fundraiser

Help raise money for San Antonio Food Bank.
Create a fundraiser.

Upcoming Events

FOOD MOBILE BANK PANTRY
Serving Southwest Texas

Wednesdays, February 26, 2020
The last Wednesday of the Month
9:00 - 11:00 a.m.
Colonial Hills UMC Parking Lot

San Antonio Food Bank Food Distribution
Wed 9 AM - Colonial Hills United Methodist Church, San ... Counters - 127 people

Food from the Bar
Mar 1 - Mar 31 - San Antonio Food Bank - San Antonio, Texas
You've checked in to San Antonio Food Bank before

Runway 2020
Mar 5
Thu 6:30 PM - San Antonio Food Bank - San Antonio, Texas
You've checked in to San Antonio Food Bank before

Fighting Hunger...Feeding Hope

Our Mission
The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through fo...
See More

Community

See All

Invite your friends to like this Page
25,539 people like this
27,392 people follow this
Amanda Hutchinson and 28 other friends like this or have checked in.
34,366 check-ins

About

(210) 337-3683
Typically replies within an hour
Send Message
safoodbank.org
Nonprofit Organization · Charity Organization
Opens tomorrow
Closed Now
Popular hours

Mon Tue Wed Thu Fri Sat Sun
The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy.

Our Mission
The mission of the San Antonio Food Bank is to fight hunger in Southwest Texas through food distribution, programs, education, and advocacy.

Our Story
The San Antonio Food Bank takes pride in fighting hunger, feeding hope in our 16 county service area. We believe that no child should go to bed hungry, adults should not have to choose betwee...
San Antonio Metropolitan Ministry (SAMM)
January 28, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210. Our 501(c)(3) nonprofit, SAM Ministries (San Antonio Metropolitan Ministry, Inc.), administers transitional housing, rapid re-housing, and permanent supportive housing programs serving literally homeless individuals and families throughout the city of San Antonio. We also offer homelessness prevention services for hundreds of households for whom a few hundred dollars of assistance makes the difference between remaining in a home or joining the thousands of people in this community who experience homelessness. We encourage quality affordable housing accessible to working families like those we serve through our efforts.

Our mission is to help the homeless and those at risk of becoming homeless attain self-sufficiency by offering, with dignity and compassion, shelter, housing, and services. Our website can be found at www.samm.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Navarra R. Williams
President and CEO
SAN ANTONIO METROPOLITAN MINISTRY
INC
% DOROTHY B MORRIS
1919 NW LOOP 410
SAN ANTONIO TX 78213

Employer ID Number: 74-2285793
Form 990 required: YES

Dear SAN ANTONIO METROPOLITAN:

This is in response to your request dated Feb. 05, 2018, regarding your tax-exempt status.

We issued you a determination letter in July 1985, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c) (03).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(i).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).
San Antonio Metropolitan Ministry Inc.

EIN: 74-2285793 | San Antonio, TX, United States

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

Tax Year 2017 Form 990

Tax Year 2016 Form 990

https://apps.irs.gov/app/eos/displayAll.do?dispatchMethod=displayAllInfo&Id=788967&ein=742285793&country=US&eductibility=all&dispatchMethod=searchAll&isDescending=false&city=&ein1=74-2285793&postDateFrom=&exemptTypeCode=all&submitName=&sortColumn=orgName&totalResults=1&names=&resultsPerPage=25&indexOfFirstRow=0&postDateTo=&state=All+States
Exemption Verification Letter

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Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2020

SAN ANTONIO METROPOLITAN MINISTRY, INC.
1919 NW LOOP 410 STE 100
SAN ANTONIO, TX 78213-2325

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 08-31-1983
- Sales and use tax, as of 01-21-1991
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17422857932

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.
Help prevent families from becoming homeless in the new year.
YOUR GIFT TODAY MEANS A NEW START!
HELP NOW!

SAMMinistries prevents homelessness in San Antonio through a compassionate, holistic approach that brings self sufficiency, pride and dignity to struggling families with no where else to turn.
Help keep families in their homes and off the streets.

Every dollar you give helps struggling families right here in San Antonio overcome homelessness by stepping in with the support that keeps them off the streets, including:

- Housing assistance
- Help with utility bills
- Life skills building
- Spiritual and mental support services for the whole family
- Support on the path to self-sufficiency

Please give today. Your gift is their future.
Homeless Prevention Services

SAMMinistries' Homeless Prevention Services provides rental assistance, utility assistance and supportive services to individuals and families who are in imminent danger of eviction, or are currently homeless.

Homeless Prevention Services Provide
- Temporary rental, utility, or other critical assistance
- Supportive services
- Payments are not made directly to participant

Applicant Eligibility
- Homeless or in imminent risk of being homeless
- Current eviction notice (rent) or disconnection notice (utilities)
- Must have some form of stable income (SSI, SSDI, employment, etc.)

NEED HELP?
Visit www.samm.org/get-help to apply for assistance.
January 28, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer
TDHCA #20188

Dear Mr. Wilkinson,

We would like to express our support for the proposed Village at Boyer to be located at approximately 1510 Hoefgen, San Antonio, TX 78210.

Academia America is a 501 (c) 3 nonprofit organization which provides education programs and services to the community. The organization advocates for low to moderate income individuals by partnering with other community groups in providing educational programs with a focus on the social and civic integration of immigrants. Academia America provides these services throughout San Antonio and Bexar County. We encourage quality affordable housing accessible to working families like the clients we serve through our programs. Our website can be found at www.academiaamerica.org and provides additional information about our organization and the programs we offer.

Quality affordable housing opportunities are an integral component of serving those amongst us who are most in need. We encourage you to support this application for tax credits in the 2020 application cycle. Thank you for your attention and please do not hesitate to contact me if you have any questions.

Sincerely,

Mario C. Compean
President / CEO
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. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Publication 4221-FC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)
ACADEMIA AMERICA INC

Sincerely,

[Signature]

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC
Statute Extension
Part X  Public Charity Status (Continued)

- 501(c)(4) — an organization organized and operated exclusively for testing for public safety.
- 501(c)(7) — an organization organized and operated exclusively for recreation activity.
- An organization operated for the benefit of a college or university that is owned or operated by a governmental unit.
- An organization that receives a substantial part of its financial support in the form of contributions from publicly supported organizations, from a governmental unit, or from the general public.
- An organization that normally receives not more than one-third of its financial support from gross investment income and receives more than one-third of its financial support from contributions, membership fees, and gross receipts from activities related to its exempt functions (subject to certain exceptions).
- A publicly supported organization, but unsure if it is described in 5g or 5h. The organization would like the IRS to decide the correct status.

If you checked box g, h, or i in question 5 above, you must request either an advance or a definitive ruling by selecting one of the boxes below. Refer to the instructions to determine which type of ruling you are eligible to receive.

- Request for Advance Ruling: By checking this box and signing the consent, pursuant to section 6501(c)(4) of the Code you request an advance ruling and agree to extend the statute of limitations on the assessment of excise tax under section 4940 of the Code. The tax will apply only if you do not establish public support status at the end of the 5-year advance ruling period. The assessment period will be extended for the 5 advance ruling years to 8 years, 4 months, and 15 days beyond the end of the first year. You have the right to refuse or limit the extension to a mutually agreed-upon period of time or issue(s). Publication 1035, Extending the Tax Assessment Period, provides a more detailed explanation of your rights and the consequences of the choices you make. You may obtain Publication 1035 free of charge from the IRS web site at www.irs.gov or by calling toll-free 1-800-829-1040. Signing this consent will not deprive you of any appeal rights to which you would otherwise be entitled. If you decide not to extend the statute of limitations, you are not eligible for an advance ruling.

Consent Fixing Period of Limitations Upon Assessment of Tax Under Section 4940 of the Internal Revenue Code

For Organization

[Signature]

Jim Valero

(name of signatory)

5/5/2008

(date)

For IRS Use Only

Robert

(date)

7 Did you receive any unusual grants during any of the years shown on Part IX-A, Statement of Revenues and Expenses? If "Yes," attach a list including the name of the contributor, the date and amount of the grant, a brief description of the grant, and explain why it is unusual.

[Signature]

Jim Valero

(name of signatory)

5/5/2008

(date)
Academia America
EIN: 35-2330299 | San Antonio, TX, United States

Publication 78 Data
Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

Deductibility Code: PC

Form 990-N (e-Postcard)
Organizations who have filed a 990-N (e-Postcard) annual electronic notice. Most small organizations that receive less than $50,000 fall into this category.

Tax Year 2015 Form 990-N (e-Postcard)
Tax Year 2014 Form 990-N (e-Postcard)
Tax Year 2013 Form 990-N (e-Postcard)
Tax Year 2012 Form 990-N (e-Postcard)
Tax Year 2011 Form 990-N (e-Postcard)
Tax Year 2009 Form 990-N (e-Postcard)

https://apps.irs.gov/app/eos/displayAll.do?dispatchMethod=displayAllInfo&Id=4068339&ein=352330299&country=US&deductibility=all&dispatchMethod=searchAll&isDescending=false&city=&ein1=35-2330299&postDateFrom=&exemptTypeCode=all&submitName=Search&sortColumn=orgName&totalResults=1&names=&resultsPerPage=25&indexOfFirstRow=0&postDateTo=&state=All+States
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 23, 2020

ACADEMIA AMERICA, INC.,
10650 CULEBRA RD STE 104
SAN ANTONIO, TX 78251-4950

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 03-11-2008
- Sales and use tax, as of 03-11-2008

(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: 32034893738

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State’s website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Welcome Friend!!! ¡Bienvenido Amigo!

Academia América provides education programs and services to immigrants who qualify to apply for U.S. citizenship to help them prepare for the naturalization examination. We invite you to visit these pages to learn about our programs and available resources.
MISSION AND VISION

Academia América’s mission is to promote the social and civic integration of immigrants. We envision a world where immigrants experience social justice, equality and a life free of discrimination. To this end Academia América seeks to be a primary resource for citizenship education, civic engagement and empowerment of immigrants.
Academia América fulfills its mission of immigrant integration by providing education programs and services to legal residents to facilitate naturalization. We believe that U. S. citizenship is an essential prerequisite if immigrants are to achieve full integration. U. S. citizenship will empower them to acquire capacity to build financial and family security since it removes the threat and consequences of deportation.

CITIZENSHIP EDUCATION

The Nuevos Ciudadanos Citizenship Education Program is Academia América’s New Americans Project. The Program has the dual goals of integration and civic engagement. The curriculum, modules in Civics, History and English, facilitate preparation for the naturalization examination and promote civic engagement. Financial Literacy education emphasizes social integration.

LEGAL SERVICES

Academia América partners with nonprofit legal assistance providers to facilitate access to low-cost legal services to our clients. Students enrolled in our classes receive assistance with completion of the naturalization application and related forms at discounted rates.

MORE INFORMATION

Registration and class schedule information is available at 210-910-6363 or visit our Facebook page.
Acadia America Facebook Page – “About”

https://www.facebook.com/pg/academiaamerica2017/about/?ref=page_internal
LULAC 4383
February 1, 2020

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Development
P.O. Box 13941
Austin, Texas 78711

Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Boyer, a proposed multifamily development to be located at approximately 1510 Hoefgen, San Antonio, Texas 78210.

LULAC Concilio Zapatista 4383 is a 501 (c) 4 nonprofit organization which provides education programs and services to the community. The organization acts as an advocate for low to moderate income individuals by partnering with other community based groups in providing educational programs, health screening fairs, youth sports programs, housing advocacy initiatives, in addition to representing needy individuals with civil rights, education and employment complaints. LULAC Council 4383 provides these services throughout LULAC District 15, consisting of San Antonio, Bexar County and surrounding counties to help low to moderate income families with their daily life challenges to ensure that they are able to fulfill their responsibilities as citizens.

The proposed Village at Boyer community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens. Please accept this communication as our effort to support this worthwhile development.

Sincerely,

Henry Rodriguez
Executive Director
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)(4) of the Internal Revenue Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Please see enclosed Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-NC
ADDENDUM

Based on the information submitted with your application, we approved your request for reinstatement under Notice 2011-44. Your effective date of exemption, as shown in the heading of this letter, is the postmark date of your application.

Our records show that you were previously tax-exempt as a subordinate under group exemption number 1548. Because you applied for and have been granted your own individual tax-exempt status, you no longer rely on your affiliation with a parent organization for recognition of your tax-exemption.

If, in the future, you choose to become a subordinate under a group ruling, you will lose your individual recognition of tax-exempt status. Moreover, if you become a subordinate under a group ruling and your parent organization loses its tax-exempt status, you also will lose your exempt status. To reestablish your individual tax-exemption after rejoining a group exemption, you will be required to reapply and pay the appropriate user fee.
League Of United Latin American Citizens

EIN: 74-2734393 | San Antonio, TX, United States

Auto-Revocation List

Organizations whose federal tax exempt status was automatically revoked for not filing a Form 990-series return or notice for three consecutive years. Important note: Just because an organization appears on this list, it does not mean the organization is currently revoked, as they may have been reinstated.

Exemption Type: 501(c)(4)

Exemption Reinstatement Date: 05-15-2012
Revocation Date: 05-15-2011
Revocation Posting Date: 02-22-2012

Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice. Most small organizations that receive less than $50,000 fall into this category.

https://apps.irs.gov/app/eos/displayAll.do?dispatchMethod=displayAllInfo&Id=5415046&ein=742734393&country=US&deductibility=all&dispatchMethod=searchAll&isDescending=false&city=&ein1=74-2734393&postDateFrom=&exemptTypeCode=al&submitName=&sortColumn=orgName&totalResults=1&names=&resultPerPage=25&indexOfFirstRow=0&postDateTo=&state=All+States
July 8, 2017 - LULAC Passes Vaccine Resolution at National Convention in San Antonio

Click Here: Civil Rights and Vaccines: Children, Truth, Safety

Vaccine Resolution with Links to Prove Assertions - Click Here
Bexar County records listed 16 arrested. They were: Yasmina Codina, 27; Felipe Vargas, 33; Henry Rodriguez, 66; Maribel Hermosillo, 20; Julio Lopez, 26; Carla Louise Gomez, 25; Steve Huerta, 42; Genevieve Gonzales, 29; Antonia Irene Castaneda, 68; Jahne Dominique Campbell, 26; Marisa Cristina Gonzalez, 29; Genevieve Rodriguez, 27; Maria A. Berrizabal, 69; Lorenza Andrade Smith, 41; My Le, 18; and Melissa Rodriguez, whose age was unavailable.
Small businesses have helped sustain the local economy. Hispanic owned businesses have contributed to the stability of solid economic growth in San Antonio. Henry supports small business and recently participated in a fund raising effort for friend and fellow Zapatista, Tony Ayala, whose building was damaged by an out of control driver. LULAC Concilio Justicia y Ley and LULAC Concilio Zapatista 4383 provided lunch and the young fighters of Tony Ayala's Zarzamora Street Gym provided the entertainment. Henry emceed the event, which was attended by political candidates and well wishers. See http://www.ZarzamoraStreetGym.com for more information.

Henry is shown above, speaking in favor of the Latinos In Action, National Hispanic Sports Association to the City Council at City Hall.

IV.) Education

Henry supports local efforts, especially those of the Cesar Chavez Education and Legacy Foundation to provide scholarships to qualified and needy members of the community. Additionally, he supports the Dream Act because it is right and because the “Dreamers” will benefit society by creating a better future for all.
V.) Health

Henry has been instrumental in organizing two events at the West side YMCA which focused on Hispanic health issues. The event was to educate families about diseases prevalent in Hispanic communities, diabetes, obesity and heart disease. All attendees were educated on the importance of exercise and every child received a free bicycle. UNIVISION@ and La Prensa covered the event extensively to further spread the message.

VI.) Housing

The needs of the community for affordable, quality homes is great. Henry has worked closely with George Alejos, District 15, Director of Affordable Housing to ensure that Section 8 housing is available to those that qualify. Additionally, they work to protect the interests of landlords and employees of SAHA to protect them from undue pressure. The regulations are extensive and the knowledge required to assist require a great deal of time and dedication. Henry and George are advocates for fairness in enforcement. They work tirelessly for those that need their help.

Defender of Minorities in Housing Issues

Henry is Member of the Board of Directors of the San Antonio Board of Adjustment. Below is a picture taken at one of their regularly scheduled meetings. Henry is able to advocate for members of his community as they deal with issues that have long lasting impacts on property values and safety.
The above picture was taken at a KB Homes protest led by Henry, George Alejos, Janet Ahmad, also a Zapatista, former City Councilwoman Lourdes Galvan, and Former LULAC National President Rosa Rosales. The involvement of LULAC, notably the Zapatista leadership was instrumental in getting Mirasol homes bought back. The plight of the largely Hispanic Mirasol owners was dire and without the involvement of LULAC Leadership, they would most likely have suffered great economic loss. Henry, George and Janet all attended meetings at numerous City Hall meetings to lobby for Mirasol homeowners.

President of the San Antonio Community Development Council, Inc.

Henry recently was instrumental in acquiring a property for use by Section 8 low income eligible seniors. Plans are made to modernize the property but to retain it for use as a low income community.

VII.) Immigration
Successful celebration of the 2nd Youth for Fitness Day

Test and photos by Franco

The 2nd Youth for Fitness Day, a vision of 17-year-old Andrew Schwartz, held on Saturday, June 18, at the Westside Family YMCA, was celebrated by the organizers, Andrew Schwartz, Louis Lopez, executive director of the hosting institution, LULAC Consilio Zapatista 4383 that was represented by president Cindy Gustamante and Henry Rodriguez (director of Civil Rights), as well as Lourdes Galvan, executive director of the West San Antonio Chamber of Commerce. They thank HEB for sponsoring this event.

Children in attendance, accompanied by their parents, enjoyed the health fair, which offered entertainment and sports activities. Fitness demonstrations by the YMCA, swimming lessons, games, a bike rodeo and fingerprints by members of the SAPD who were guarded by their mascot McInrafi was all available for attendees.

Health vendors in attendance were Community First Health Plans, Texas Diabetes Institute of the University Health System, HUMANA, Pro-Care Health Wellness Solutions. Also present were representatives of the Southwest Voter Registration.

"I'm happy for the success of the second Youth for Fitness Day. It is good to see the response of the Mexican-American community, this event is free for thank to the support of the Westside Family YMCA, Consilio Zapatista, and the West San Antonio Chamber of Commerce. Children and parents in attendance, learned how to fight obesity and to control diabetes. We recommend them to practicing some kind of a sport, to help them stay in shape, and also in good health," said Andrew Schwartz.

Boys and girls who participated in the "Bike Rodeo" attended a riding safety lessons given by members of the SAPD Bike Division. "Children who participated in the bike rodeo, took home a bicycle and safety helmet they used during the spectacular competition," said Henry Rodriguez.

"We at Westside Family YMCA, will continue supporting the Youth for Fitness Day, that is the best deal we can offer to our community, so the attendees can learn about the programs we offer and support during the year. Today kids and their parents enjoy playing some sports, as well as dancing Zumba, and even kick-boxing," said Louis Lopez.

SAPD officers of the SAFE Unit, fingerprint the children in attendance.

Henry Rodriguez, LULAC Consilio Zapatista 4383 civil rights director, Louis Lopez director of Westside Family YMCA and Andrew Schwartz, founder of the Youth
Latinos in Action Sports
January 27, 2020

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

RE: Village at Boyer – TDHCA #20188

Dear Mr. Wilkinson:

This letter serves to express our support for the Village at Boyer a proposed development to be located at 1510 Hoefgen Avenue San Antonio, Texas 78210.

Latinos in Action is 501 (c) 3, nonprofit organization that provides sports and education programs and services to the community. Latinos in Action provides these services throughout San Antonio and Bexar County.

The proposed Village at Boyer community would address the need for quality affordable housing for working families, veterans and others. We wholeheartedly support the effort to expand the opportunity for affordable housing for our citizens in areas where quality schools and employment opportunities are also plentiful. Please accept this communication as our effort to support this worthwhile development.

Sincerely,

[Signature]

RAUL "ROY" ZUNIGA
President
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.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.
LATINOS IN ACTION SPORTS

Sincerely,

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC
LATINOS IN ACTION SPORTS

We considered and approved your request for retroactive reinstatement under Notice 2011-43.
Latinos In Action Sports Association Incorporated
EIN: 74-2603503 | San Antonio, TX, United States

**Determination Letter**
A favorable determination letter is issued by the IRS if an organization meets the requirements for tax-exempt status under the Code section the organization applied.

**Publication 78 Data**
Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

**Auto-Revocation List**
Organizations whose federal tax exempt status was automatically revoked for not filing a Form 990-series return or notice for three consecutive years. Important note: Just because an organization appears on this list, it does not mean the organization is currently revoked, as they may have been reinstated.

***Exemption Reinstatement Date: 05-15-2010***

Reinstatement Date is retroactive to revocation date based on attached IRS determination letter

https://apps.irs.gov/app/eos/displayAll.do?dispatchMethod=displayAllInfo&Id=5375111&ein=742603503&country=US&deductibility=all&dispatchMethod=searchAll&isDescending=false&city=&ein1=74-2603503&postDateFrom=&exemptTypeCode=all&submitButton=Search&sortColumn=orgName&totalResults=1&names=&resultsPerPage=25&indexOfFirstRow=0&postDateTo=&state=All+States
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 23, 2020

LATINOS IN ACTION SPORTS ASSOCIATION, INCORPORATED
PO BOX 380384
SAN ANTONIO, TX 78268-7384

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 01-01-2000
Sales and use tax, as of 09-20-2012
(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: 17426035030

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.

20th Anniversary

Latinos in Action Presents
20th Annual Hispanic Sports Hall of Fame Awards
Friday, October 17, 2014

Honorees:

Nancy Lopez - Golf
Richard Guerra - Basketball
Sanmiguel Echevarria - Medal of Honor Recipient
Joe Garza - Attorney

Tickets Individual: $50.00
Corporate Table: $400.00

Emcees: Elizabeth Ruiz, KTSA Radio

Times and Schedule of Events:

- ATI center – 231 W. Commerce St., San Antonio, TX
  - Social hour 5:00pm - 6:00pm
  - Dinner 6:00pm - 9:00pm
  - Award Presentations 9:00pm - 10:30pm
  - Photo Session 10:30pm - 11:30pm

For more information contact

R. Zuniga: 210.823.7682
J. Gallegos: 210.363.9160
N. Medina: 210.777.9711

© Latinos In Action Sports Association
Website by Christian Andrade
Latinos in Action Sports Association is a community service non-profit organization founded in 1992 by Raul "Roy" Zuniga. The main objective of the organization is to provide scholarship assistance to students, with potential academic and athletic ability for pursuing higher education.

Students are the focus of our efforts. Latinos in Action believes that most students benefit from identifying with positive outstanding Hispanic Role Models who have accomplished exceptional levels of achievements and enjoy the pursuit of excellence while seeking opportunities to test themselves against their own accomplishments and those of their peers.

The mission of Latinos in Action Sports Association is to promote and enhance the quality of life for the youth of our community by providing them with competitive activities that promote character and challenges them to become constructive and contributing members of society. Latinos in Action Sports Association intends to facilitate for these young leaders to realize their full potential relative to their growth and development.

Latinos in Action Sports Association's projection for the next five years is to branch out nationally to six states (Arizona, California, Illinois, Kansas, Colorado and New Mexico), acknowledging and recognizing outstanding Hispanic athletes. Because of this initiative, Latinos in Action Sports Association will be recognized and respected throughout the Hispanic market all over the country for helping the youth in our country.

Latinos in Action Sports Association's belief statement is "To provide young Hispanics with real identifiable role models, who will have a positive influence in their lives".

Raul "Roy" Zuniga
FOUNDER

Nor R. Medina
PRESIDENT
### Required Third Party Reports

ALL third-party reports must include the following statement:

"All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law."

Complete the information below as applicable [§11.205].

<table>
<thead>
<tr>
<th>1. <strong>Environmental Site Assessment (ESA) (All Multifamily Applications)</strong></th>
<th></th>
<th>Date of Report: <strong>2/26/2020</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: Astex Environmental Services, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development is funded by USDA and is not required to supply an ESA.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. <strong>Environmental Clearance (Direct Loan applications only)</strong></th>
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</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Property has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58 or 24 CFR 93.301(f), as applicable, and documentation of HUD Environmental Clearance is included behind this tab.</td>
</tr>
<tr>
<td>Applicant has submitted an environmental packet to TDHCA and clearance is pending.</td>
</tr>
<tr>
<td>Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan. <a href="http://www.tdhca.state.tx.us/program-services/environmental/index.htm">http://www.tdhca.state.tx.us/program-services/environmental/index.htm</a></td>
</tr>
<tr>
<td>A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:</td>
</tr>
<tr>
<td>Name of Firm:</td>
</tr>
<tr>
<td>Contact Person:</td>
</tr>
<tr>
<td>Contact Telephone:</td>
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<thead>
<tr>
<th>3. <strong>Primary Market Area Map</strong></th>
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<td>Primary Market Area (PMA) map with definition of PMA is included behind this tab.</td>
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<td>Prepared by: Apartment Market Data</td>
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<tr>
<td>Development Site Location:</td>
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<td>Longitude: -98.478668</td>
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<tr>
<th>4. <strong>Scope and Cost Review (SCR) (formerly PCA)</strong></th>
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<tr>
<td>Prepared by: n/a</td>
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<th>5. <strong>Appraisal</strong></th>
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<td>Prepared by: n/a</td>
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</table>

<table>
<thead>
<tr>
<th>6. <strong>Feasibility Report</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by: BC&amp;E</td>
</tr>
</tbody>
</table>
ALT AFFORDABLE HOUSING SERVICES, INC - ARBOR PLACE
3419 Nacogdoches Rd. Suite 150
San Antonio, Texas 78217
Phone 210.887.7470; Fax 210.495.4670
Jerry Du Terroil, Executive Director
Founded August 1993

CERTIFICATION
Village at Boyer

I, Jerry Du Terroil, certify that the Development Owner will comply with any and all recommendations made by the ESA provider.

EXECUTED effective as of the 12th the day of February 2020.

Village at Boyer, LP,
a Texas limited partnership

By: Village at Boyer GP, LLC,
a Texas limited liability company,
it's general partner

By: ALT Affordable Housing Services Inc - Arbor Place,
a Texas non-profit corporation,
it's sole member

By: [Signature]
Jerry Du Terroil
Executive Director

THE STATE OF Texas $
COUNTY OF Bexar $

Before me, a notary public, on this day personally appeared [Signature], 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 12th day of February, 2020

[Seal]

Daphne Lynne Garramone
My Commission Expires 07/29/2022
ID No. 11012659
Notary Public Signature
### MARKET ANALYSIS SUMMARY

**Provider:** Apartment MarketData, LLC  
**Date:** 1/31/2020

**Contact:** Darrell G Jack  
**Phone:** (210) 530-0040

**Development:** Village at Boyer  
**Target Population:** General

**Definition of Elderly Age:**

**Site Location:** 1510 Hoefgen  
**City:** San Antonio  
**County:** Bexar

**Site Coordinates:**

<table>
<thead>
<tr>
<th>Latitude</th>
<th>Longitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>29.401875</td>
<td>-98.478668</td>
</tr>
</tbody>
</table>

**Primary Market Area (PMA) page**

<table>
<thead>
<tr>
<th>CENSUS TRACTS</th>
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<tbody>
<tr>
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</tbody>
</table>
TAB 48
<table>
<thead>
<tr>
<th>Tie-Breaker Information</th>
</tr>
</thead>
</table>

**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?
- **Yes**
  - Poverty Rate = 13.4
  - Applicable Poverty Rate = NA

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>Poverty Rate is less than 17.0341.</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Poverty Rate is less than 17.0341.
- **No**
  - Applicable Poverty Rate = NA

### Is Site in Region 11?
- **No**
  - Poverty Rate = NA
  - Applicable Poverty Rate = NA

### Poverty Rate is less than 32.0341.
- **No**

### Is Site in Region 13?
- **No**
  - Poverty Rate = NA
  - Applicable Poverty Rate = NA

### Poverty Rate is less than 22.0341.
- **No**

### Rent Burden Rank = 2665 (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: -98.478668
Development Latitude: 29.401875
Target Population: General
Closest Development serving same Population: Hemisview Village
Application Number: 8413
Address: 401 Santos St., San Antonio, TX 78210
Year of Award: 2008

2/26/2020
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: Village at Bayer
Development Street Address: 1510 Hoefges Ave, San Antonio, TX 78210
Development City: San Antonio
Development County: Bexar
TDHCA # (for office use only): 20188

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Denver Heights Neighborhood Association
This organization also made a submission to TDHCA in prior HTC Application Rounds:
  - Check one: ☑ Yes ☐ No
  - If YES, provide the years that the organization made submissions prior to 2020:
    2019

The Neighborhood Organization is a (select one of the following):
  □ Homeowners Association
  □ Property Owners Association
  □ Resident Council and our members occupy the existing development
  ☑ Other (explain): Neighborhood Association

As of January 3, 2020, (as applicable) this Neighborhood Organization is on record with (select one of the following):
  □ County
  ☑ Secretary of State

Part 3: Neighborhood Organization Contact Information

Do not list persons that will not be able/available to respond to emails or phone calls from the Department.
1st Contact Information
Name: Audrey C. Lewis
Title: President, Denver Heights Neighborhood Assoc.
P.O. Box 10880, San Antonio, TX 78210
Physical Address: Same
Mailing Address (if different from above): Same
City: San Antonio
ZIP Code: 78210
Phone: (210) 957-1271
Email: ACLewis1847@AOL.com
2nd Contact Information
Name: James L. Grant
Title: Vice President
Physical Address: P.O. Box 10820, San Antonio, TX 78210
Mailing Address (If different from above): Same
City: San Antonio
Phone: (210) 286-6210
Email: jlggrant46@yahoo.com

Part 4: Reason for Support or Opposition
The Neighborhood Organization: ☐ Supports ☐ Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:
The Denver Heights NA is in full support of the Village at Boyer development in our community. We see this as providing a much acceptable service for the community in turn of affordable housing. The current area has been vacant and in a deteriorating stage for many years. With this new development, we see this as a much-needed face lift for the community and city. It will also bring a few jobs to the area.

Part 5: Written Boundary Description
Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

North Boundary - E Commerce St., New Braunfels Ave., Hahnke St., E Commerce St.
East Boundary - J. Terrell St., Union Pacific Railroad, Culebra Ave.
West Boundary - I-37 Hwy., E. Cesar Chavez Blvd., S. Hackberry
South Boundary - I-10 Hwy., Westfall Ave., New Braunfels Ave., I-10 Hwy.
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION
(Continued)

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed on or before December 4, 2019.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 2, 2020 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

(First and Second Contacts must sign below):

1st Contact Signature: ____________________________ 2-6-2020  
1st Contact Printed Name: Aubry C. Lewis

2nd Contact Signature: ____________________________ 2/4/2020  
2nd Contact Printed Name: James L. Grant

President

Vice Pres.
Certificate of Formation
Nonprofit Corporation

Nov 03 2011

Article 1 – Entity Name and Type
The filing entity being formed is a nonprofit corporation. The name of the entity is:

Denver Heights Neighborhood Association, Inc.

Article 2 – Registered Agent and Registered Office
☐ A. The initial registered agent is an organization (cannot be entity named above) by the name of:

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Kim Washington Sanders Ms.
First Name M.I. Last Name Suffix

C. The business address of the registered agent and the registered office address is:

800 S Pine Street San Antonio TX 78210
Street Address City State Zip Code

Article 3 – Management
The management of the affairs of the corporation is vested in the board of directors. The number of directors constituting the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting of members or until their successors are elected and qualified are as follows:

A minimum of three directors is required.

Jerrilene Keys Rev.
First Name M.I. Last Name Suffix
P.O. Box 10763 San Antonio TX 78210 US
Street or Mailing Address City State Zip Code Country

Form 202

 page 1
The management of the affairs of the corporation is to be vested in the nonprofit corporation’s members.

Article 4 – Membership

(See instructions. Do not select statement B if the corporation is to be managed by its members.)

☐ A. The nonprofit corporation shall have members.

☐ B. The nonprofit corporation will have no members.

Article 5 – Purpose

(See instructions. This form does not contain language needed to obtain a tax-exempt status on the state or federal level.)

The nonprofit corporation is organized for the following purpose or purposes:

The Neighborhood Association is organized exclusively as a charitable, welfare and educational purposes as defined under Section 501 (c) (3) of the Internal Revenue Code, and section 11.18 (c) of the Texas Tax Code or any corresponding section provision of any future tax code.

The following text area may be used to include any additional language or provisions that may be needed to obtain tax-exempt status.

The purpose of the Denver Heights Neighborhood Association is to provide an organized framework to promote, preserve and enhance the quality of life and values within the boundaries of the Denver Heights Neighborhood, as well as, extend opportunities to all residents, landowners, businesses and other interested individuals through education about neighborhood, community affairs and local topics of immediate interest. The Association will assist residents to: • Elevate and promote the image of the neighborhood; • Create a safe living environment 24 hours a day; • Encourage members to become involved in community affairs; • Have an effective unified voice to address issues that impact the neighborhood; • Conduct social activities that create a greater sense of neighborhood pride; • Enhance property values; • Promote a sense of pride and identity among the residents; • Establish relationships with other neighborhood Associations and coalitions; • Familiarize residents, landowners and interested parties about the Association and its purposes; • Establish a direct line of communication with the city staff and members of city council; • Provide a forum for the airing of grievances; • Combat community
deterioration and juvenile delinquency by developing safe residential neighborhoods through public safety initiative to enhance community and economic development projects; • Advance education by assisting in the decentralization of the public school system through increased parental involvement, and assisting residents in achieving vocational, social and creative skills necessary for responsible citizenship; • Provide relief of the poor and distressed or underprivileged by creating and expanding an economic environment through development of business and neighborhood expansion opportunities; Promote social welfare by reinforcing and expanding development of commercial service districts.

Supplemental Provisions/Information
(See instructions.)

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

* No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons except that the Neighborhood Association shall be authorized and empowered to pay reasonable compensation for services rendered, reasonable expenses incurred, and to make payments and distributions in furtherance of the purposes set forth in Article Five hereof;* No substantial part of the activities of the Neighborhood Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Neighborhood Association shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

* Notwithstanding any other provision of the articles, the Neighborhood Association shall not carry on any other activities not permitted to be carried on by a Corporation exempt from federal income tax under 501 (c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or by a corporation contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Organizer

The name and address of the organizer:

Jerrilene Keys

P.O. Box 10763  
San Antonio  
TX  
78210

Street or Mailing Address  
City  
State  
Zip Code

Effectiveness of Filing (Select either A, B, or C.)

A. □ This document becomes effective when the document is filed by the secretary of state.

B. □ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: ____________________________________________

C. □ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: ____________________________________________
The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: 11/2/11

Signature of organizer
Jerrel Keys
Denver Heights Neighborhood Association, Inc.
Printed or typed name of organizer
# Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions. This report must be signed and filed to satisfy franchise tax requirements.

<table>
<thead>
<tr>
<th>Taxpayer number</th>
<th>Report year</th>
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</thead>
<tbody>
<tr>
<td>32045541185</td>
<td>2014</td>
</tr>
</tbody>
</table>

**Taxpayer name**

Upper Heights Neighborhood Association

**Mailing address**

P.O. Box 10830

City: San Antonio

State: TX

ZIP Code: 78260

**Secretary of State (SOS) file number or Comptroller file number**

641503881

- Blacken circle if there are currently no changes from previous year. If no information is displayed, complete the applicable information in Sections A, B and C.

**Principal officer**

AUBRY C. LEWIS

**Principal place of business**


**Please sign below!**

Office, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.

## SECTION A

Name, title and mailing address of each officer, director or manager.

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Director</th>
<th>Term expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUBRY C. LEWIS</td>
<td>President</td>
<td>○ YES</td>
<td>12/31/18</td>
</tr>
<tr>
<td>Mailing address</td>
<td>P.O. Box 10830</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>San Antonio</td>
<td></td>
<td></td>
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<tr>
<td>State</td>
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<table>
<thead>
<tr>
<th>Name</th>
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<th>Director</th>
<th>Term expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAMES L. GRANT</td>
<td>Vice President</td>
<td>○ YES</td>
<td>12/31/18</td>
</tr>
<tr>
<td>Mailing address</td>
<td>P.O. Box 10830</td>
<td></td>
<td></td>
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<tr>
<td>City</td>
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<tr>
<th>Name</th>
<th>Title</th>
<th>Director</th>
<th>Term expiration</th>
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</thead>
<tbody>
<tr>
<td>BARBARA RANKINS</td>
<td>TREASURER</td>
<td>○ YES</td>
<td>12/31/18</td>
</tr>
<tr>
<td>Mailing address</td>
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<td></td>
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<td>ZIP Code</td>
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## SECTION B

Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

<table>
<thead>
<tr>
<th>Name of owned (subsidiary) corporation or limited liability company</th>
<th>State of formation</th>
<th>Texas SOS file number, if any</th>
<th>Percentage of ownership</th>
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</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## SECTION C

Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

<table>
<thead>
<tr>
<th>Name of owning (parent) corporation or limited liability company</th>
<th>State of formation</th>
<th>Texas SOS file number, if any</th>
<th>Percentage of ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Registered agent and registered office currently on file. (See instructions if you need to make changes)**

Agent: AUBRY C. LEWIS

Office: 1080 JUANA ST

City: San Antonio

State: TX

ZIP Code: 78203

The above information is required by Section 171.302 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

**Sign here**

AUBRY C. LEWIS

Title: President

Date: 10-9-18

Area code and phone number: (210) 532-5210

Texas Comptroller Official Use Only

VE/DE ○ PIR IND ○
Evidence of Existence

https://www.sanantonio.gov/NHSD/Neighborhoods/neighborhoodassociations

NEIGHBORHOOD ASSOCIATIONS

The City of San Antonio maintains a listing of neighborhood associations, including voluntary associations and mandatory associations (such as HOAs or POAs). This registry reflects associations that have completed and maintained registration with the City.

- Neighborhood Association Listing (PDF) - View contact information for Neighborhood Associations and HOAs which have registered with the City.
- Map - Browse maps of registered associations.

REGISTRATION & UPDATES

Neighborhood representatives must register and submit annual updates with NHSD to remain on the registry. The listing does not include every HOA or neighborhood organization within the City; it reflects those which have voluntarily registered with NHSD. Registration is highly encouraged, as it provides a critical link between the City and neighborhood organizations.

Ready to register? Need to update your neighborhood’s information? Completed forms may be emailed to neighborhoods@sanantonio.gov or mailed to 1400 S. Flores St, San Antonio, TX 78204, attn: Neighborhoods.

For a new registration, please also include a signed copy of the adopted bylaws and a boundary map.

For an update, please include any updated, signed bylaws, if amendments have been made since last update.

- Form (PDF) - Add your neighborhood to the listing, or update your information.

NEIGHBORHOOD RESOURCES
Fax Cover Sheet

Date 2-25-2020

Number of pages 13 (including cover page)

To: NEIGHBORHOOD INPUT
Name
Company TDHEA HOUSING TAX CREDIT PROGRAM
Telephone
Fax (512) 475-1895

From: Aubrey Lewis
Name
Company
Telephone
Fax

Comments

7 90363 00711 1 Fax - Local Send
7 90363 00714 2 Fax - Domestic Send
7 90363 00720 3 Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339
©2019 FedEx All rights reserved. Products, services and hours vary by location. #18.0P06.002
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 #20188  Development Name: Village at Boyer
Development City: San Antonio  Development County: Bexar

☒ 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) San Antonio Urban Renewal Plan 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) San Antonio Urban Renewal Plan, pages 6, 22-23.

☒ 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) San Antonio Urban Renewal Plan, pages 6, 15, and 22.

☒ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

San Antonio Urban Renewal Plan
Arena District/Eastside Community 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) San Antonio Urban Renewal Plan, pages 5, 9-11.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) San Antonio Urban Renewal Plan, pages 5, 9-11.
   - 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) San Antonio Urban Renewal Plan, pages 5, 9-11.

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) San Antonio Urban Renewal Plan, page 4.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) San Antonio Urban Renewal Plan, pages 11-12.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) San Antonio Urban Renewal Plan, page 4, which documents at least $20 million in funding for the plan.
   - Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) See attached CRP letter from local official and Urban Renewal Plan/Neighborhood Improvements Bond Program Update (page 1), which describes funds allocated in accordance with the San Antonio Urban Renewal 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 until 2040, and with a bond financing period of 2017-2022 which can be found at (document name, page number(s), etc) San Antonio Urban Renewal Plan, pages 6, 12, and 14; or
   - Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) See attached CRP letter from local official; Urban Renewal Plan/Neighborhood Improvements Bond Program Update (page 1), and Evidence of Funds Flowing section, which includes information about the bond projects complete or in progress near the proposed development site; AND.
   - Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) See attached CRP letter from local official.
Provide any comments or additional information in the box below, if applicable.

URBAN CRP Requested Scoring. Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.
   ☑ A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   ☑ An adopted resolution from the city of San Antonio is included in this packet (a letter MAY NOT be submitted in place of a resolution).
   ☐ An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

   NOTE: A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
   ☑ Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.
   ☑ A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. located less than 1/2 mile from the entrance of a public transportation stop</td>
<td>VIA Bus Stop ID 45677, 0.2 miles from site</td>
</tr>
<tr>
<td>2. Within 3 miles of a health-related facility</td>
<td>FastMed Urgent Care, 1.9 miles from site</td>
</tr>
<tr>
<td>3. Within 5 miles of a university or community college</td>
<td>St. Phillips College, 1.6 miles from site</td>
</tr>
<tr>
<td>4. Within 1 mile of an indoor recreation facility</td>
<td>District 5 Senior Center, 0.5 miles from site</td>
</tr>
</tbody>
</table>
5. Within 2 miles of a licensed childcare facility
   La Mision Child Care, 0.6 miles from site

6. Within 1 mile of an outdoor recreation facility
   Roosevelt Park, 0.4 miles from site

7. Within 1 mile of a community, civic, or service organization
   St. Cecilia’s Catholic Church, 0.3 miles from site

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

The RURAL CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(B)(i-iii):

Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive 4 points for the Rehabilitation or demolition and Reconstruction of a development in a rural area that has been leased at 85% or greater for the six months preceding Application by low income households and which was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program.
   - The Application proposes Rehabilitation; or
   - The Application proposes demolition and Reconstruction; and
   - Evidence that the development has been leased at 85% or greater for the six months preceding Application by low income households can be found at (document name, page number(s), etc) _____; and
   - Evidence that the development was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program can be found at (document name, page number(s), etc) _____.
   
   Note: The occupancy percentage will not include Units that cannot be occupied due to needed repairs, as confirmed by the PCA or CNA. Demolition and relocation of units must be determined locally to be necessary to comply with the Affirmatively Furthering Fair Housing Rule, or if necessary to create an acceptable distance from Undesirable Site Features or Neighborhood Risk Factors.

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality (or county if the Development Site is completely outside of a city) as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   - An adopted resolution from the city of _____ is included in this packet (a letter MAY NOT be submitted in place of a resolution); or
   - An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution);

   Note: Where a Development Site crosses jurisdictional boundaries, resolutions from all applicable governing bodies must be submitted. A municipality or county may only identify one single Development during each Application Round for each specific area to be eligible for the additional points under this subclause. If multiple Applications submit resolutions under this subclause from the same Governing Body for a specific area described in the plan, none of the Applications shall be eligible for the additional points.

3. Applications may receive (1) additional point if the development is in a location that would score at least five (5) points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(ii) of the QAP.

A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

Provide any comments or additional information in the box below, if applicable.
CRP Letter from Local Official
February 13, 2020

Mr. Bobby Wilkinson  
Executive Director  
Texas Department of Housing and Community Affairs  
Competitive 9% Housing Tax Credit Program  
221 East 11th Street  
Austin, Texas 78701

Re: Village at Boyer Apartments, TDHCA # 20188

Dear Mr. Wilkinson

This letter provides documentation required by the Texas Department of Housing and Community Affairs rules governing the Competitive Housing Tax Credit Program § 11.9(d)(7)(A)(iv)(I).

The proposed Village at Boyer is located within the revitalization area of the San Antonio Urban Renewal Plan adopted by the San Antonio City Council on February 2, 2017 via Ordinance 2017-02-02-0052, and the Arena District/Eastside Community Plan adopted by the San Antonio City Council on December 4, 2003 via Ordinance 98562. Specifically, the proposed development is in the Near East improvement bond area.

The Urban Renewal Plan utilizes bond financing to guide the implementation of the Plan in specific locations in the city. The funds were approved in the amount $20 million (Neighborhoods Improvement Bond) by the San Antonio City Council on June 1, 2017 via Ordinance 2017-06-01-0390. This funding commitment represents sufficient and documented funding from the City to help accomplish the goals outlined in the plan. According to the plan, these funds are permitted for activities such as, acquisition of real property, site improvements, demolition, right-of-way improvements, utility extension/expansion, lead paint remediation, asbestos remediation, or other environmental remediation. The City of San Antonio issued three Request for Proposals in 2018 for new developments within the Neighborhood Improvement Areas and recently approved three new projects listed below.

1. $4.4 million on January 17, 2019 for a 235-unit affordable housing development in the Wurzbach Neighborhood Improvement Area.
2. $250,000 on June 13, 2019 for a 12-unit affordable housing development in the Near West-Five Points Neighborhood Improvement Area.
3. $4,200,000 on October 3, 2019 for a 292-unit affordable housing development in the Southeast Neighborhood Improvement Area.

Additionally, the 2012-2017 and 2017-2022 City of San Antonio Bond Programs appropriated $596 million and $850 million respectively for other public such as streets, bridges, sidewalks, drainage, flood control, parks and open space, library and cultural facilities, public safety facilities, and neighborhood improvements. Seven bond projects totaling approximately $23 million have been approved within the boundaries of the Arena District/Eastside Community Plan Area which I have
listed below. Two of these projects are complete and five are in progress. The projects not already complete are anticipated to be complete by 2024, four years after the 2020 Housing Tax Credit funding round.

1. Reconstruction of Lamar Street from Austin street to North New Braunfels with curbs, sidewalks and driveway approaches - $4,806,696 appropriated.
2. Improve North New Braunfels corridor from East Houston to Burleson with construction of sidewalks and other street amenities – $9,160,304 appropriated.
3. Martin Luther King Plaza improvements to underground utility conversion, lighting and landscaping - $650,000 appropriated.
4. Lincoln Park general park rehabilitation and improvements - $2,000,000 appropriated.
5. Dawson Park general park improvements to include underground utility conversion, lighting, gazebos and Wi-Fi - $750,000 appropriated. Project complete.
6. Reconstruct Cherry Street from Dawson Street to Milam Street with curbs, sidewalks, driveway approaches, and underground drainage - $5,638,116 appropriated.
7. Lincoln Park improvement of basic park infrastructure to include walking trail development - $196,764 appropriated. Project complete.

The concerted efforts of the City of San Antonio and its strategic partners have shown measurable improvements within these revitalization areas. In the census tract where the Village at Boyer is proposed, the median home value increased from $85,900 in 2017 to $90,500 in 2018, the unemployment rate fell from 6.1% in 2017 to 5.6% in 2018, and the median household income increased slightly from $27,700 in 2017 to $31,726 in 2018, according to the U.S. Census Bureau American Community Survey 5-Year Estimates.

Funding is flowing and will continue to flow in accordance with the plans referenced in this letter. The Village at Boyer is in an appropriate area for the placement of housing and is well positioned to further complement the revitalization efforts outlined in the San Antonio Urban Renewal Plan, and the Arena District/Eastside Community Plan, and will make a significant impact in the need for quality affordable housing in the area. Please contact me if you have any questions.

Regards,

Verónica R. Soto, AICP
Director, Neighborhood and Housing Services Department
Veronica.Soto@sanantonio.gov
210-207-6620

CC: Bradford McMurray, Vice President Property Development, Prospera Housing Community Services
Resolution identifying the development as contributing more than any other to the concerted revitalization efforts of the municipality.
OF SUPPORT FOR ALT AFFORDABLE HOUSING SERVICES, INC.- ARBOR PLACE’S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2020 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT BOYER, A 86-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE URBAN RENEWAL PLAN AND THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN.

WHEREAS, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed a 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas (the “City”); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2020 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and that this formal action has been taken to put on record the opinion expressed by the City on February 13, 2020, and

WHEREAS, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs’ 2020 Qualified Allocation Plan (“QAP”), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:
serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and

(B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and

(C) has not been withdrawn or terminated from the Housing Tax Credit Program; and

(D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

WHEREAS, City staff has identified that the Development is located within the Urban Renewal Plan and the Arena District/Eastside Community Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

(i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and

(ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

(iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and

(iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas.
SECTION 3. The City hereby finds that the 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 4, 2017.

SECTION 4. The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 5. The City hereby identifies Village at Boyer as the Development in the 2020 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Urban Renewal Plan and the Arena District/Eastside Community Plan.

SECTION 6. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 7. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 13th day of February, 2020.

MAYOR
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
San Antonio 2017 Urban Renewal Plan with Ordinance
City of San Antonio
2017 Urban Renewal Plan
& Neighborhood Improvements Bond Program Update

On May 6, 2017, the San Antonio public approved six propositions for the City’s 2017-2022 Bond Program totaling $850 million. Proposition 6, Neighborhood Improvements, authorized the City to issue bonds in the amount of $20 million, the proceeds from which are be used to: acquire properties within 12 identified Neighborhood Improvement Areas; improve and dispose of acquired property to facilitate private sector development of single-family, multi-family or mixed-use projects; for the purpose of eliminating slum or blight conditions or to prevent the spread of those conditions, consistent with the City’s 2017 Urban Renewal Plan, adopted by City Council on February 2, 2017. The City will not build housing but will rely on non-profit and private sector housing developers to do so. The primary goal is to purchase and prepare sites for private sector development of single-family or multi-family workforce housing construction. Permitted expenditures include land acquisition, demolition of dilapidated/unusable structures, right-of-way improvements, extension of utilities, and remediation of environmental conditions impeding development.

Below are City Council approved affordable housing developments provided through the 2017 Neighborhood Improvements Bond currently being developed.

1. The Park@38THIRTY
   - 196-unit multifamily development
   - All units at or below 60% AMI
   - Eligible for Bond Reimbursements up to $4.4 million
   - Wurzbach Improvement Area
   - Council District 8
   - Construction Start: April 2020
   - Construction Complete: October 2021

2. West End Lofts
   - 12-unit multifamily development
   - 6 units at or below 80% AMI and 6 units are market rate
   - Eligible for Bond Reimbursements up to $250,000
   - Five Points-Near West Improvement Area
   - Council District 5
   - Construction Start: February 2020
   - Construction Complete: January 2021

3. Greenline North
   - 292-unit multifamily development
   - All units at or below 80% AMI
   - Eligible for Bond Reimbursements up to $4.2 million
   - Southeast Improvement Area
   - Council District 3
   - Construction Start: July 2020
   - Construction Complete: January 2022
CERTIFICATE OF CITY CLERK

THE STATE OF TEXAS

COUNTIES OF BEXAR, COMAL, AND MEDINA

CITY OF SAN ANTONIO

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On the 2nd day of February, 2017 the City Council (the Council) of the City of San Antonio, Texas (the City) convened in regular session at its regular meeting place in the City Hall of the City (the Meeting), the duly constituted members of the Council being as follows:

   Ivy R. Taylor                      Mayor
   Roberto C. Treviño                Councilmember
   Alan E. Warrick, II               Councilmember
   Rebecca J. Viagran                Councilmember
   Rey Saldaña                       Councilmember
   Shirley Gonzales                  Councilmember
   Ray Lopez                         Councilmember
   Cris Medina                       Councilmember
   Ron Nirenberg                     Councilmember
   Joe Krier                         Councilmember
   Mike Gallagher                    Councilmember

and all of such persons were present at the Meeting, except the following: n/a, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the Ordinance) entitled:

AN ORDINANCE APPROVING THE CITY OF SAN ANTONIO, TEXAS URBAN RENEWAL PLAN ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION; MAKING THE NECESSARY FINDINGS UNDER CHAPTER 374, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

was introduced and submitted to the Council for passage and adoption. After presentation and due consideration of the Ordinance, a motion was made by Councilmember T reviño

Saldana

that the Ordinance be finally passed and adopted in accordance with the City's Home Rule Charter. The motion was seconded by Councilmember Saldana

and carried by the following vote:

11 voted "For" 0 voted "Against" 0 abstained

all as shown in the official Minutes of the Council for the Meeting.
2. The attached Ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Council of the City on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Council was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Ordinance would be considered; and the Meeting and deliberation of the aforesaid public business, including the subject of the Ordinance, was open to the public and was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code.

* * * * *

36560337.1
IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the City, this 2\textsuperscript{nd} day of February, 2017.

\begin{center}
\textit{City Clerk}
City of San Antonio, Texas
\end{center}
ORDINANCE NO. 2017-02-02-0052

AN ORDINANCE APPROVING THE CITY OF SAN ANTONIO, TEXAS URBAN RENEWAL PLAN ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION; MAKING THE NECESSARY FINDINGS UNDER CHAPTER 374, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of San Antonio, Texas (the City) is a home rule municipality and a political subdivision, and is duly organized and existing pursuant to the Constitution and the general laws of the State of Texas (the State); and

WHEREAS, the City Council (the City Council) of the City previously ordered an election (the Election), held on December 17, 1957, pursuant to Article 12691-3 (Article 1269) of Texas Civil Statutes Annotated (the statutory predecessor to Chapter 374, Texas Local Government Code, as amended (Chapter 374, and together with Article 1269, Texas Urban Renewal Law)) for the purpose of submitting to the City’s voters a proposition adopting a resolution (the Election Resolution) permitting the City to utilize Texas Urban Renewal Law; and

WHEREAS, the City’s voters approved the foregoing measure and the Election Resolution’s related provisions, permitting the City to exercise the powers granted by Texas Urban Renewal Law, excepting urban renewal project powers from the City; and

WHEREAS, the Election Resolution determined it necessary for the City to create an urban renewal agency to exercise urban renewal project powers pursuant to Texas Urban Renewal Law; and

WHEREAS, the City created and since its creation maintained, an urban renewal agency, currently known as the Office of Urban Redevelopment San Antonio (OUR SA), whose mission is to promote elimination of urban blight and slums through clearance, redevelopment, rehabilitation, and conservation while simultaneously enhancing opportunities for the City to create new jobs, revitalize neighborhoods, and sustain livability; and

WHEREAS, as prerequisites to commencing urban renewal activities (including preparing urban renewal plan or plans for areas (collectively, the Plan)) on identified properties, the City is required to (i) prepare a general plan for the City, and (ii) declare areas as statutorily “slum”, “blighted”, or both, in order to commence urban renewal projects; and

WHEREAS, the City Council previously approved the “SA Tomorrow Comprehensive Plan” as set forth in Ordinance 2016-08-11-0590, evidencing the City’s official, long range planning document providing policy guidance for future growth, development, land use, infrastructure, and services (including housing), which such comprehensive plan is the “general plan” for the City that is required under Section 374.014 of Chapter 374; and

WHEREAS, in an effort to identify areas in the City in need of urban renewal, the City held a series of public meetings in conjunction and in coordination with the City’s 2017 Bond
Election (the Bond Election) committee meetings, where appointed City residents interested and/or experienced in the areas of housing and urban renewal extensively examined potential properties for inclusion within the City’s urban renewal program funded pursuant to a successful Bond Election; and

WHEREAS, on December 15, 2016, the City Council adopted a resolution (the Area Resolution) making the necessary prerequisite declarations as required under Chapter 374 by designating thirteen areas (the Areas) within the City as appropriate for urban renewal projects; and

WHEREAS, as required by Chapter 374, City staff prepared the Plan (and submitted the Plan to the Texas Attorney General for review and comment) and published notice of a public hearing (the Hearing) containing pertinent information related to the Plan’s adoption three times in The Express News, the first publication being in excess of 30 days from the date of the Hearing; and

WHEREAS, the City conducted the Hearing on January 18, 2017, allowing City residents the opportunity comment on the content of and matters related to the adoption of the Plan; and

WHEREAS, on January 26, 2017, the City Council’s Housing Committee (the Housing Committee) received briefing by City staff related to the incorporation of public feedback into the Plan, and the Housing Committee determined, after constituent consultation and review of the Plan, to recommend to the City Council the elimination of an Area due to feasibility issues pertaining to project construction; and

WHEREAS, the City Council now desires to approve the Plan attached hereto as Exhibit A, which approval is required to occur prior to the City Council calling the Bond Election to permit Plan funding as an element of such Bond Election; NOW THEREFORE,

BE IT ORDEIGNED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS THAT:

SECTION 1. Prerequisite Findings. The City Council hereby finds that the Plan is in compliance with Chapter 374, as it contains (i) a feasible method for the relocation, in decent, safe, affordable, and sanitary accommodations, of families or individuals who will be displaced from the Areas, without undue hardship to those persons; (ii) the Plan conforms to the “SA Tomorrow Comprehensive Plan”; and (iii) the Plan offers the maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Areas by private enterprise. Subsection (i) above is included herein as a finding for purposes of statutory compliance and notwithstanding such inclusion, the Plan provides that no such displacement will occur within any urban renewal project undertaken pursuant to the Plan.

SECTION 2. Approval. The City Council affirms that all prerequisites to approving the Plan have heretofore occurred, and to lawfully call the Bond Election on February 9, 2017, the City Council hereby approves the Plan as set forth in Exhibit A hereto.

SECTION 3. Further Proceedings. The Mayor, Mayor Pro-Tem, City Manager of the City, each Deputy and Assistant City Manager of the City, or a City Attorney of the City (each, a
City Authorized Representative), and as appropriate and delineated in the Election Resolution and Chapter 374, OUR SA staff, board members, and consultants (each, an OUR SA Authorized Representative, and together with the City Authorized Representatives, an Authorized Representative) are each hereby authorized, empowered, and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the City all such instruments and agreements, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance. In case any Authorized Representative whose signature shall appear on any certificate shall cease to be such officer before the delivery of such instrument, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 4. Citizen Advisory Committee Formation. As set forth in the Area Resolution, the Authorized Representatives, in coordination with the City Council, shall immediately effectuate the citizen advisory committee (the Advisory Committee) to assist in implementation of the Plan. The terms of the Advisory Committee shall be coterminous with the City Council’s terms, and the role of such Advisory Committee is as set forth and further described in the Plan.

SECTION 5. Area Removal. Based on the Housing Committee’s recommendation, the City Council hereby removes the Oak Hollow Area from the Plan, thus reducing the number of Areas as suitable for urban renewal projects from thirteen to twelve.

SECTION 6. Inconsistent Provisions. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

SECTION 7. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Incorporation of Preamble Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals and other statements therein are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 10. Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
SECTION 11. Effective Date. The effective date of this Ordinance shall be governed by the provisions of Section 1-15 of the City Code of San Antonio, Texas. This Ordinance shall take effect immediately if passed by eight (8) affirmative votes; otherwise, this Ordinance shall take effect ten (10) days from the date of passage.

*   *   *

36556698.3

-4-
PASSED AND APPROVED this 2nd day of February, 2017.

Ivy R. Taylor
MAYOR

ATTEST:
Lencia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney
### Agenda Item: 4

**Date:** 02/02/2017  
**Time:** 10:25:51 AM  
**Vote Type:** Motion to Approve

**Description:** An Ordinance adopting the Urban Renewal Plan to meet the statutory requirements as part of the proposed $20 Million 2017 Neighborhood Improvements Bond Proposition. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

**Result:** Passed

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EXHIBIT A

URBAN RENEWAL PLAN
SAN ANTONIO
URBAN RENEWAL PLAN

Prepared by the
Department of Planning and Community Development

February 6, 2017
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**SUMMARY**

The following Urban Renewal Plan is designed to guide the implementation of the $20 million Neighborhood Improvements Bond, part of an overall $850 million Bond Package which will go before the voters of San Antonio on May 6, 2017. The Neighborhood Improvements Bond is intended to accomplish several important goals. First, as with many of the other Bond projects, the proceeds will improve infrastructure. Within designated Neighborhood Improvement Areas, and in conjunction with approved projects, the City may construct or upgrade streets, sidewalks, utilities, and other public improvements, in order to eradicate distressed conditions.

In addition to making the surrounding neighborhood safer and more attractive to public and private investment, the Neighborhood Improvements Bond will facilitate new development on targeted sites, primarily consisting of workforce housing. Bond proceeds may be used for property acquisition and site preparation activities, in order to prepare properties for resale to nonprofit or private developers. Developers will then construct single-family, multifamily, or mixed-use projects, meeting specific design parameters and affordability criteria to ensure attractive workforce housing at scales appropriate to the surrounding neighborhoods.

Throughout the development of the Neighborhood Improvements Bond proposal and selection of the 12 Neighborhood Improvement Areas, several topics generated a high number of comments and inquiries. This summary is intended to serve as a condensed explanation of how these topics have since been addressed in the Urban Renewal Plan. Expanded detail can be found in the text of the Plan.

**PROGRAM GOALS**

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- Implement the SA Tomorrow Comprehensive Plan

**ACCOUNTABILITY AND CONTROLS GOVERNING USE OF FUNDS**

As the Neighborhood Improvements Bond proposal began to take shape, many stakeholders inquired about the process following the bond election. A number of checks and balances are in place to ensure that the projects which will be developed meet the intent and goals of the program. First, the Urban Renewal Plan and Texas Urban Renewal Law establish clear requirements governing use of the funds. (See Sections V and VI)

- Funds may only be used to support permitted Activities.
- Projects benefitting from the Neighborhood Improvements Bond, through activities described in the Plan, may not result in permanent residential displacement.
- At least 50% of the residential units in a project must serve households with incomes at or below 80% of Area Median Income.
- Rents on units designated as affordable will be restricted to ensure that they are affordable to the target group of residents.
- Mixed-use development will be permitted where appropriate, but non-residential uses may comprise no more than 30% of the gross square footage of a project.

Beyond these development requirements, there are additional scoring criteria that prioritize projects exceeding the minimum standards. The criteria will assist staff in conducting a technical analysis during the Request for Proposals evaluation process, and will award additional points to projects committed to deeper affordability levels, more income-restricted units, extended affordability periods, sustainable development practices, and other preferred measures. Appendix A includes a sample evaluation criteria worksheet.
Finally, a robust public engagement process has been developed to ensure that the surrounding neighborhoods and interested stakeholders have an opportunity to weigh in on the specific proposals at various stages of program implementation. The process is outlined briefly in the section below, and described in detail in Section III, Process and Outcomes.

**PROJECT SELECTION**

Several steps have been added to the process to ensure that projects are evaluated comprehensively, with input from stakeholders and neighborhood representatives, as well as city staff and the OUR SA board.

Immediately following a successful election, staff will issue a Request for Interest, intended to gather ideas and concepts from the public and potential developers. Where viable concepts are identified that are consistent with specific available properties within Neighborhood Improvement Areas, OUR SA will move forward to secure an ownership option on the property so that proposals for the site can be solicited. During the option period, OUR SA will issue a Request for Proposals for development of the site, to include workforce housing in accordance with the terms of the Plan. The newly formed Neighborhood Improvements Advisory Committee will meet on an ad-hoc basis to advise the City and OUR SA in selection of proposed projects. Project evaluation will consist of a technical analysis (see Appendix A, Sample Evaluation Criteria), recommendation by the OUR SA board, and recommendation by the Neighborhood Improvements Advisory Committee. Final project selection and acquisition of individual properties may not move forward without express approval by the City Council.

As noted above, projects must commit to certain standards in order to be considered for selection. These standards were designed to ensure delivery of the desired product where bond funds are expended. Development Requirements are listed in detail in Section VI, and summarized below.

**NON-DISPLACEMENT**

A cornerstone of the Neighborhood Improvements Bond proposal is that it will not utilize eminent domain which results in any permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing. Eminent domain will not be used to force property owners to sell. Displacement and other policies are covered in Section VI, Development Requirements.

**AFFORDABILITY**

The purpose of the Plan, which will be implemented through the Neighborhood Improvements Bond, is to eradicate distressed conditions within neighborhoods, and prepare sites for development of workforce housing. Where mixed-income and mixed-use projects are beneficial, market-rate housing and/or non-residential uses may be included in approved projects. Projects may not dedicate more than 30% gross floor area to non-residential uses, where permitted by zoning. Affordability standards apply to the residential component of a project.

A minimum of 50% of the residential units in a project must be reserved for households with an income at or below 80% of the Area Median Income. Rent and eligible household expenses for affordable units will be strictly limited to ensure affordability to the target income groups as adjusted for family size. The remaining units may be unrestricted and offered at market rate, though proposals including deeper affordability levels, more income-restricted units, and extended affordability periods will be awarded higher scores during RFP evaluation. Affordability and other policies are covered in more detail in Section VI, Development Requirements.

**ZONING**

Project proposals must be permitted under the current zoning, or propose a zoning change using the standard re-zoning process. The program does not grant any “as of right” relief from this process. Proposed re-zoning cases are advertised to the general public via onsite signage and a notice placed in the newspaper. Additionally, the City will send a notice to property owners and neighborhood associations within 200 feet. The case is considered by the Zoning Commission and City Council in an open public hearing. Zoning, applicable master plans, and the criteria used for selecting the areas are covered in Section VII, Neighborhood Improvement Areas.
I. **Introduction**

The Urban Renewal Plan was prepared in conjunction with the proposed Neighborhood Improvements Bond. The Plan includes 12 distressed areas which are eligible for revitalization efforts. The proposed $20 million ballot initiative is one component of the $850 million bond package that will go forward for public vote on May 6, 2017 (the “Bond Election”). Voter approval of the Neighborhood Improvements Bond proposition will allow the City to acquire and prepare property for the private and nonprofit-sector development of affordable housing. Permitted uses of bond dollars, referred to as “Permitted Activities”, are outlined in Section V.

Chapter 374 of the Texas Local Government Code, known as the Texas Urban Renewal Law, requires the identification of specific geographic areas where bond funds can be spent. Per the statute and after certain necessary prerequisites take place, the areas identified are incorporated into an Urban Renewal Plan that must be approved by City Council prior to the Bond Election. The specific areas, and the criteria by which they were selected, are described in Section VII.

Following a successful election, the Office of Urban Redevelopment San Antonio (“OUR SA”), will utilize its urban renewal project authority (previously delegated to OUR SA by the City Council) to execute the program activities.

**Authority**

The Texas Urban Renewal Law provides the legal framework for a municipality's involvement in redevelopment, rehabilitation, conservation, and other associated activities within certain areas. This chapter was enacted, among other purposes, to combat areas of statutorily-defined slum and blight, or areas characterized by deteriorating structures, inadequate facilities, and unsafe or unsanitary conditions.

The Texas Urban Renewal Law also emphasizes that private enterprise be encouraged to participate in accomplishing the objectives of urban renewal to the extent of its capacity and with governmental assistance, as available.

Permitted activities, to preserve the public health, safety and welfare, include:

- public acquisition of real property and interests thereto
- the repair and rehabilitation of buildings and other improvements in affected areas to alleviate safety concerns
- demolition of buildings and other improvements as necessary to eliminate slum or blight conditions or to prevent the spread of those conditions
- the disposition of property acquired in affected areas and incidental to the purposes stated herein
- other public assistance to eliminate problematic conditions

While the Texas Urban Renewal Law permits rehabilitation of buildings, neither general Texas law nor the City Charter, in its current form, provides for the issuance of general obligation bonds to finance the costs of owner-occupied rehabilitation and related home repairs. In the case of a future City Charter amendment, owner-occupied rehabilitation and emergency home repairs could be included in a future bond proposition. The City currently offers owner-occupied rehabilitation and minor repair programs for qualified homeowners through the Department of Planning and Community Development (using funds other than general obligation bond proceeds).

**Urban Renewal Agency (OUR SA)**

In 1957, the City of San Antonio elected to approve a resolution (the “Resolution”) permitting the exercise of Urban Renewal powers outlined in Article 12691-3, Vernon’s Civil Statutes, currently codified as Chapter 374 of the Texas Local Government Code. The resolution also authorized the creation of the Urban Renewal Agency, and described the delineation of powers between the Agency and the City. The City assumed all powers authorized by the Texas Urban Renewal Law, except those defined as “Urban Renewal Project Powers” (which were assigned to OUR SA).
OUR SA, originally referred to as the San Antonio Development Agency (SADA), was tasked with developing and carrying out strategies to eliminate areas of distress, and implementing revitalization directives from the City Council.

In 1995, San Antonio Affordable Housing, Inc. (SAAH) was established by authority of the City Council as a non-profit component of SADA. The mission of SAAH was to develop housing that was affordable in targeted areas of the City. This mission was later expanded by amendment to include technical and economic assistance to promote both housing and business and commercial development.

In 2010, the Urban Renewal Agency was re-branded as OUR SA to promote name recognition within the community. SAAH remains a separate but associated entity. OUR SA, through its non-profit SAAH, is responsible for acquisition, maintenance and disposal of properties in targeted areas.

The role of OUR SA in the context of this Plan is described in further detail in Section III, Process and Outcomes.

**Development of the Plan**

The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods (also referred to as the “Housing Commission”) was established by City Council in May 2015 to advise the City in the development of policies that increase the City’s supply of affordable and workforce housing and that protect the diversity of central San Antonio neighborhoods.

In developing recommendations to the City, the Housing Commission pursued development of an affordable housing bond proposal. However, the City Charter, which is the source of authority for other Texas home rule municipalities that have undertaken general obligation bond-funded housing initiatives, in its current form limits the issuance of general obligation bonds to finance the costs of “public works for public purposes”, which excludes the construction of affordable housing. As a Charter amendment is not constitutionally possible until after the Bond Election, the Commission turned to general Texas law, specifically the Urban Renewal Law as independent and alternative legal authority to propose to City voters a proposition for the issuance of general obligation bonds to finance the capital expenditures which will ultimately acquire property interests to make ready for future development.

The resulting Neighborhood Improvements Bond proposal was developed over several months, and included meetings with stakeholders, City Council offices, and the development community. The Neighborhood Improvements Community Bond Committee, charged with defining the areas for investment, held a total of five public meetings and a bus tour in the latter half of 2016. The Committee began with 15 staff-recommended areas, removed four, and added two. The final 12 areas are included in Section VII. As required by Section 374.011 of the Texas Local Government Code, the City Council, pursuant to a resolution adopted on December 15, 2016, found that so-called “slum or blighted areas” existed within the City and posed a threat to public health, safety, morals or welfare of the residents of the City. The City Council authorized publication of a notice (three times) in the Express News, apprising the general public of a hearing held on this plan on January 18, 2017.
II. Definitions

Activity means an activity undertaken by the City or OUR SA to eliminate or to prevent the development and spread of blight conditions, further defined as Urban Renewal Projects in Chapter 374 of the Texas Local Government Code; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan as described herein.

City Council means the City Council of the City of San Antonio.

Deterioration means impairment of quality, character, value, or safety due to use, wear and tear, or other physical causes.

Development means private development, including but not limited to the construction of buildings, structures and other improvements, as encouraged by Texas Urban Renewal Law.

Distressed property means property which meets the legal definitions of slum or blighted areas, as defined by Chapter 374 of the Texas Local Government Code:

Blighted area is defined as an area that is not a slum area, but that, because of deteriorating buildings, structures, or other improvements; defective or inadequate streets, street layout, or accessibility; unsanitary conditions; or other hazardous conditions, adversely affects the public health, safety, morals, or welfare of the municipality and its residents, substantially retards the provision of a sound and healthful housing environment, or results in an economic or social liability to the municipality.

Slum area is defined as an area within a municipality that is detrimental to the public health, safety, morals, and welfare of the municipality because the area: (A) has a predominance of buildings or other improvements that are dilapidated, deteriorated, or obsolete due to age or other reasons; (B) is prone to high population densities and overcrowding due to inadequate provision for open space; (C) is composed of open land that, because of its location within municipal limits, is necessary for sound community growth through replatting, planning, and development for predominantly residential uses; or (D) has conditions, right, or use in land, including terms for years and liens that: (i) endanger life or property by fire or other causes; or (ii) are conducive to: (a) the ill health of the residents; (b) disease transmission; (c) abnormally high rates of infant mortality; (d) abnormally high rates of juvenile delinquency and crime; or (e) disorderly development because of inadequate or improper platting for adequate residential development of lots, streets, and public utilities.

Housing Commission means The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods established in May 2015 by the City Council, as it may be restructured over time.

Mixed-Income means a type of residential development which includes units for households of various income levels, typically including both income-restricted units and market-rate (unrestricted) units.

Mixed-Use means a development type in which residential and non-residential uses are physically integrated, either within the same structure or on the same property.

Neighborhood Improvement Area means an area with the statutorily-defined characteristics of slum or blight, which the City Council designated, by resolution, as appropriate for urban renewal; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan.

Property includes land, improvements and fixtures on land, property of any nature that is appurtenant to or used in connection with land, and every legal or equitable estate, interest, right, or use in land, including terms for years and liens.

SA Tomorrow Comprehensive Plan means the Comprehensive Plan adopted by the City Council on August 11, 2016; the SA Tomorrow Comprehensive Plan constitutes the General Plan referenced in the Texas Urban Renewal Law; Syn: SA Tomorrow.

Texas Urban Renewal Law means Chapter 374 of the Texas Local Government Code.

Urban Renewal Agency means the Urban Renewal Agency established by the City of San Antonio, currently known as OUR SA, as it may be restructured and reorganized over time. Syn: Agency

Workforce Housing means housing that is affordable to working families, located within reasonable proximity to the workplace. For the purposes of this Plan, the terms Workforce Housing and Affordable Housing are synonymous.
III. PROCESS AND OUTCOMES

**Process**

Throughout the implementation of the Neighborhood Improvements Bond, numerous opportunities for neighborhood and community consultation will be made available. This includes neighborhood and community consultation at each major stage of the process described in Chart A of this document. Major steps in which neighborhood and community consultation will occur include during review of the responses to the Request for Information (RFI), during the process of identification of potential properties where developer and community interest overlap, and during the review of potential specific development projects.

Following a successful Bond Election, the City will issue general obligation bonds to fund eligible Activities outlined in this Plan through OUR SA. These funds will be dedicated to acquiring and preparing sites within Neighborhood Improvement Areas for development, through the completion of Activities approved herein. Permitted Activities are described in Section V.

OUR SA, in coordination with city staff, will analyze availability and price of properties within the 12 Neighborhood Improvement Areas to determine which properties present the highest potential for success. Input from the community will be sought through a Request for Interest (RFI), in which respondents will provide pertinent insight regarding the areas they consider most suitable and desirable for redevelopment within a five-year period. The RFI will be released to the development community as well as neighborhood association members, and will be publicly posted so that the community is informed. The RFI is intended to narrow the focus to particular properties and conceptual development types. The RFI does not result in scoring or awarding of a project; rather, it is intended to gather input. As such, RFI responses will be non-binding. Properties where technical analysis and RFI responses overlap may be targeted for acquisition. OUR SA will proceed with a contract for purchase, negotiating an extended option period.

During the extended option period, a Request for Proposals (RFP) will be released for the development of the site, to include housing that is affordable. The RFP will solicit more detailed proposals from nonprofit and private developers who are interested in developing the site in accordance with the terms of this Plan. Concepts submitted as part of the RFI may be refined and expanded upon with a developer’s response to the RFP. Qualified respondents will agree to adhere to the minimum development standards, and will be bound by contract to do so. The Neighborhood Improvements Advisory Committee (NIAC) will meet following the closing of the RFP, in order to advise on site selection and housing development activities. OUR SA and city staff will also evaluate the projects based on technical criteria, and the findings will be presented to the Committee at their meeting. Neighborhood association members and the surrounding community also will be invited to provide feedback on proposed projects. A sample evaluation criteria worksheet is attached as Appendix A. Technical analysis, OUR SA review, the NIAC review, and public comment will contribute to the overall project evaluation. The City Council, in its sole discretion, will approve the final selection.

Once a project is selected, and the necessary contracts are executed between the City and the developer, the purchase of the property will be proposed to City Council for final approval. OUR SA may commence approved Activities, including demolition, utility extension, and other site work, upon closing on the property. Once the site has been prepared, the Agency will arrange for the sale of the improved site, in a manner consistent with and as authorized by applicable provisions of Texas Urban Renewal Law. As part of the contract of sale, covenants will make binding the development requirements, in order to ensure delivery of the intended product. Covenants will also outline recourse in the event that the selected developer does not meet the minimum standards for the duration of the contract.

To ensure regular and ongoing communication with neighborhood association representatives and the general public throughout the duration of the program, the City will maintain its website to include a dedicated page for the Neighborhood Improvements Bond. The website will enable the public to access program materials, updates on the progress of program activities, information regarding Neighborhood Improvements Advisory Committee meetings, and the adopted Urban Renewal Plan. Additionally, the
website will include a form that neighborhood associations may submit requesting staff to present at such meetings regarding the Neighborhood Improvements Bond program and related activities.

See Chart A for a detailed sequence of events, including estimated timeline.

**Neighborhood Improvements Advisory Committee**

Throughout the development of the Neighborhood Improvement Areas, feedback from community members frequently included a request to provide ongoing input following the Bond Election. On December 15, 2016, City Council established the NIAC to ensure ongoing citizen feedback. The Committee will be comprised of the following members, for a total Committee membership of 17.

- One (1) Committee Chair, appointed by the Mayor
- Ten (10) individuals representing the ten City Council districts, with one appointed by each City Council member
- Five (5) individuals who reside within the boundaries of one of the Neighborhood Improvement Areas, appointed by the Mayor
- One (1) representative from the Housing Commission, appointed by the Mayor

The NIAC will meet on an ad-hoc basis to advise the City and OUR SA in selection of proposed projects within the Neighborhood Improvement Areas. The Committee is charged with evaluating the extent to which the project would advance the goals of the City, district, and respective neighborhoods. Such considerations may include (a) the degree to which a project will eradicate distressed conditions; (b) the likelihood that the project will spur further investment in the area; (c) the need for infrastructure investment in the area; (d) the need for workforce and mixed-income housing in the area; and (e) the need for retail or neighborhood-serving commercial uses (if proposed).

In order to prevent conflicts of interest, members of the Committee may have no financial interest in the advancement of particular projects. Such financial interest includes, but is not limited to, involvement in the development or financing of projects within the 12 areas. As City Officials, members of the Committee are subject to the San Antonio Ethics Code.

**Outcomes**

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods, including those areas currently within tax increment reinvestment zones
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- Implement the SA Tomorrow Comprehensive Plan
**CHART A: Urban Renewal Process**

1. **Staff conducts in-depth analysis of available properties within Neighborhood Improvement Areas [120 days]**

2. **OUR SA/DPCD issue RFI to gather interest and concepts from the public, development community and neighborhoods [45 days]**

3. **Available properties where neighborhood needs and developer interest overlap are targeted for acquisition [1 week]**

4. **OUR SA/DPCD negotiates contracts and implements the option to purchase property with earnest money contract [60 days]**

5. **During option period, OUR SA/DPCD issues RFP for proposals to develop the property [60 days]**

6. **DPCD scores responses based on criteria outlined in the Urban Renewal Plan, reviews findings with Advisory Committee [1 week]**

7. **OUR SA/DPCD review proposals, formulate list of recommended projects, and negotiate development contract [30 days]**

8. **City Council approves acquisition of property and development contract, OUR SA closes on property [60 days]**

9. **Improvement activities as-needed are completed, in accordance with the Texas Urban Renewal Law [Up to 1 year]**

10. **Property is sold to nonprofit or private developer, in accordance with applicable law, and sale proceeds return to program**

11. **Builder/Developer begins project development in accordance with approved development contract and Urban Renewal Plan**
IV. **Alignment With SA Tomorrow**

**Guiding Principles**

The SA Tomorrow Comprehensive Plan’s guiding principles articulate the overarching direction for the Plan recommendations, and establish a decision-making framework to guide growth. An abundance of housing options, affordable for a wide range of income levels, is a common theme throughout the Comprehensive Plan. One of the Comprehensive Plan’s guiding principles is to “ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the City.” Expanding on the relationship between housing and transportation, another guiding principle is to “ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.” The 12 Neighborhood Improvement Areas, incorporated in this Plan as outlined in Section VII, represent opportunities to stimulate residential development near jobs, transit, shopping, and schools in or adjacent to four of the 13 Regional Centers in the Comprehensive Plan.

**Goals**

The goals are the broad statements of the community’s desired long-term vision. Goals describe the ideal end-state conditions in 2040 that would result if the plan is successfully implemented. Chapter 10 of the SA Tomorrow Comprehensive Plan addresses goals and policies related to Housing. Specifically, this chapter of the Comprehensive Plan envisions the City of San Antonio as a municipality where “housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.” Other housing goals include that “improved infrastructure, services and amenities attract residents to priority growth areas” and that “infill and revitalized neighborhoods provide a range of housing choices near the City center.” Each of the aforementioned goals supports the adoption of this Plan, revitalization of distressed areas, and creation of new housing in strategic locations.

**Policies**

The Comprehensive Plan also lists policies, defined as statements that identify the community’s preferred actions in relation to the stated goals. The following policies support the adoption and implementation of this Plan.

- Identify and incentivize mixed-income catalyst projects within underserved areas that include a mix of housing that is affordable to a variety of households
- Work with affordable housing partners to develop strategic investment plans for targeted areas
- Develop incentives to reduce costs and attract affordable housing development within target areas
- Develop affordable housing initiatives targeting residents with incomes below 80% of the area median
- Provide fee waivers and/or waive development requirements for affordable housing development and preservation
- Require developments that receive public funding or use public financing tools (e.g., tax credits) to provide a mixture of housing types and/or affordable housing units.
- Provide incentives in targeted areas to encourage development of housing types that are in undersupply.
- Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors
- Invest in neighborhood amenities and infrastructure that will attract new residents to underserved areas.
- Evaluate and update land use designations in the core of the City to determine commercial and industrial areas that could be changed to residential or mixed-use areas.
- Develop and implement a plan to preserve and maintain affordable rental and ownership housing for lower income residents within revitalizing neighborhoods.
V. ACTIVITIES

State law permits the Urban Renewal Agency to take certain actions to revitalize distressed areas. This includes (a) activities designed to eliminate or prevent the development or spread of blighted areas; (b) rehabilitation or conservation in an urban renewal area; (c) development of open land; or (d) any combination of the foregoing.

Permitted Activities

Specifically, general obligation bond funds may be expended by OUR SA for the following Activities, in accordance with this Plan and with the Texas Urban Renewal Law:

- Acquisition of Real Property
- Site improvements
- Demolition
- ROW improvements (streets, sidewalks)
- Utility extension
- Utility expansion
- Relocation assistance (although no individual family relocation is expected)
- Lead paint remediation
- Asbestos remediation
- Other environmental remediation

Once a property is improved as outlined in this Plan, properties will be sold to a developer, who will be obligated under contract to comply with certain covenants necessary to accomplish City objectives relative to the subject property, in accordance with Texas Urban Renewal Law.

Prohibited Activities

The following activities will not be undertaken by the Agency or the City using the City’s bond funds:

- Construction of buildings or structures
- Maintaining ownership and engaging in ongoing operational use, other than for a limited time to conduct permitted activities
- Management of properties
- Rehabilitation of individual single-family homes
- Per recommendation by the Housing Commission, funds will not be used to permanently displace residents

According to Texas Urban Renewal Law, property acquired through this program may not be sold, leased, granted, conveyed, or otherwise made available for public housing, except where expressly permitted by law.
VI. Development Requirements

Any development within a Neighborhood Improvement Area which benefits from the expenditure of 2017-2022 Neighborhood Improvement Bond funds will be subject to the following requirements. These restrictions apply to improved property purchased from OUR SA, and/or development which receives any incentive in the form of Neighborhood Improvements bond investment. Individual projects may be subject to additional requirements pertaining to design, connectivity, or other project elements, on a case-by-case basis. Proposals including superior standards related to design, connectivity, affordability, or other measures will result in preferential ranking during project evaluation, as shown in the Sample Evaluation Criteria in Appendix A.

All development requirements will be made binding through covenants at the time of sale. Regular monitoring will be administered by the City for the term of the affordability period, to ensure that developments meet and maintain compliance with the Plan, the Texas Urban Renewal Law, and any supplementary provisions included in the covenants.

Use

a. Projects receiving bond funds shall consist primarily of residential use, though mixed-use development is encouraged where appropriate. Projects may include up to 30% non-residential uses by gross floor area, where permitted by the applicable zoning district.

Affordability

b. At least 50% of the residential units shall meet the following definition of affordable:
   • The units shall be reserved for households with an income of 80% of the Area Median Income (AMI) or less; and
   • Rent and eligible household expenses shall not exceed 30% of the household’s income

c. While remaining units may be market rate, additional points will be awarded to projects providing deeper affordability.

d. Affordable status shall be maintained as follows:
   • For multifamily and mixed-use development with bond investment totaling less than or equal to five percent (<5%) of the total project cost, the minimum affordability period is 20 years.
   • For multifamily and mixed-use development with a bond investment totaling more than five percent (>5%) of the total project cost, the minimum affordability period is 30 years.
   • For single-family development associated with bond investments, the minimum affordability period is 30 years.
   • Additional points will be awarded to projects providing an extended affordability term.

Design

e. Provisions relating to design standards, connectivity requirements, and other site-specific requirements shall be further specified for each property selected for City investment.

f. Site improvements and new construction shall be designed and constructed in accordance with Universal Design requirements and features outlined in the Unified Development Code.

g. Site improvements and new construction shall be designed to implement strategies of Crime Prevention Through Environmental Design (CPTED), including natural surveillance, natural access control, and a clear distinction of public and private spaces.

Displacement

h. Development receiving public incentive through the improvement of property with bond funds will be selected and designed to avoid permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing.

i. In the case of unavoidable displacement, bond funds may be used to provide reasonable relocation assistance associated with an approved project. The City may also provide supplemental counseling and housing-related assistance through existing programs.

Property Management

j. A long-term property management plan must be provided for the property, to be effective for the duration of the affordability period.
VII. Neighborhood Improvement Areas

Texas Urban Renewal Law requires that an area designated for Urban Renewal must exhibit characteristics such as dilapidated structures, inadequate streets or access, unsafe conditions, or open land that is inhibiting development. In addition to the state criteria for distressed property, the City used strategic criteria to establish the areas.

**Strategic Criteria**

- **Within Low-Income Tax Credit Qualified Census Tract:** Properties located within a Qualified Census Tract are eligible for additional points in the State’s Low Income Housing Tax Credit program. This presents an opportunity to leverage other funds for development.
- **Contains City-Owned Property:** Development of City-owned property would eliminate acquisition expenses, enabling bond dollars to go further.
- **Contains Property Owned by Other Government Agency:** The City may be able to acquire property owned by other government agencies through trades or other creative strategies.
- **Within Tax Increment Reinvestment Zone (TIRZ):** A TIRZ is a public financing mechanism through which the growth in tax increment associated with new development or redevelopment is captured and used to pay costs associated with economic development for the public good. Areas chosen within a TIRZ met the statutory requirements of Texas Urban Renewal Law.
- **Accessible by Public Transit:** Housing in locations that require personal vehicle ownership for access to jobs, schools and shopping is not as affordable as housing in walkable, transit-rich neighborhoods. Access to public transit ensures equitable transportation options for all ages, abilities, and income levels.
- **Within SA Tomorrow Regional Center:** The SA Tomorrow Comprehensive Plan identifies and profiles 13 Regional Centers where employment is concentrated.
- **Within Inner City Reinvestment and Infill Policy Zone (ICRIP):** Properties within the ICRIP zone are eligible for fee waivers, presenting an opportunity to leverage existing programs for development cost-savings.
- **Recommended by City Council Office:** During development of the Plan, these Areas were identified by either a City Councilmember or their respective offices. Input ranged from site-specific inquiries to general areas of known distress.
- **Recommended by Stakeholders:** These Areas were identified by stakeholders, including neighborhood advocates and both nonprofit and private developers.
- **No Permanent Residential Displacement Anticipated:** Because a cornerstone of the Neighborhood Improvements Bond proposition is that revitalization does not result in displacement, areas were carefully drawn to exclude vulnerable properties. In the case that an area includes properties along a residential street, it is intended for scattered site infill on vacant parcels.

**Potential Development Types**

Potential development types were evaluated for each area. These development types do not supersede existing zoning or neighborhood plans. Rather, they are intended to illustrate the types of housing that may be suitable given the context of the area and the City’s housing goals. This document does not alter the City's standard zoning procedures.

**Indicators**

Common indicators of distressed property are as follows, but findings of such data are not required by the Texas Urban Renewal Law. The presence of these factors can substantiate the identification of an area as distressed.

- unoccupied structures
- infrastructure conditions and capacity issues
- high percentage of residents receive public welfare
- violent crime
- death rate (heart disease, HIV/AIDS, cancer, cardiovascular disease, and diabetes)
- tax delinquent parcels
- births to teen mothers residing in the area
NEAR WEST-FIVE POINTS

State Criteria

<table>
<thead>
<tr>
<th>Dilapidated Structures</th>
<th>Inadequate Streets or Access</th>
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<th>Open Land/ Vacant Lots</th>
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Description

The Near West-Five Points area includes underutilized and blighted industrial properties near the UTSA Downtown campus, VIA Centro Plaza, and properties north of downtown. The Area also includes properties in and around historic Cattleman Square, including the Scobey Complex. Vacant properties in the Five Points area and near Fox Tech H.S. present opportunities for revitalization near existing amenities. The Area is bisected by IH-10, which hinders north-south connectivity and serves as a dividing line between neighborhoods. The railroad and Alazan Creek present additional mobility challenges. The aging industrial building stock implies the presence of certain environmental hazards, such as lead and asbestos, which would require remediation in the event of redevelopment.

The Area falls within three Tax Increment Reinvestment Zones: West Side, Houston Street, and Midtown. The Area is also located within the Central Business District (Downtown) and Midtown Regional Centers identified in the SA Tomorrow Comprehensive Plan. Both the Midtown and Downtown Regional Centers have strong transit networks and high levels of walkability, enabling residents to choose from a variety of transportation options. The boundaries were drawn to exclude occupied dwellings, in order to avoid residential displacement. Boundaries were also refined in response to stakeholder feedback, which resulted in the inclusion of several additional distressed properties.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- The San Pedro corridor is suited for multifamily and mixed-use development
- Traffic flow and existing land uses make single-family uses along San Pedro less desirable
- Duplex/Triplex/Fourplex and Townhouse development may serve as a transition between single-family neighborhoods and commercial and mixed-use corridors
- The area surrounding UTSA Downtown and VIA Centro Plaza is suited for large scale transit-oriented development
NEAR WEST - FIVE POINTS

315 ac.

City Council District: 1 and 5
LINCOLN PARK-ARENA DISTRICT

865 ac.
City Council District: 2

State Criteria

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<tr>
<th>Dilapidated Structures</th>
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Description

The Lincoln Park-Arena District Area is located south of the AT&T Center and Freeman Coliseum, spanning both sides of IH-10. The area includes a warehouse property, City-owned park land and a property owned by the San Antonio Water System. The majority of the area consists of vacant or dilapidated residential property, fostering hazardous and unsafe conditions. The Area is characterized by various scales of housing, including single-family, duplex, triplex and fourplex, and is well-served by multiple VIA bus routes. However, street access to neighborhoods is constrained along IH-10 corridor and near the AT&T Center and Coca Cola plant. Dilapidated streets and infrastructure have also hindered redevelopment.

Several publicly-owned parcels, including the SAWS Eastside Service Center and Lincoln Park, may present opportunities for partnerships or leverage. The area falls within the Inner City Tax Increment Reinvestment Zone. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the Area may qualify for fee waivers, due to its location within the ICRIP zone. In the case that an area includes a residential street, it is intended for scattered site infill on vacant parcels.

Potential Development Types

- Potential for infill housing of different types depending on lot availability
- Aggregation of contiguous single-family lots present opportunity for townhome or multi-unit homes
- Mixed-use may be suitable along corridors, while single-family homes are suited for scattered-site infill of individual lots
LINCOLN PARK-ARENA DISTRICT

865 ac.
City Council District: 2
WEST SIDE

200 ac.
City Council District: 5

State Criteria

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Description

The West Side Neighborhood Improvement Area Site includes vacant and underutilized properties along Zarzamora and near the San Juan Square redevelopment. While the produce terminal immediately north of the railroad is active, and therefore excluded from the area, the surrounding neighborhood contains vacant residential properties in various stages of distress. The Area also includes several dilapidated commercial structures along Zarzamora. Additionally, street connectivity near Trinity Street and Navidad Street is interrupted by the railroad, constraining north-south access for southern properties.

Boundaries were also refined in response to stakeholder feedback, which resulted in the inclusion of several additional distressed properties. The first, along El Paso between Brazos and Richter, includes a grouping of vacant parcels and some dilapidated commercial structures. The second, a residential area bound by Guadalupe, 19th, Loma Vista and Apache Creek, was added for its prevalence of vacant parcels. While much of the Area includes residential streets, displacement is not anticipated. Rather, vacant parcels are intended to be targeted for scattered-site infill.

Multiple VIA transit lines serve the area, providing transportation options for residents. The Area falls within the Westside Tax Increment Reinvestment Zone (TIRZ). Several publicly-owned parcels in and around the area may present opportunities for partnerships and leverage. Bexar County owns eight scattered sites within the Area, and the San Antonio Development Agency owns another seven. The Area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Multifamily, townhome, or mixed-use may be appropriate and feasible along Zarzamora corridor
- Scattered site vacant lots are suited for single-family development, and some may be suited for duplex, triplex or fourplex
NEAR EAST

State Criteria

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Description

The Near East Area includes dilapidated industrial properties running north-south between IH-37 and Cherry Street, as well as properties surrounding the Union Pacific rail yard near IH-35. The area also includes distressed and vacant residential properties near the East Meadows redevelopment, generally located between New Braunfels and Walters from IH-35 to Harding. The area also includes the Merchants and Friedrich Buildings, both abandoned industrial complexes of large scale. Much of the area is impacted by the railroad, which runs north-south near Cherry Street, and curves to run east-west along Duval Street. Streets and infrastructure are in various stages of disrepair. Poor street connectivity near IH-35 and near the Union Pacific rail yard constrains mobility through the area.

The Near East Area falls within the Inner City TIRZ. The area is also located within the Central Business District (Downtown) Regional Centers identified in the SA Tomorrow Comprehensive Plan. The Central Business District boasts a strong transit network and high levels of walkability, enabling residents to choose from a variety of transportation options. The Comprehensive Plan identifies a need for more housing in the Central Business District, to balance the mix of employment and residents.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. City-owned parcels include the Sign Shop as well as parking lots surrounding the Alamodome. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types:

- Near the IH-37 corridor, mixed-use or multifamily uses are appropriate.
- Vacant parcels within residential areas are suited for scattered-site infill.
- Duplex, triplex, fourplex or townhome development may be appropriate for scattered site infill, or on larger parcels.
NEAR EAST

670 ac.

City Council District: 2
EDGECWOOD

State Criteria

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Description

The Edgewood Area includes vacant properties along Castroville Rd and Old US Highway 90. The area also includes distressed commercial structures and sites suited for residential redevelopment abutting transit-served corridors. Along Castroville Road, between 38th and 40th streets, a dilapidated 10-unit apartment complex sits vacant next to several large vacant properties. The Military Airport Overlay Zone limits residential development just west of the area, due to the Kelly AFB flight path.

Edgewood is located near PK4SA West and the San Antonio Food Bank, with convenient VIA transit access and proximity to Highways 90 and 151. One parcel is located near Edgewood High School and Cuellar Park, which is slated for general park improvements and upgrades to the playground and community center as part of the 2017-2022 Bond. The Edgewood Area is located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Large vacant parcels present the opportunity for mixed-use and single-family housing types, with access to transit.
- The vacant, 10-unit apartment complex may be suited for redevelopment.
EDGEMODED 40 ac. City Council District: 6
PEARSALL

State Criteria

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Description

The Pearsall Area includes primarily vacant land across from Pearsall Park, constrained by inadequate road connections. The area also includes an unfinished portion of a residential subdivision.

The area is served by VIA bus along Military, and offers proximity to Pearsall Park. Pearsall is adjacent to the JBSA-Lackland/Port San Antonio Regional Center, described in the Comprehensive Plan. This Regional Center contains a master planned employment center with over 12,000 employees, which is expected to support an additional 35,000 jobs at build-out. The Comprehensive Plan identifies the need for more housing for employees. The Pearsall Area is primarily vacant, therefore posing no threat of residential displacement.

Potential Development Types

- Due to its size and proximity to amenities, the area lends itself to a variety of housing types and scales.
- Single-family development may continue where existing subdivisions left off, mending connectivity through the neighborhood.
- Other development types, including multifamily and mixed-use, may be appropriate along Military Drive or Old Pearsall Road.
PEARSALL

325 ac.
City Council District: 4
ROOSEVELT-MISSION REACH

State Criteria

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Description

Roosevelt-Mission Reach includes properties along Presa, Roosevelt and Southcross, on both sides of the San Antonio River. The area is primarily commercial and industrial, and contains vacant properties, and underutilized and dilapidated structures. Abandoned structures near Gilbert Elementary pose safety threats due to the level of decay.

The area falls within the Mission Drive-In TIRZ, and is served by VIA bus routes along both Roosevelt and Southcross. Most of the area is located within walking distance to Gilbert Elementary School. The boundaries were drawn to exclude occupied dwellings, in order to avoid residential displacement. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Due to the orientation of this area along two busy corridors, low-density development is not ideal for the area.
- Townhouse and multifamily may be suitable along Presa or at main intersections.
- Mixed-use could also be incorporated to provide additional amenities for existing and future residents.
ROOSEVELT - MISSION REACH

65 ac.
City Council District: 3
EAST SOUTH CROSS

40 ac.
City Council District: 3

State Criteria

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Description

The East Southcross area runs along both sides of East Southcross, between WW White and Club View Drive. The area includes the former southeast Baptist hospital, multiple large vacant parcels and underutilized structures along Southcross. An overgrown parking lot along Chandler Road is also included in the area. The surrounding area includes some new construction and active uses, and therefore does not meet the criteria for being designated as a Neighborhood Improvement Area.

New development within the area may qualify for fee waivers, due to its location within the ICRIP zone. The area is well-served by VIA bus transit, offering service by multiple routes. Most of the area is within walking distance of Pecan Valley Elementary School and Athlos Leadership Academy.

Potential Development Types

- The area is suited for many development types, due to its size and location along a thoroughfare.
- Townhome, multifamily and mixed-use may be appropriate along Southcross, including the site of the former Southeast Baptist Hospital.
- Lower-density uses, including single-family and other detached housing types, are appropriate along Chandler Road.
EAST SOUTH CROSS

40 ac.
City Council District: 3
CULEBRA AT CALLAGHAN

40 ac.
City Council District: 7

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Description

Culebra at Callaghan consists of vacant parcels both north and south of Culebra Road, near the Mira Vista intersection. The vacant parcels are surrounded by aging commercial development, as well as single-family and multifamily residential.

The parcels on the south side of Culebra Road are City-owned, providing an opportunity to promote residential activity without acquisition expenses. The area is within a Qualified Census Tract, with transit access along Culebra Road.

Potential Development Types

- Due to the size of the area and diversity of surrounding land uses, many development types may be suitable for this area
- Single-family, duplex, triplex or fourplex may serve as transitions between existing single-family areas and existing commercial development
- Large parcels with frontage on Culebra may be suitable for multifamily or mixed-use development
CULEBRA AT CALLAGHAN

40 ac.
City Council District: 7
**SOUTHEAST**

450 ac.

City Council District: 3

**State Criteria**

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**Description**

The area largely consists of the area surrounding the State-owned hospital just north of Brooks City-base. Also includes the City-owned Southeast Service Center, which may be decommissioned in the foreseeable future. Though the hospital is in operation, the land is largely underutilized, with aging structures and could accommodate new development.

The Area falls within the Brooks City-Base TIRZ and is well-served by multiple VIA transit routes. The area is also located within the Brooks City Base Regional Center, one of San Antonio’s emerging activity centers and a catalyst for growth on the south side. The Comprehensive Plan anticipates high-density housing with a focus on walkability and transit connectivity. The residential density of developed land is significantly below the Regional Center target, emphasizing a need for more housing.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. The State Hospital remains active, but signage indicates that some surrounding property is available. The City-owned Southeast Service Center is also within the area, in anticipation of future decommission of the facility. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits.

**Potential Development Types**

- Due to the size of the area and diversity of surrounding land uses, many development types may be suitable
- Single-family, duplex, triplex or fourplex may serve as transitions between existing single-family areas and existing commercial development
- Large parcels with frontage on Military, Presa or New Braunfels may be suitable for multifamily or mixed-use development

---

![Image 1](image1.png)

![Image 2](image2.png)
SOUTHEAST

450 ac.
City Council District: 3
**SOUTH PARK**  
100 ac.  
City Council District: 4

**State Criteria**

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**Description**

The South Park Area contains primarily commercial properties surrounding South Park Mall. While the redevelopment of the mall is not proposed at this time, portions of the underutilized surface parking lot could be retrofitted to incorporate residential development.

Two VIA bus routes serving the area, along Zarzamora and SW Military, will soon be upgraded to VIA Primo routes. This intersection of two high-frequency routes will create a node of upgraded transportation options, serving residents and commercial users surrounding the mall. Additionally, a park-and-ride just south of IH-35 provides another transportation alternative. The area is also adjacent to a grocery store, which would serve future residents. New development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

**Potential Development Types**

- Due to adjacent commercial development, and frontage on high-traffic thoroughfares, the area is suited for higher-density uses.
- The area presents an opportunity for townhouse, multifamily, or mixed-use development around a key transit node with grocery store access.
SOUTH PARK

100 ac.
City Council District: 4
WURZBACH

State Criteria

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Description

The Wurzbach Area includes distressed strip retail as well as vacant property along Wurzbach. Also included is the former Turtle Creek event center, which currently stands in a state of partial demolition and is the subject of frequent trespass and vandalism. The building shows signs of transient occupancy, as well as fire damage on the upper floor.

The area is located within the Medical Center Regional Center, identified as the primary hub for medical-related activities in San Antonio, and the home of USAA, one of the City’s largest employers. While there is a concentration of housing in the area, the demand for options at a variety of income levels will continue to grow. The area is well-served by transit, enabling residents and employees to choose from multiple transportation options.

The area is located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. New development within the Area may also qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Large vacant parcels along Wurzbach may be appropriate for multifamily and/or mixed-use.
- The site of the partially-demolished event center presents the opportunity for multifamily development.
APPENDIX A:
SAMPLE PROJECT EVALUATION WORKSHEET
# Sample Project Evaluation Checklist DRAFT

Respondents are required to provide a response in all cells shaded in green. Fields marked with "<select>" include a drop-down menu from which respondents are to choose one response. Points, where indicated, are automatically calculated based on the responses provided. Please note that incomplete applications will not be considered.

### Section 1. Pro Forma/Gap Analysis Scoring Analysis: Up to 5 Points Possible

#### 1.A Development Costs:

- Site Acquisition Cost (Proposed if property is owned by City or OUR SA)
- On-Site & Off-Site Work Cost
- Site Amenities Cost
- Building Cost
- Other Construction-Related Costs
- Developer Fee

Total Soft Costs (excluding Developer Fee)

#### 1.B Sources of Funds:

- Permanent Financing
- Bridge Loan(s)
- Other Financing/Debt
- Tax Credit Equity
- Grants/In-Kind Donations
- Other (please specify: ___________________________

#### 1.C Total Requested Bond Funds:

- Proposed Site Acquisition Cost
- Proposed Bond Contribution for Site Development Costs

5 points are awarded if total requested bond funds are less than 5% of total development costs
3 points are awarded if total requested bond funds are between 5% and 10% of total development costs
No points are awarded if total requested bond funds exceed 10% of total development costs

### Section 2. Development Characteristics Scoring Analysis: Up to 7 Points Possible

#### 2.A Unit Types (Total # of Units in Development)

- Single-Family, Detached Dwelling
- Single-Family, Attached Dwelling/Townhouse
- 2-4 Unit Dwelling
- Multifamily Dwellings (5+ Units)
- Mixed-Use (include # of housing units only)

#### 2.B Unit Mix (Total # of Units in Development)

- Studios/No Bedrooms
- 1-Bedroom Unit
- 2-Bedroom Unit
- 3-Bedroom Unit
- 4-Bedroom Unit
- 5+ Bedroom Unit

#### 2.C Tenure

- Number of Units to be Leased
- Number of Units to be Sold

#### 2.D Site Characteristics

- Total Number of Residential Units
- Total Acres in Development
- Total Acres of Recreational or Green Space Provided/Retained
- Number of Off-Street Parking Spaces Provided

NOTE: Criteria are subject to change based on program implementation needs
Up to 100 Points Possible Overall
Section 3. Affordability Analysis

In the section below, please provide information regarding the provision of affordable housing in the proposed development.

3.A Affordable Units

Affordable units are defined as those whose housing expenses are no greater than 30% of the household’s gross monthly income. For this section, the unit mix of affordable units should be roughly proportionate to the unit mix for the entire project (i.e., if 20% of the project includes 3-bedroom units, then approximately 20% of affordable units should contain 3 bedrooms, except where adequate justification is provided in the project narrative).

*For multifamily and mixed-use development proposals:*

- At least 50% of all residential units are reserved for households earning < 60% AMI, OR

*For single-family development proposals:*

- At least 50% of all residential units are reserved for households earning < 60% AMI, OR

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<td>4-Bedroom Unit</td>
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<th>Total Number of Market-Rate Units (&gt; 80% AMI)</th>
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<td>4-Bedroom Unit</td>
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<tr>
<td>5+ Bedroom Unit</td>
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3.B Affordability Period

- Total required affordability period for affordable units (in years)
- Total length of affordability period for affordable units to be provided (in years)
  (Please refer to the adopted Urban Renewal Plan document for required affordability periods based on development type and bond contribution)

3.C Affordable Transportation Options

- List of Frequent Transit Routes within 1/2 mile
- Number of bike share stations within 1/2 mile
- Number of secure bicycle parking/storage spaces provided on-site for residents

Scoring Analysis: Up to 45 Points Possible

3.A For multifamily and mixed-use development proposals:

- 30 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: at least 50% of all residential units are reserved for households earning < 60% AMI, OR at least 30% of all residential units are reserved for households earning < 30% AMI
- 25 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: at least 40% of all residential units are reserved for households earning < 60% AMI, OR at least 20% of all residential units are reserved for households earning < 30% AMI
- 20 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: at least 40% of all residential units are reserved for households earning < 60% AMI, OR at least 20% of all residential units are reserved for households earning < 30% AMI
- 15 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: at least 25% of all residential units are reserved for households earning < 60% AMI, OR at least 10% of all residential units are reserved for households earning < 30% AMI

3.B For single-family development proposals:

- 50 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: at least 20% of all residential units are reserved for households earning < 60% AMI, OR at least 10% of all residential units are reserved for households earning < 30% AMI
- 25 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
- 20 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
- 15 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
- 10 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
- 5 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
- 5 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI

- No points are awarded if fewer than 60% of units are affordable to households earning < 80% AMI

3.C For single-family development proposals:

- 5 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING: no other targeted affordability is provided to households earning < 60% AMI
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- No points are awarded if fewer than 60% of units are affordable to households earning < 80% AMI

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Section 4. Sustainability Characteristics

4.A Certifications

Select the certifications this development is anticipated to earn upon completion:
- 2 points are awarded if the development is anticipated to earn BSAG Level 3 certification
- 1 point is awarded if the development is anticipated to earn BSAG Level 2 certification
- No points are awarded if the development is anticipated to earn BSAG Level 1 certification
- 2 points are awarded if the development is anticipated to earn LEED BD+C or LEED ND
- No points are awarded if the development is NOT anticipated to earn LEED certification

4.B Sustainable Development Practices

Select the sustainable development practices that will be implemented in this development:
- On-site Renewable Energy (Solar, Wind, Geothermal, etc.)
- Low Impact Development (Subject to Verification by SARA)
- Energy Efficient Roof Material (SRI of 0.65 or Better)
- Xeriscaping/SAWS WaterSaver Plant Materials (Min. 50% of Landscaped Area)
- "Dark Sky" Compliant Exterior Site Lighting
- Green Roof (Min. 50% of Building Footprint)

Section 5. Design & Compatibility

5.A Zoning

Current zoning designation for property
- Proposed zoning designation (if different)
- Will the design be subject to HDRC review?

5.B Neighborhood Planning

If the property is located in or within 200 feet of a registered Neighborhood Association, please indicate below:
- Strip down the bank, in progress
- Is the property included in an existing Neighborhood or Community Plan?
- If so, does proposed development align with future land use plan?

5.C Surrounding Development

Please provide a narrative describing the existing development immediately surrounding the subject property:
- Bank site factors

Section 6. Area Characteristics & Demographics

6.A Neighborhood Improvement Area

Please indicate the Area in which the project is being proposed:
- Strip down the bank, in progress

6.B Area Demographics

<table>
<thead>
<tr>
<th>(Use Census table DP03 for the latest 5-year American Community Survey estimate for the Census Tract of the subject property)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household income for the Census Tract of the subject property</td>
</tr>
<tr>
<td>Percentage of individuals in the Census Tract w/ income below the poverty level</td>
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</table>

6.C Neighborhood Amenities

<table>
<thead>
<tr>
<th>(Use Google Maps to provide a map showing a walking or driving route from the subject property for each of the following)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance to the nearest public park</td>
</tr>
<tr>
<td>Distance to the nearest full-service grocery store</td>
</tr>
<tr>
<td>Distance to the nearest public or public charter school (up to Grade 12)</td>
</tr>
<tr>
<td>Distance to the nearest registered child care facility</td>
</tr>
<tr>
<td>Distance to the nearest SA Tomorrow Regional Center</td>
</tr>
<tr>
<td>Distance to the nearest public farmers market</td>
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</tbody>
</table>
Section 7. Developer Profile and Experience

In the section below, please provide information about the developer.

7.A Nonprofit Status
- Will a nonprofit organization have > 50% ownership interest in the project?
  - Yes: 12 points
  - No: 6 points if < 50% ownership but will manage or provide ongoing services.
  - No points if criteria not met.

7.B Developer Experience
- Indicate total number of multifamily projects completed in the past 10 years.
- Indicate total number of single-family homes completed in the past 10 years.
- Indicate number of multifamily rental properties managed for at least 3 years.

Scoring Analysis: Up to 25 Points Possible

7.A 12 points awarded if nonprofit organization has > 50% ownership, will manage or provide ongoing services.
6 points awarded if nonprofit organization has < 50% ownership, will manage or provide ongoing services.
No points awarded if criteria not met.

7.B 5 points awarded if developer has completed at least 5 multifamily projects or at least 50 single-family homes in the past 10 years.
3 points awarded if developer has completed at least 3 multifamily projects or at least 30 single-family homes in the past 10 years.
No points awarded if fewer than 3 multifamily projects or fewer than 30 single-family homes in the past 10 years.
Awards and/or qualifications must include an affordability component as listed above.

<End of Scoring Criteria>
AN ORDINANCE


WHEREAS, the City of San Antonio adopted a Master Plan on May 29, 1997; and

WHEREAS, the Arena District/Eastside Community Plan includes 7.9 square miles and approximately 32,062 residents; and

WHEREAS, the planning process was initiated in August 2002, a Steering Committee established, and more than 654 hours of citizen participation were devoted to the development of the plan in 3 community meetings; and

WHEREAS, a public hearing allowing all interested citizens to be heard was held on September 10, 2003; and

WHEREAS, the San Antonio Planning Commission reviewed the Arena District/Eastside Community Plan on September 10, 2003 and found the plan to be consistent with City policies, plans and regulations and in conformance with the Unified Development Code, §35-420; and

WHEREAS, the Planning Commission recommends adoption of the Arena District/Eastside Community Plan as a component of the Master Plan of the City, NOW THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Arena District/Eastside Community Plan is hereby adopted as a component of the Master Plan of the City of San Antonio. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

SECTION 2. This ordinance shall take effect on December 14, 2003.

PASSED AND APPROVED on this 4th day of December 2003.

MAYOR
EDWARD D. GARZA

ATTEST:   MUNIZ J. RODRIGUEZ
City Clerk

APPROVED AS TO FORM:  EDWARD D. GARZA,
City Attorney
ARENADISTRICT / EASTSIDE
COMMUNITY PLAN

Prepared for: Bexar County, City of San Antonio, Community Economic Revitalization Agency, San Antonio Spurs, and the Arena District / Eastside Community Transportation Executive Summary Prepared for:
San Antonio-Bexar County Metropolitan Planning Organization
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Acknowledgements

City Officials

Mayor
Ed Garza

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Roger O. Flores Jr.
District 1
Joel Williams
District 2
Ron H. Segovia
District 3
Richard Perez
District 4
Patti Radle
District 5
Enrique M. Barrera
District 6
Julían Castro
District 7
Art A. Hall
District 8
Carroll W. Schubert
District 9
Chip Haass
District 10

Plan Steering Committee

Bexar County
Tommy Adkisson, Commissioner
Raul Rios, Coliseum Advisory Board

City of San Antonio
John H. Sanders, Former City Councilman, District 2
Emil R. Moncivais, AICP, AIA, Planning Director

San Antonio Spurs
Leo Gomez, Committee Chairman
Rick Pych

Community Economic Revitalization Agency
Ida D. Brown, Executive Director
Terri Williams, Committee Vice-Chair

Neighborhood Representatives
Willie Dixson, Willow Woods Neighborhood Association
Mary Emmerson, Harvard Place-Eastlawn Neighborhood Assoc.
Charles English, Jefferson Heights Neighborhood Association
Kathy Harris, Skyline Park Neighborhood Association
Lillie Harris, People Against Corruption
Wray Hood, Coliseum Willow Park Neighborhood Association
Acknowledgments

**Arena District/Eastside Neighborhoods and Community Groups**

Coliseum Oaks  
Coliseum Willow Park Neighborhood Association  
Community of Churches for Social Justice  
Denver Heights Neighborhood Association  
Dignowity Hill Neighborhood Association  
Harvard Place-Eastlawn Neighborhood Association  
Historic Gardens Homeowners Association  
Jefferson Heights Association  
Metropolitan Alliance  
Neighborhood First Alliance  
Nevada Street Neighborhood Association  
People Against Corruption  
Skyline Park Neighborhood Association  
St. Paul’s Square Owners Association  
United Homeowners Improvement Association Inc.

**Community Stakeholders**

Coca Cola Bottling Company  
Collie Boatright, *San Antonio Livestock Exposition*  
June Bratcher, *Daisy Tours and Conventions San Antonio*  
Rita Elizondo, *San Antonio Hispanic Chamber of Commerce*  
Ernest Haffner, *San Antonio Development Agency*  
Barbara Hawkins, *George Gervin Youth Center*  
Derrick Howard, *Joe & Harry Freeman Coliseum*  
James Howard, *San Antonio ISD*  
Ruth Jones-McClendon, *Texas House of Representatives, District 120*  
Jo McCall, *McCall & Associates*  
Dorinda Rolle, *Alamo City Chamber of Commerce*  
Angie S. Runnels, *President, St. Philips College*  
Baltazar Serna, Jr., *Law Offices of Serna & Serna*  
Dr. Morris Stribling, *Alamo City Chamber of Commerce*  
Cindy Taylor, *South San Antonio Chamber of Commerce*  
Rev. E. Thurman Walker, *Antioch Baptist Church*
Transportation Agencies

Scott Ericksen, San Antonio-Bexar County Metropolitan Planning Organization
Jeanne Geiger, San Antonio-Bexar County Metropolitan Planning Organization
Joanne Walsh, San Antonio-Bexar County Metropolitan Planning Organization
Christina Ybañez, VIA Metropolitan Transit
Ken Zigrang, Texas Department of Transportation

City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA
Planning Director
Nina Nixon-Méndez, AICP, Manager,
Neighborhoods and Urban Design Division
Andrew Spurgin, Project Planner
Joe G. Mendoza, Project Planner

City of San Antonio Department Liaisons

Andy Ballard, Public Works Department
Captain Ron Bruner, Eastside Police Substation
Drew Cameron, Director, Housing and Community Development Department
Kimberly Coleman, Neighborhood Action Department
David D. Garza, Director, Neighborhood Action Department
Troy Jacobson, Economic Development Department
Molly Robbins, Library Department
Captain Tom Woystasczky, Eastside Fire Substation #30

Bexar County Project Manager

David Marquez, Bexar County Community Project Manager
The Arena District/Eastside Community, together with four funding partners, Bexar County, City of San Antonio, Community Economic Revitalization Agency, and the San Antonio Spurs, developed a community plan under the Community Building and Neighborhood Planning Program (CBNP). The Metropolitan Planning Organization through its Eastside Multi-Modal Alternatives Plan, jointly participated in the community planning process. Both reports comprise the Arena District/Eastside Community Plan.

The planning area is bound by IH-35 and the Government Hill Neighborhood Plan boundary on the north; IH-Loop 410 on the east; IH-10 on the south, and IH-37/US281 and the Downtown Neighborhoods Plan boundary (Monumental) on the west. The plan area is approximately 7.9 square miles and includes about 32,062 residents located in City Council District 2.

Pursuant to §35-420 (e) of the Unified Development Code, the Plan:

- Identifies goals that are consistent with adopted City policies, plans and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council, Departments, and Commissions for decision-making processes.

The Plan is reviewed by the Planning Commission, and upon its recommendation, the Plan is submitted to City Council for adoption as a component of the City’s Comprehensive Master Plan. As defined in the Community Building and Neighborhood Planning Program adopted by City Council in October 1998, formal recognition is an acknowledgement of the plan’s use and value without specific financial commitment to immediate action by the City or partnering agencies.
BACKGROUND

The Arena District/Eastside Community Plan was a joint project of Bexar County, the City of San Antonio, the Spurs, and Community Economic Revitalization Agency. The Plan provided a market analysis and recommended a strategic development program to show market potentials for facilities and activities that would redefine the use and image of the area. A second component of the plan is an assessment of the area’s physical conditions and population characteristics; a land use plan; an urban design framework; landscape framework; and an action plan that identifies priority projects, partners, funding sources, time frames and community indicators.

Sponsored by the San Antonio-Bexar County Metropolitan Planning Organization, the transportation element of the plan is the East Corridor Multi-Modal Alternatives Plan Executive Summary, prepared by Parsons Transportation Group. This study addressed both mid-term and long-term transportation improvement opportunities.

PLANNING PROCESS

The planning effort began in August 2002. Economics Research Associates coordinated the planning process with the Metropolitan Planning Organization and Parsons Transportation Group. A steering committee met from August 2002 through March 2003 to guide the planning process. An 18 member Steering Committee was composed of representatives from: Bexar County (1), Bexar County Coliseum Advisory Board (1), City of San Antonio (2), Community Economic Revitalization Agency (2), neighborhood association representatives (6), SAISD (1), Antioch Baptist Church (1), Alamo City Chamber of Commerce (1), MPO (1), and business owners (2). Neighborhood representatives on the steering committee were from Harvard Place/Eastlawn, Coliseum Willow Park, Skyline Park, Willow Woods, People Against Corruption, and Jefferson Heights.

Three community meetings were held at St. Philip's College on October 8, 2002, November 19, 2002 and February 11, 2003. Bilingual meeting notices were mailed to property owners and residents, and all registered neighborhood associations in the area. Press releases announced the community meetings, and significant coverage was received by the San Antonio Express-News and the television news. Additionally the consultants conducted key stakeholder interviews with representatives of business and industry on the Eastside. The community meetings had a total attendance of 218 people, representing 654 hours of citizen participation.
COORDINATION

The Arena District Community Development Plan is a partnership between the City of San Antonio, Bexar County, Spurs, and the Community Economic Development Agency. Bexar County issued a Request for Proposals on October 15, 2001. The consultant was approved by Bexar County Commissioners Court, the project’s fiscal agent, on May 22, 2002. On August 1, 2002, City Council authorized a Memorandum of Understanding to coordinate project implementation.

Review of the Arena District/Eastside Community Plan was coordinated with the following departments: Alamodome, City Manager’s Office, Asset Management, City Clerk, Code Compliance, Community Initiatives, Convention Center Facilities, Cultural Affairs, Development Services, Economic Development, Environmental Services, Fire, Health, Housing & Community Development, Library, Neighborhood Action, Parks and Recreation, Planning, Police, and Public Works.

GOALS SUMMARY

The Arena District/Eastside Community plan has four plan elements:  Real Estate Market Evaluation; Land Use and Community Facilities; Transportation and Infrastructure; and Plan Implementation.

Real Estate Market Evaluation

1. Redevelopment Goals over the next 10-15 years

   1.1 New home construction - 25-50 homes per year
   1.2 New light industrial development - 600,000 sq. ft. of new space
   1.3 New retail, medical office, and business services space - an opportunity for up to 200,000 sq. feet of new space
GOALS SUMMARY

Land Use and Community Facilities

2. Land Use Guiding Principles

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
2.3 Create attractive streets
2.4 Develop an open space system that interconnects key destinations by use of greenways
2.5 Respect existing natural systems and maximize their benefit to the plan
2.6 Strengthen the community with additional gathering nodes and emphasize the places of significance

3. Urban Design Goals

3.1 Create a town center
3.2 Establish greenways along improved streets and pedestrian ways
3.3 Concentrate industrial uses
3.4 Celebrate Dr. Martin Luther King by creating a new public space/traffic circle with public art at Houston and New Braunfels

4. Land Use Plan Goals

4.1 Conserve existing neighborhoods
4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones
GOALS SUMMARY

Land Use and Community Facilities

4.3 Reinforce Neighborhood Commercial nodes at cross streets
4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels
4.5 Create a Mixed Use Town Center south of the SBC Center
4.6 Pursue opportunity for regional commercial center near W.W. White and IH-10
4.7 Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition
4.8 Concentrate heavy industrial uses near IH-Loop 410 and W.W. White

5. Landscape Framework Goals

5.1 Recommends a "green image" for the community, and recommends the street system as an extension of the greenway
- Gateways and edges
- Salado Creek Greenway
- Greenway "fingers" extending through the SBC Center site and into adjacent neighborhoods and the proposed Town Center site
- Tree lined streets and pedestrian linkages
- MLK Drive as a "Ceremonial" street
GOALS SUMMARY

Transportation and Infrastructure

6. Transportation Goals

6.1 Encourage economic revitalization through transportation
6.2 Enhance downtown-SBC Center connectivity
6.3 Protect the natural environment
6.4 Emphasize positive social and economic effects
6.5 Enhance rail/truck interfaces
6.6 Provides a balanced and coordinated transportation system
6.7 Develop non-motorized transportation solutions
6.8 Ensure public support for all improvements recommended
6.9 Maintain communications with the steering committee
6.10 Develop adequate visitor access to SBC Center/Freeman Coliseum

7. Transportation Options

Tier 1
7.1 Resurface 167 street blocks which have poor roadway pavements. Add new sidewalks where needed
7.2 Install weather protection shelters at the busiest bus stops. New sidewalks also will be added to/from these bus stops as needed
7.3 Convert the signalized intersection of New Braunfels Avenue and Houston Street into a traffic roundabout
7.4 Implement low cost safety improvements at the top ten crash intersections
7.5 Recommend several major streets as "feature streets" incorporating trees, on-street parking and wider sidewalks
  • Commerce from IH-37 to Houston
  • Martin Luther King Dr. from New Braunfels to IH-10
  • New Braunfels Avenue from MLK Dr. to IH-10
  • New Braunfels Avenue from IH-35 to MLK Dr.
GOALS SUMMARY

Transportation and Infrastructure

Tier 2

7.6 Reconstruct Houston St. from IH-37 to Walters St. as a feature street
7.7 Resurface six roadways at railroad crossings and replace wooden/asphalt railroad ties with concrete ties
7.8 Close eight at-grade railroad crossings; add street trees in planters to block vehicle access
7.9 Remove the Union Pacific railroad tracks between Roland Ave. and IH-35 that are adjacent to the Coliseum grounds to maintain as a future transportation corridor
7.10 Restore north/south cross town VIA bus service along Walters
7.11 Reconstruct Hackberry St. from Duval St. to IH-10 as a feature street
7.12 Develop a new roadway beginning at the Commerce/Houston St. intersection and continuing north to Seguin Street, roughly parallel to Salado Creek along the east bank

Implementation

8. Implementation Goals

8.1 Aggressively pursue road and infrastructure improvements recommended in the plan
8.2 Institute a comprehensive rezoning for the entire plan area
8.3 Formulate a marketing effort highlighting recent community improvements
8.4 Continue residential rehab, community retail space, and light industrial development
8.5 Create an action committee to meet on a regular basis to coordinate efforts and spearhead a development entity such as a PID or Arena District Authority to fund capital improvements
8.6 Community indicators to be monitored by the action committee to measure the progress of the plan
Scope 2: Final Report

Arena District / Eastside
Community Redevelopment Plan

Submitted to
CERA
Bexar County
San Antonio Spurs
City of San Antonio

Submitted by:
Economics Research Associates
SWA Group
Laura Thompson Associates

April 11, 2003

ERA Project Number: 14677
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Introduction

Economics Research Associates (ERA), Laura Thompson Associates, and the SWA Group were engaged by Bexar County, the San Antonio Spurs, the Community Economic Revitalization Agency (CERA), and the City of San Antonio (COSA) to create a development plan and revitalization strategy for neighborhoods on the Eastside of San Antonio surrounding the SBC Center. The team’s approach in this assignment (called Scope 2) covers the following four elements:

1. Assessment of study area characteristics, including strengths and weaknesses
2. Definition of economic development needs and market potentials
3. Creation of a revitalization strategy for the study area
4. Formation of an aggressive implementation strategy to move the program forward

The approach followed by ERA, SWA, and Laura Thompson Associates (the Team) will dovetail with two separate research and strategy development effort that focus on:

1. A market and strategy plan for the SBC Center / County Fairgrounds site (called Scope 1).
2. An overall transportation infrastructure plan for the Eastside

Strategy recommendations generated by the on-site assessment (Scope 1) will be incorporated in this study as well. Importantly, both Scope 1 and Scope 2 rely on an extensive community involvement process, which was led by Laura Thompson Associates and Ximenes Associates. This process included multiple public meetings and presentations, as well as focus groups and interviews with local stakeholders. The appendix to this report includes a draft of the public involvement report.

Study Area Definition

The Eastside is generally defined as the area bounded by Interstate 35 to the north, Loop 410 to the east, Interstate 10 to the south, and US Route 281 to the west. The study area for this analysis follows a more precise neighborhood definition highlighted on a map on the next page. The study area excludes several neighborhoods west of Monumental Road, primarily an area bordered by Monumental Road to the east, Sherman Street to the north, US 281 to the west, and Iowa Street to the south. This area was not included in ERA’s study by the City of San Antonio (COSA) Planning Department because it had already been assessed in prior studies. The map on the next page highlights five key focal points that are important to this study:

1. The Commercial / Residential Core
2. New Light Village
3. The SBC Arena / County Fair Grounds
4. Salado Creek
5. The North East Quadrant

Background information regarding each focal point is discussed as follows.
Area #1: The Commercial / Residential Core

Running along New Braunfels Avenue from Commerce Street through Houston Street, this area supports the key retail centers that serve the local population. Key retailers include HEB (grocery) and Walgreen’s (drugstore), both of which are located at the intersection of Houston Street and New Braunfels Avenue. The commercial core serves as the primary commercial for residential neighborhoods on the Eastside. Site assessments identified several key aspects regarding this area:

- Closure of New Braunfels Avenue through Fort Sam Houston appears to have generated negative effects on retailers in the neighborhood, stemming from reduced traffic flows. This perception was suggested to ERA by officials from CERA and the City. Perhaps more importantly, it was also suggested that that the New Braunfels Avenue gate at For Sam Houston may never be reopened.

- Although New Braunfels Avenue is improved with an attractive divided median area on either side of Houston Street, this improvement ends one block north and south of Houston Street.

- Existing retail space at this intersection is generally older, offering a mix of convenience and discount retail options, as well as fast food. Significantly, while the local grocery store (HEB) is not viewed as an asset, the area supports a recently built Walgreen’s drug store.

- This area is buffered to the west by the city cemeteries, which form a substantial barrier between the retail core and potential customers to the west.

- The neighborhood analysis identified a significant number of vacant lots and smaller homes, which may limit the amount of retail space that is supportable.

- The Union Pacific Railroad mainline traverses the west and northern edges of the study area; a UP intermodal yard operates on the north side of this area, east and west of New Braunfels Avenue.

Area #2: New Light Village / Springview

This area includes the new Hope VI residential project with about 500 planned new affordable and market rate homes called Springview, as well as an apartment project that is under renovation. The first phase of Springview will include 184 homes, of which about 56 have been completed; the new homes are priced at around $85,000. A new residential subdivision, called Coliseum Oaks, was completed in 1994. This area includes about ten acres of vacant land south of the arena across Commerce Street that would be suitable for residential or commercial development. Key anchors for this area include:

- St. Philips College
- The Barbara Jordan Center
- The Dora Miller Community Center
• The Claude Black Recreation Center
• The Coca Cola Bottling Plant

This neighborhood has several notable elements:

• The neighborhood is divided into eastern and western sections by a rail line that runs along an embankment; this rail line separates Springview from Coliseum Oaks.

• Land uses on either side of Commerce Street east of Springsdale Street are mostly of an industrial nature, with several vacant or underutilized buildings.

• The Springview project has reportedly seen slower absorption of its market rate units. Local officials indicated that this might be driven by difficulties on the part of potential homebuyers in having money available for down payment requirements. Reportedly, this issue is being addressed.

**Area #3: The SBC Arena / Freeman Coliseum Site**

This area, considered an emerging focal point for the Eastside, includes the 8,000- to 10,000-seat Freeman Coliseum and related fairgrounds buildings, as well as the newly built 18,500-seat SBC Center. The Eastside community appears divided over the ultimate impact of the arena. On one hand there are clear local concerns about traffic management, which are offset by hopes that the new arena will act as a tool for revitalization. Options and recommendations for this site are covered under a separate on-site study, called Scope 1. Relevant conclusions from that study will be incorporated in this analysis, particularly in the area of traffic and road improvements.

**Area #4: The North East Quadrant**

This area extends north of the SBC Center and east of Salado Creek out to the associated interstate boundaries of the study area, covering an amalgam of industrial, distribution, retail, and residential uses. As a general rule, this area has a distinctly different appearance compared to the commercial residential core area noted above. Key attributes of this sub area include:

• The area contains two distinct industrial zones, one located north of the arena which emphasizes smaller light industrial and service businesses along the SBC Parkway, and a second zone concentrated along WW White Road predominated by heavy industrial and distribution uses. A number of suppliers to the San Antonio Convention Center have located in both of these areas.

• An interstate-service retail zone at WW White Road and I-10, supporting an interstate highway oriented mix of budget hotels and fast food establishments.

• Two residential areas, one being lower density single family homes in the vicinity of Willowood Boulevard and Belgium Lane, and the second being a higher density apartment project south of Gembler Road, East of Salado Creek.
• Access between the eastern and western sections of the study area is difficult without using an interstate (I-10 or I-35). The access problem is created in part by the fact that Commerce Street currently ends at the westbound service road for I-10, forcing eastbound traffic on Commerce Street to use the interstate to access WW White Road. The Team has evaluated a new north / south arterial connection north of Houston Street, improving travel times between the eastern and western sections of the study area.

• Salado Creek is a key focal point for the area, and is addressed separately below.

• The Willow Springs Golf Course is considered an amenity for the area. Plans are underway to improve the appearance of the course from adjacent streets, in part with removal of chain link fences, and other landscape improvements.

Area #5: Salado Creek & Willow Springs

Salado Creek runs south from I-35 down toward the Willow Springs Golf Course, cutting west through the course, and then south, crossing under Houston and Commerce Streets and flowing off to the southeast. The creek is a dividing line between western and eastern sections of the study area. The creek has become a key concern primarily due to recent flooding, which has forced FEMA to offer buyouts to several homes that are within its flood plain along Gembler Road.

The Team sees the creek as an under-utilized recreational asset, to the extent that storm water management issues can be addressed. The Team notes that the Texas Department of Transportation has provided funding to support renovation of the Hays Street Bridge as a bikeway which will connect with Salado Creek, where several hike and bike trails are also under construction.

Study Area Capital Improvement Efforts

Local officials provided ERA with a listing of current and future planned and proposed capital reinvestment projects targeted for the arena district. These projects are being initiated by several local and state government agencies or departments, including:

• COSA Neighborhood Action Department
• COSA Parks and Recreation Department
• COSA Department of Community Initiatives
• San Antonio Independent School District
• Texas Department of Transportation
• COSA Housing Authority
• COSA Department of Public Works
• COSA Fire Department

As examples, ERA notes that six area elementary schools are receiving additions with a value of more than $20 million. An additional $14 million is being invested for a new middle school. The Texas Department of Transportation is also undertaking several significant projects,
including development of a hike and bike trail system along Salado Creek, at a cost of about $3 million. The COSA Public Works Department also has a list of 20 projects underway, planned or proposed for the district, covering the reconstruction several roads, including Houston Street from Pine Street to Onslow Street, with an estimated cost of about $2.7 million. Overall, a total of almost 50 projects are slated for the Arena District study area, with a combined potential investment of about $150 million. Importantly, about $48 million of this total is being targeted to revitalize the Spring View area. A list of the projects is included in the Appendix of this report.

Acknowledgments

The consulting team wishes to mention the considerable commitment of the following individuals, who have helped guide this process over the past six months.

Steering committee members include:

• Commissioner Tommy Adkisson – Bexar County
• Raul Rios, Coliseum Advisory Board – Bexar County
• Terri Williams, Committee Vice-Chair – CERA
• Ida D. Brown, Executive Director - CERA
• Councilman John Sanders - City of San Antonio
• Emil Moncivais, Director of Planning - City of San Antonio
• Leo Gomez, Committee Chair - San Antonio Spurs
• Mr. Rick Pych - San Antonio Spurs

Neighborhood association members include:

• Mary Emerson - Harvard Place/Eastlawn Neighborhood Association
• Wray Hood - Coliseum Willow Park Neighborhood Association
• Kathy Harris - Skyline Park Neighborhood Association
• Mr. Willie Dixon - Willow Woods Neighborhood Association
• Lillie Harris - New Jefferson Heights Neighborhood Association
• Charles English – Jefferson Heights Neighborhood Association

Key stakeholders include:

• Mr. David Marquez - Bexar County Community Project Manager
• Mr. Derrick Howard - Joe & Harry Freeman Coliseum
• Baltazar Serna, Jr. - Law Offices of Serna & Serna
• Ms. Jeanne Geiger, Senior Transportation Planner - Metropolitan Planning Organization
• Jo McCall - McCall & Associates
• Dorinda Rolle, President - Alamo City Chamber Of Commerce
• Dr. Morris Stribling
• James Howard - S.A.I.S.D.
• Rev. E. Thurman Walker - Antioch Baptist Church/CCS
• June Bratcher - Conventions San Antonio
• Angie S. Runnels, Ph.D., President - St. Philips College
• Barbara Hawkins - George Gervin Youth Center
• Capt. Ronald Bruner – Eastside Police Substation
• Capt. Tom Woystasczky - Eastside Fire Substation #30
• Collie Boatwright - San Antonio Livestock Exposition
• Mr. Harold Oliver
• Representative Ruth Jones-McClendon
• Ms. Cindy Taylor - South San Antonio Chamber of Commerce
• Ms. Rita Elizondo - San Antonio Hispanic Chamber of Commerce
Community Involvement Process

The foundation of the Arena District Economic Development Strategy is community input; first to ensure that local residents and community leaders have a voice in the revitalization process, and second to disseminate information regarding market, economic, and planning factors that impact revitalization. The starting point for community involvement, led by Ximenes Associates (working with Parsons) and Laura Thompson Associates, was the identification of key stakeholders in the study area to provide for representative, informed, balanced community input to the project.

A small sample of the stakeholder groups that were interviewed for the Scope 2 Assessment include:

- The Metro Alliance
- Community Economic Revitalization Agency (CERA)
- The Alamo City Chamber of Commerce
- Community of Churches for Social Justice
- Neighborhood First Alliance
- Coca Cola Bottling
- The District Two Housing Sub-Committee
- Neighborhood Associations
- John Sanders – District 2 City Council
- Emil Moncivais – COSA Planning Dept
- Kimberly Coleman – COSA Neighborhood Action
- Trey Jacobson – COSA Economic Development
- Ruth Jones McClendon – State Representative, District 120

Interviews conducted with these and other organizations highlighted the following thoughts that are perceived regarding the study area. Our team was told:

Where are the community gathering places on the Eastside?

- Barbara Jordan Center
- Claude Black Center
- Churches
- YMCA
- Boys and Girls Club
- St. Philip’s College
- Sam Houston High School
- Pletz Park, Martin Luther King Park, Pittman Sullivan Park, and Comanche Park

Note by City Staff: The Arena Area/Eastside Community is currently served by the Carver Branch Library located at 3350 E. Commerce St. The library was remodeled in 1994 and is currently 12,000 sq. ft.
Strengths

- Close to the downtown area, Opportunity for economic development
- More affordable compared to other sections of San Antonio
- Alamo City Chamber and other social organizations, Churches, Black Business Expo
- Residents of the community are seen as a key strength
- Levels of homeownership in the community are significant
- Near the freeways, providing excellent access to the region
- Clearly an untapped market,
- Near the SBC Arena - available land near SBC arena for redevelopment

Weaknesses

**Code Enforcement** - Allowing abandoned vehicles and other nuisance issues to remain in place.

**Roads and Infrastructure** – Streets are in poor condition, with small sidewalks that are not pedestrian friendly. With the new arena on line, there are ongoing concerns about traffic management and impacts

**Stormwater Management** – The area suffers from persistent flooding

**Appearance and Curb Appeal** – The Eastside generally is seen as an eyesore, lacks landscaping and streetscape improvements, and needs more streetlights

**Perceptions** – The Eastside suffers from perceptions of increased crime, which are not fully supported by crime statistics

**Goals, Hopes, and Expectations**

**New Retail Options** – Quality grocery stores, restaurants, banks, general retail and clothing, gas stations, hotels, and a movie theater complex.

**New Institutions** – hospitals or medical centers, a library, a police sub station, educational facilities or vocational schools

**New Recreational Amenities** – baseball diamonds, skating rinks, bowling centers, public parks

**Public Improvements** – Significant road and landscaping improvements, improved traffic management, new bus stops

**Other Concepts** – A marketing campaign to deal with the current negative perceptions of the Eastside

This narrative is only intended to serve only as an overview for what is in fact an extensive and on-going process. A full reporting of the community involvement component of this project is contained in a separate report.
Demographic Comparisons

ERA extracted US Census information for eight key census tracts that cover the Eastside neighborhood. Census Tracts 1301 - 1306 and 1308 to 1309 were analyzed with respect to changes in population, income, age, educational attainment, poverty status, and housing conditions between 1989 / 1990 and 1999 / 2000. Note that the eight selected census tracts cover an area slightly larger than the defined City of San Antonio Planning Department study area for the off-site element of this project. Comparable information for the City of San Antonio (COSA) was also extracted as a standard of comparison.

The following table highlights changes in population over the 1990 to 2000 period for the city and study area. The table shows that while the city sustained a significant rate of growth over the past 10-years, adding about 20,800 residents per year, the study area saw a decrease in population, losing about 1,000 residents over the same period, falling to about 32,000 residents in 2000.

<table>
<thead>
<tr>
<th>Market</th>
<th>1990</th>
<th>2000</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>COSA</td>
<td>935,927</td>
<td>1,144,554</td>
<td>208,627</td>
</tr>
<tr>
<td>Study Area</td>
<td>33,133</td>
<td>32,062</td>
<td>-1,071</td>
</tr>
</tbody>
</table>

Source: US Census

The following table examines changes in the racial or ethnic mix of the city and study area. The table shows that the city has tended to see increases in Hispanic populations, with African Americans making up about 7% of the overall market. At the same time, the study area appears to support a significant African American population (at 54% in 1990), albeit one that has seen a decrease in its share of total study area population since 1990. The table highlights a relatively dramatic shift in the study area’s ethnic makeup, with Hispanics populations seeing an increase from 39% to 52% of total residents, while African Americans have seen their share of total study area populations decrease from 54% to 42%.

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>COSA 1990 2000</th>
<th>Study Area 1990 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>72% 68%</td>
<td>26% 30%</td>
</tr>
<tr>
<td>Black</td>
<td>7% 6%</td>
<td>54% 42%</td>
</tr>
<tr>
<td>% Hispanic</td>
<td>55% 58%</td>
<td>39% 52%</td>
</tr>
</tbody>
</table>

Source: US Census

The following table identifies age cohort trends for the city. The table shows that the city tends to be younger, with more than 80% of the population in age groups below 55 years of age. The table highlights notable growth in the 25 to 54-age segment, driven likely by growth in younger families. Although the over-55 segment also increased in size over the 19-year period, its rate of growth did not outpace the younger age cohorts.
City of San Antonio Population Change by Age Cohort

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>1990</th>
<th>2000</th>
<th>1990 % Total</th>
<th>2000 % Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 25</td>
<td>379,883</td>
<td>448,532</td>
<td>41%</td>
<td>39%</td>
</tr>
<tr>
<td>25 to 54</td>
<td>388,059</td>
<td>493,254</td>
<td>41%</td>
<td>43%</td>
</tr>
<tr>
<td>Over 55</td>
<td>167,985</td>
<td>202,768</td>
<td>18%</td>
<td>18%</td>
</tr>
<tr>
<td>Total</td>
<td>935,927</td>
<td>1,144,554</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: US Census

The following table highlights comparable age cohort information for the Study Area, showing how the local population has a larger share of residents in the over 55-age cohort compared to the city as a whole (22% versus 18%). Importantly, the table indicates that while the number of 55 and over residents has decreased significantly (a loss of 1,800 people), the number of people in the 25 to 54 age group did increase, growing by about 780 new residents. Although the under 25 age group also saw a decrease, this group still makes up the largest share of the market.

Study Area Population Change by Age Cohort

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>1990</th>
<th>2000</th>
<th>1990 % Total</th>
<th>2000 % Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 25</td>
<td>13,432</td>
<td>13,222</td>
<td>40%</td>
<td>41%</td>
</tr>
<tr>
<td>25 to 54</td>
<td>11,151</td>
<td>11,936</td>
<td>33%</td>
<td>37%</td>
</tr>
<tr>
<td>Over 55</td>
<td>8,730</td>
<td>6,904</td>
<td>26%</td>
<td>22%</td>
</tr>
<tr>
<td>Total</td>
<td>33,313</td>
<td>32,062</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: US Census

The following table portrays changes in levels of educational attainment for the city and the study area. The table indicates that the study area has a higher percentage of residents who have not completed high school (43% to 25%). This is partially offset by a larger population of study area residents who have graduated high school or equivalency (28% to 24%). The city supports a significantly higher population of residents who have graduated from college or achieved a more advanced degree (27% to 9%).

Educational Attainment, COSA and Study Area, Year 2000

<table>
<thead>
<tr>
<th>Level Attained</th>
<th>COSA</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>12th grade, no diploma</td>
<td>25%</td>
<td>43%</td>
</tr>
<tr>
<td>HS Grad</td>
<td>24%</td>
<td>28%</td>
</tr>
<tr>
<td>Some College</td>
<td>23%</td>
<td>19%</td>
</tr>
<tr>
<td>College or advanced</td>
<td>27%</td>
<td>9%</td>
</tr>
</tbody>
</table>

Source: US Census

ERA evaluated median income trends for the study area, city, state and the country. The table below shows the results of this evaluation, indicating that the state and the city saw increases in median incomes above national averages, with compound annual growth rates (CAGR) of 4% and 4.4% respectively, compared to the national rate of 3.4%.
Median Income Trends, COSA and Study Area

<table>
<thead>
<tr>
<th>Median Income</th>
<th>1989</th>
<th>1999</th>
<th>Change</th>
<th>CAGR</th>
</tr>
</thead>
<tbody>
<tr>
<td>USA</td>
<td>$30,056</td>
<td>$41,994</td>
<td>$11,938</td>
<td>3.4%</td>
</tr>
<tr>
<td>Texas</td>
<td>$27,016</td>
<td>$39,927</td>
<td>$12,911</td>
<td>4.0%</td>
</tr>
<tr>
<td>COSA</td>
<td>$23,584</td>
<td>$36,214</td>
<td>$12,630</td>
<td>4.4%</td>
</tr>
<tr>
<td>Study Area</td>
<td>$12,870</td>
<td>$21,469</td>
<td>$8,599</td>
<td>5.3%</td>
</tr>
</tbody>
</table>

Source: US Census

The above table highlights two key points regarding the study area in particular:

1. The study area achieved a higher CAGR over the 10-year period compared to the city (5.3% to 4.4%)

2. However, the gap between study area median income and city median income widened over the same period, growing from 55% to 59%.

The following two tables compares households by income bracket for the city and the study area for 1989 and 1999. The first table shows that the city has seen its share of households earning less than $25,000 decrease from about 50% down to 33% over the 10-year period. This decrease has been in step with dramatic growth in the number of households earning $50,000 to $75,000 and those earning more than $75,000, which increased from about 5% to 16% of total households.

Households by Income Bracket, City of San Antonio

<table>
<thead>
<tr>
<th>Income Bracket</th>
<th>1989</th>
<th>1999</th>
<th>1989 % of Total</th>
<th>1999 % of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $25K</td>
<td>172,039</td>
<td>136,065</td>
<td>52.55%</td>
<td>33.52%</td>
</tr>
<tr>
<td>$25K to $50K</td>
<td>102,788</td>
<td>129,788</td>
<td>31.39%</td>
<td>31.98%</td>
</tr>
<tr>
<td>50K to $75K</td>
<td>34,538</td>
<td>72,213</td>
<td>10.55%</td>
<td>17.79%</td>
</tr>
<tr>
<td>&gt;$75K</td>
<td>18,038</td>
<td>67,821</td>
<td>5.51%</td>
<td>16.71%</td>
</tr>
<tr>
<td>Total</td>
<td>327,403</td>
<td>405,887</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Source: US Census

The table on the following page highlights comparable 1989 to 1999 information for total households by income bracket for the Eastside study area. The table indicates that the number of households decreased by 227 over the noted period. Importantly, this table uses Census data that is based on a sample of the area, not a 100% count; as such, the number of total households in this table will vary slightly compared to other measures used later in this report.

Households by Income Bracket, Study Area

<table>
<thead>
<tr>
<th>Income Bracket</th>
<th>1989</th>
<th>1999</th>
<th>1989 % of Total</th>
<th>1999 % of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $25K</td>
<td>8,640</td>
<td>6,133</td>
<td>76.7%</td>
<td>55.6%</td>
</tr>
<tr>
<td>$25K to $50K</td>
<td>2,230</td>
<td>3,152</td>
<td>19.8%</td>
<td>28.6%</td>
</tr>
<tr>
<td>50K to $75K</td>
<td>289</td>
<td>1,105</td>
<td>2.6%</td>
<td>10.0%</td>
</tr>
<tr>
<td>&gt;$75K</td>
<td>101</td>
<td>643</td>
<td>0.9%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Total</td>
<td>11,260</td>
<td>11,033</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census
The above table indicates that the Up To $25,000 income bracket saw a significant reduction from 1989 to 1999, falling from 76% to 55% of total households. The table also highlights a small but growing market of households earning more than $75,000, which increased from about 100 households to more than 640 over the 10-year period.

The table below takes income based assessments one step further, considering the percentage of people who fall below the poverty level in 1989 and 1999 for the study area, the city, the state and the US. The table indicates that the study area has seen the most significant improvement over the 10-year period compared to the city, state, or country, with a reduction from 41% to 33% of the population falling under the poverty level. While the trend is clearly moving in the right direction, ERA emphasizes that the study area’s share of people below the poverty line is significantly greater compared to the city, state, and nation.

% of Population Below the Poverty Line, 1989 and 1999

<table>
<thead>
<tr>
<th>Category</th>
<th>Study Area</th>
<th>COSA</th>
<th>Texas</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of people below Poverty Line</td>
<td>41.6%</td>
<td>22.6%</td>
<td>18.0%</td>
<td>13.0%</td>
</tr>
<tr>
<td>% of people below Poverty Line</td>
<td>33.3%</td>
<td>17.3%</td>
<td>15.3%</td>
<td>12.3%</td>
</tr>
<tr>
<td>Change</td>
<td>8.3%</td>
<td>5.3%</td>
<td>2.7%</td>
<td>0.7%</td>
</tr>
</tbody>
</table>

Source: US Census

Demographic Implications

The above demographic assessments have highlighted several factors that will need to be considered in evaluation strategic planning goals for the Eastside. While assessments noted that median income growth rates have been strong, well in advance of inflation, overall income levels did not keep pace with trends for the city over the last 10 years as a whole. Trends relating to educational attainment also show how the study area is at a competitive disadvantage, with lower percentages of people who have attained a college level education. As one offset, ERA noted within the overall population decline trend that a number of younger family-aged households are moving to the study area, although not yet in numbers to offset declines in associated age cohorts. It is also clear that the community is going through a period of transition, with declines in the African American population, offset by growth in the Hispanic population.
Conclusions

In evaluating the study area ERA noted the following conclusions regarding strengths and weaknesses

Strengths

• The Eastside is directly adjacent to the downtown area, on the I-35 corridor to Austin. While San Antonio is currently a relatively “compact” city, compared to more sprawling urban centers such as Houston, this proximity has a reduced direct benefit. However, looking to the near-term (five to ten years), experience would suggest that proximity to downtown would become an increasingly important factor as traffic congestion and commuting distance become more significant.

• Portions of the Eastside have been designated as a tax increment finance district, which will allow growth in assessed values to be channeled toward additional public improvements in the area.

• Planning officials are moving forward with the renovation of the Hays Street Bridge project, which would create a pedestrian / bike route over the UP rail line that could eventually link up with Salado Creek. Initial funding has been secured to begin the renovation.

• City officials have created new zoning overlays to restrict the ability of homeowners to develop temporary parking lots on their homes on routes to the new arena. The new ordinance will require lot owners to pave, light, and stripe lots.

• Salado Creek has the potential to be a key recreational amenity for the study area

Weaknesses

• The team notes a general trend toward lower residential densities on the Eastside, with smaller homes, numerous vacant lots, and the city cemeteries occupying significant acreage. Lower densities have obvious implications for development of retail trade opportunities in the market.

• The study area includes numerous situations where industrial and residential land uses are in close proximity, which creates conflicts.

• The study area is impacted by active rail lines, both along the west and north sides, as well as the interior, of the area. In addition, the operation of a rail yard along the northern boundary of the Study Area does little to enhance property values of proximate housing.

• The study area is notable in that there are few larger vacant parcels available for development. Any planned redevelopment or revitalization effort will require the assembly of smaller parcels into larger tracts.
• Houston Street remains a narrow two-lane street with single-family homes that have limited setbacks from the street. Increased traffic generated by the SBC Arena will have obvious safety and traffic management implications for this route.

• Storm water management concerns are an overall issue, with specific emphasis on the Salado Creek, which has been the source of significant flood damage for adjacent housing, some of which is now being purchased by the Federal Emergency Management Agency (FEMA).

• Access between areas west and south of the arena and areas north and east of the arena is difficult, requiring a drive around the Arena on SBC Parkway up to Gembler Road.

• Field assessments noted that primary and secondary roads in the study area generally appeared to be deficient, with notable undulations in pavement, limited sidewalks, and apparent storm water management issues.

• While public transportation options are available, the bus stops themselves are unsightly, providing minimal cover from the elements.

• The public involvement process suggested that the neighborhood has difficulty speaking with one voice; assessments noted that there are over 100 churches and at least five different neighborhood associations active in the Study Area.
Real Estate Market Evaluations

In considering redevelopment potentials for the Eastside, a primary concern is the extent of market demand for retail, residential and commercial property, including office space, industrial space, and recreation. The extent of opportunities available for commercial space is significant in that they can create important sources of employment for local residents. This discussion begins with an overview of development trends across metro San Antonio, before moving on to further discussion of property development opportunities.

Urban Growth Patterns

In discussions with local real estate and economic development officials, ERA noted the following broad conclusions regarding directions of growth and trends regarding new development:

- Industrial expansion has been occurring on the north and northwest side of San Antonio, supported in part by gradual expansion of the Kelly USA program. While the Eastside also supports considerable industrial development, our field assessments confirmed a lack of planned industrial areas and notable conflicts with proximate residential uses.

- Retail expansion has occurred most strongly on the north side of the city, particularly along the northern stretch of Loop 1604 where several major shopping centers are being built. Not surprisingly, this area is also home to the highest concentrations of wealth in the city. ERA also learned about development of a Walmart Super center just beyond the study area, at the intersection of Rigby Avenue and Loop 410.

- Residential expansion has been taking place on the outer northwest and west portions of the city. The key constraint against further growth to the north is the recharge zone for the Edwards Aquifer, which may encourage more residential development to the west and east, particularly along the interstate corridor to Austin.

- Office development has tended to follow I-10 and US 281 to the north, with several projects also being developed along Loop 1604. The Eastside study area does not have an identifiable office market.

- The downtown area continues to serve the tourism industry with a mix of hotel and retail, supported by the growing Riverwalk attraction and the expanded convention center. City officials continue to push for development of a convention center hotel as well.

- City officials have debated smart growth initiatives and revised their Unified Development Code to encourage smart growth, creating an important alternative to conventional residential development.
Real Estate Market Opportunities

ERA evaluated markets for residential development, retail development, industrial space, hotel development, and commercial office space development. The evaluations are used to discern the relative balance between demand and supply in the San Antonio market. Once overall trends have been highlighted, ERA can then estimate opportunities for development that could be captured by the Eastside study area.

Residential Development

ERA extracted detailed information from the US Census for the noted census tracts of the Eastside Study Area to evaluate the condition of the existing housing stock. Analysis focused on the median age of housing in the study area, compared to the city, state, and country, as well as changes in the supply of housing, levels of owner versus renter occupancy, and more detailed trends regarding housing stock by year built.

The table below highlights overall housing unit supply trends over the noted 10-year period, showing that while the city has added more than 6,700 new units per year on average, the Study Area lost housing units at an average rate of about 100 per year. ERA believes that a portion of this decline can be explained by the demolition and redevelopment of public housing in the area, including the current Hope 6 project southwest of the arena site.

<table>
<thead>
<tr>
<th>Market</th>
<th>1990</th>
<th>2000</th>
<th>Change</th>
<th>Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>COSA</td>
<td>365,414</td>
<td>433,122</td>
<td>67,708</td>
<td>6,771</td>
</tr>
<tr>
<td>Study Area</td>
<td>13,475</td>
<td>12,308</td>
<td>-1,167</td>
<td>-117</td>
</tr>
</tbody>
</table>

Source: US Census

The following table compares the percentages of owner and renter occupied housing units for the city and the Study Area, as well as an estimate of the number of vacant units in each market. The table first shows that the city and Study Area have comparable trends for owner versus renter occupancy, which is significant. In general homeowners are more to take an active interest in their community compared to renters. The table also indicates that the Study Area has a more significant vacancy issue (13% vacancy) compared to the city as a whole, with a vacancy rate of about 6%.

<table>
<thead>
<tr>
<th>2000 Owner / Renter Occupied Trends</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
</tr>
<tr>
<td>Owner occupied</td>
</tr>
<tr>
<td>Renter occupied</td>
</tr>
<tr>
<td>% of Units Vacant</td>
</tr>
</tbody>
</table>

Source: US Census
The following table highlights the percentages of housing stock by the time period built for COSA and the Study Area. The table shows that about 16% of the COSA housing stock has been built since 1990, compared to about 5% of total housing for the Study Area. Significantly, the table shows that the 1980 to 1989 time frame saw construction of 22% of the city’s housing stock, compared to about 5% of the study area’s housing stock for the same period. The study area saw its most substantial boost in housing development during the 1950’s when 23% of the current total supply was built. Also notable is that while only 6% of the city’s housing is older than 1939, over 22% of the study area’s housing falls below this date.

<table>
<thead>
<tr>
<th>Time Period</th>
<th>COSA</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999 to March 2000</td>
<td>2.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Built 1995 to 1998</td>
<td>7.7%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Built 1990 to 1994</td>
<td>6.1%</td>
<td>1.6%</td>
</tr>
<tr>
<td>Built 1980 to 1989</td>
<td>22.0%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Built 1970 to 1979</td>
<td>19.9%</td>
<td>9.7%</td>
</tr>
<tr>
<td>Built 1960 to 1969</td>
<td>14.9%</td>
<td>17.8%</td>
</tr>
<tr>
<td>Built 1950 to 1959</td>
<td>13.2%</td>
<td>23.4%</td>
</tr>
<tr>
<td>Built 1940 to 1949</td>
<td>6.9%</td>
<td>17.6%</td>
</tr>
<tr>
<td>Built 1939 or earlier</td>
<td>6.6%</td>
<td>22.0%</td>
</tr>
</tbody>
</table>

Source: US Census

In more simple terms, the US Census indicated the following median ages of housing stock for the noted markets:

- COSA – 1974
- Study Area – 1952
- Texas - 1977
- National Average - 1971

The above median ages reinforce the notion that the existing housing stock in the Study Area is older and in poorer condition compared to the city has a whole. It is also clear that the Study Area has not benefited from the significant growth trend that the city has followed for the past 20 years. At the same time, the Study Area possesses a significant number of older historic homes that could be renovated, and benefits from a location immediately proximate to downtown. The noted Hope VI project has allowed developers to build one of the first new subdivisions in the area, creating the potential for more interest in the Eastside.

The Eastside is clearly not attracting its share of new residential demand from the rapidly growing region. Even so, ERA notes that other public agencies, including the San Antonio Development Agency and the San Antonio Alternative Housing Corporation, have been active in redeveloping housing in the city. These agencies, along with Bexar County, have also developed programs to make housing more affordable for low to middle income residents. The implementation section will expand on this market discussion highlighting priority projects and programs to create additional opportunities for infill residential development.
Retail Development

In the past decade, increased emphasis has been placed on potential retail opportunities in America's inner cities. In general, the retail market in inner cities is both large and concentrated. These markets are often populated with consumers who represent significant aggregate spending power. According to a recent report by the Initiative for a Competitive Inner City, in 1998 there were 7.7 million households in America's inner cities with retail spending power in excess of $85 billion per year. For a number of reasons, however, these markets have been noticeably underserved during the past few decades. Prospective retailers typically cite poor infrastructure, inadequately trained workforces, and crime as the main reasons for not investing in inner city locations. Recently, however, retailers have started looking at inner city markets in a different light. Many are beginning to see inner cities as the last large domestic frontier for expansion.

The situation on the Eastside appears to match the national experience, with an existing captive market served by older quality retail space which does not encourage repeat visitation, and inevitably pushes local residents beyond their neighborhood to make retail purchases. It should be noted that if the defined study area was consistent with national trends for retail space per person (about 22 square feet per person) a potential inventory of more than 700,000 square feet would be supported. It is clear that the vast majority of this inventory is outside the study area.

Discussion of retail trends for the Eastside begins with assessment of population trends for the community. The following table details US Census data for total households in each census tract and an estimate of year 2000 median household incomes, which was derived from an analysis of 1989 to 1999 changes in median income for each tract. The following table highlights a market of about 10,900 households with an estimated average household income of $22,607 in the year 2000. The number of households used in this table is based on a 100% count, rather than a sample; as such, the totals may differ slightly from other household totals indicated in this report.

<table>
<thead>
<tr>
<th>Tract</th>
<th>Total Households</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census Tract 1301</td>
<td>1,273</td>
<td>$17,289</td>
</tr>
<tr>
<td>Census Tract 1302</td>
<td>608</td>
<td>$23,349</td>
</tr>
<tr>
<td>Census Tract 1303</td>
<td>1,102</td>
<td>$20,809</td>
</tr>
<tr>
<td>Census Tract 1304</td>
<td>2,352</td>
<td>$26,286</td>
</tr>
<tr>
<td>Census Tract 1305</td>
<td>1,230</td>
<td>$19,015</td>
</tr>
<tr>
<td>Census Tract 1306</td>
<td>1,601</td>
<td>$20,517</td>
</tr>
<tr>
<td>Census Tract 1308</td>
<td>1,376</td>
<td>$29,647</td>
</tr>
<tr>
<td>Census Tract 1309</td>
<td>1,362</td>
<td>$23,944</td>
</tr>
<tr>
<td>Total / Average</td>
<td>10,904</td>
<td>$22,607</td>
</tr>
</tbody>
</table>

Source: US Census and ERA

Retail demand estimates for the Eastside study area are based on a comparison of total households with estimates of median household income (both shown above). This approach estimates total gross income and then net income after taxes, the latter of which can be used to derive estimates of potential retail demand. Based on statistics generated by the Bureau of Labor...
Statistics Consumer Expenditure Survey, which tracks consumer expenditures by income level as well as metropolitan area, gross potential income of about $245 million was converted to net (disposable) income of about $210 million (see the following table). A conversion factor of 85% was used to estimate net income after taxes. The conversion factor was derived from statistics developed the Consumer Expenditure Survey. This disposable income would be available to support rent payments, mortgages, car payments, food, and broader discretionary retail spending, which is the focus of this assessment.

Retail Sales Potentials, Eastside

<table>
<thead>
<tr>
<th>Category</th>
<th>2000 Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>10,904</td>
</tr>
<tr>
<td>Average Income per Household</td>
<td>$22,607</td>
</tr>
<tr>
<td>Total Gross Potential Income</td>
<td>$246,511,394</td>
</tr>
<tr>
<td>Disposable Income</td>
<td>$209,534,685</td>
</tr>
</tbody>
</table>

Source: US Census and ERA

Assessment of income spent on retail purchases is based again on the Consumer Expenditure Survey. ERA examined survey results based on income levels (the $20,000 to $29,999 bracket). Several categories of retail expenditures were considered, including:

- **Eating & Drinking Places** - This category basically consists of eating and drinking establishments. Fast food restaurants, bars and pubs, and other dining establishments are included.

- **Food & Grocery** - This category consists of grocery stores and food stores. All sizes of grocery stores are included as well as fish and meat markets, bakeries, specialty food stores, and convenience food stores.

- **General Retail** - This category consists of stores that sell a wide selection of personal and household goods, ranging from appliances to apparel. General stores, dollar stores, and variety stores are included in this category.

- **Entertainment and Other** - This category includes expenditures for theaters, bookstores, video rental shops, and other entertainment activities.

The following table highlights key expenditure and retail categories and the estimated trade area percentage range of income spent on each category.

<table>
<thead>
<tr>
<th>Retail Category</th>
<th>% of Income</th>
<th>Estimated Potential Retail Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery / Convenience</td>
<td>17.1%</td>
<td>$35,909,900</td>
</tr>
<tr>
<td>Entertainment</td>
<td>4.3%</td>
<td>$9,067,650</td>
</tr>
<tr>
<td>General Retail</td>
<td>11.8%</td>
<td>$24,696,930</td>
</tr>
<tr>
<td>Restaurant</td>
<td>5.6%</td>
<td>$11,640,400</td>
</tr>
<tr>
<td>Total</td>
<td>38.8%</td>
<td>$81,314,880</td>
</tr>
</tbody>
</table>

Source: Bureau of Labor Statistics and ERA
The above estimates of retail sales potentials are converted into supportable inventories of retail space, as shown in the following table. The conversion is based on ERA experience regarding achievable store sales per square foot, which are applied to estimated potential retail sales to arrive at supportable inventories. The table below highlights a potential supportable inventory of about 250,000 square feet of retail space. The total includes almost 80,000 square feet of potential grocery and convenience store space, as well as about 100,000 square feet of general retail space, and about 40,000 square feet of restaurant space.

### Estimate of Supportable Retail Inventories, Eastside Trade Area

<table>
<thead>
<tr>
<th>Retail Category</th>
<th>Target Sales /Sq. Foot</th>
<th>Estimated Supportable Inventory (Sq. Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery / Convenience</td>
<td>450</td>
<td>79,800</td>
</tr>
<tr>
<td>Entertainment</td>
<td>300</td>
<td>30,230</td>
</tr>
<tr>
<td>General Retail</td>
<td>250</td>
<td>98,790</td>
</tr>
<tr>
<td>Restaurant</td>
<td>300</td>
<td>38,800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>247,620</strong></td>
</tr>
</tbody>
</table>

Source: ERA

The current local market includes several retailers at the intersection of Houston Street and New Braunfels Avenue, including Walgreens, HEB, a discount strip retail center, and several fast food operations. While these retail centers cover perhaps 120,000 square feet of space, ERA was informed of significant local dissatisfaction with current retail options (particularly the grocery store), suggesting that a share of the market is choosing to spend outside the trade area rather than to shop locally.

**Opportunities**

One established economic premise for retail development in America is that most retailers perform best when located in a cluster with other stores. Americans prefer to accomplish multiple objectives during a single shopping excursion. From a market perspective, therefore, a development that has a “critical mass” of tenants is likely to do a better job of attracting customers than isolated stores. According to our analysis of market data and economic trends, development of new retail space that is unable to meet this criterion is not feasible in the study area under current market conditions. The success of such development forms attest to the importance of the “agglomeration effect” created when substantial mixes of tenants are housed in single developments.

In considering the noted strengths and weaknesses associated with the Eastside, ERA emphasizes several key points. Most importantly, the study area will never be able to compete with Target, Walmart, and Kohl’s for basic apparel and home appliance purchases. While smaller retailers have found ways to survive in proximity to a mass retailer, it is generally because of superior service or the offering of a specialized product or service that a Walmart does not offer. The demand estimates shown in the above table suggest to ERA the following conclusions regarding retail space development:
1. Current retailers active in the market generally do not appear to be serving the market the best possible extent. Retailers outside the trade area, such as the Walmart at Loop 410, are likely absorbing a share of current demand.

2. The University of Texas at San Antonio recently completed a retail trade assessment for this sub market, and came to similar conclusions regarding potential demand for new retail space.

3. ERA notes the recent closure of 23 Albertson’s grocery stores in the market. HEB bought and reopened only four of these stores, suggesting that other grocers may be taking a harder look at the market, given the number of vacant stores now potentially available.

4. While residential densities favor a retail location at Commerce Street and New Braunfels Avenue, there are no vacant sites available in this area. There are vacant and under-utilized properties along Commerce Street south of the SBC Arena, which could be appropriate for retail use.

While trade area spending and the lack of competitive retail supply would suggest that there is sufficient demand to support construction of new convenience and neighborhood oriented retail space, ERA notes that current rent levels may not yet be high enough to justify new construction. To illustrate this, the appendix includes a preliminary financial analysis for a proposed 60,000-square-foot retail center development in the study area. The analysis includes assumptions and estimates regarding:

- Rental rates
- Construction costs
- Operating expenses
- Financing costs

The analysis suggests that incentives may need to be provided to allow a retail project to meet financial requirements. These incentives include:

- A public sector equity commitment to reduce the amount of total equity required by the developer
- Public investments for site preparation and land acquisition, reducing the developer’s costs
- Below market financing, to reduce the developer’s interest expenses and risk

The implementation section highlights a range of programs and options that could be used to facilitate the development of new retail space in the market.
Industrial Development

According to the Society of Industrial and Office Realtors (SIOR) the San Antonio suburban industrial market has seen considerable growth since 1997, adding about 12.7 million square feet of inventory in five years. A significant increment of new inventory was accounted for by the privatization of about 6.4 million square feet of industrial space at the former Kelly Air Force Base, now called Kelly USA. Over this period, vacancy rates have also trended upward, with vacant space at Kelly contributing significantly to the calculation. At the same time, Kelly is evolving into a center for aerospace related industrial development, which is a planned cornerstone of local economic development efforts.

<table>
<thead>
<tr>
<th></th>
<th>1997</th>
<th>1999</th>
<th>2001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory</td>
<td>46,242,970</td>
<td>55,867,970</td>
<td>58,988,344</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>7.6%</td>
<td>8.3%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Net Absorption</td>
<td>344,689</td>
<td>7,332,874</td>
<td>36,263</td>
</tr>
</tbody>
</table>

Source: SIOR

Overall, the local market is largely made up of warehouse and distribution buildings, comprising about 65% of total inventories. Manufacturing space covers a smaller 10% of total inventories. Within these broad statistics, it is important to note the physical differences between categories of industrial buildings. In general, modern warehouse buildings are built with the following attributes:

- Clear ceiling heights up to 30 feet
- Sprinkler systems and office space build outs of up to 10% of total floor area
- Larger truck courts and related staging areas

Flex / technology / service buildings tend to support different markets, with the following attributes:

- Clear ceiling heights of up to 24 feet
- Office space build-outs of 30% to 100%
- Higher quality sprinkler, fire safety, and related physical systems
- Greater parking requirements for cars as opposed to semi-trailers

In addition to the above property types, which tend to be built on a speculative basis by developers, industrial markets include a large quantity of owner occupied manufacturing and warehouse buildings, which are typically built to the specific needs of the user. While the Eastside includes a number of warehouse and flex buildings that have been built on a speculative basis by developers such as Prologis (a developer of industrial and distribution space), the study area also includes a number of owner-occupied light industrial and service buildings as well.

There are two specific economic development initiatives that the city has pursued with success. In one case, local officials have developed an aggressive technology and R&D effort, which has
translated in to demand for about 25% of total industrial inventories in the city. A portion of this inventory is concentrated on the West Side of San Antonio at the Texas Research Park. This development began in 1984 with the creation of the foundation, which was entrusted with developing the project. The city provided roughly 1,200 acres of vacant land; the first research building was built in 1990, following completion of infrastructure improvements. Since 1990, the foundation has added 2 multi-tenant buildings and several residences, which are used by UT students and others. Total land development has consumed 175 out of 1200 acres, for an annual absorption rate of about 17.5 acres per year, which supports an inventory of about 300,000 square feet of R&D space.

In a second and more recent economic development effort, city and county officials helped attract a new Toyota truck manufacturing plant to the south side of San Antonio. When operational in 2006, the new $480-million-dollar plant will have the capacity to make about 150,000 vehicles per year, and employ up to 2,000 workers. Perhaps more importantly, the program will generate interest among tier 1 and 2 automotive parts suppliers to locate in the market as well.

The study area’s industrial development makeup is quite mixed, including older single tenant / owner occupied buildings along Commerce Street and Houston Street, east of the Coca Cola Bottling plant, as well as more recently built industrial and flex space built along SBC Parkway. One new project in this second area is being planned by Prologis, and is called the Coliseum Distribution Center. Company officials indicated that they have several distribution buildings in the 100,000-square-foot range planned for this site. The area southeast of the Prologis development contains several vacant industrial buildings, as well as a large vehicle maintenance facility for a local utility provider. Interviews with local industrial development officials pointed to the following considerations regarding the status of the Eastside Market:

- There are a limited number of larger vacant tracts with appropriate zoning that are suitable for new planned industrial projects – property assembly may be required.

- Conflicts between adjacent residential and industrial uses are a concern throughout the study area.

- Although the study area has excellent interstate access, the area is also divided by a number of active rail lines and at-grade rail crossings.

- There are a number of warehouse and light industrial buildings located east of Coca Cola Avenue between Commerce and Houston Streets. Many of these buildings are empty or underutilized.

- Assessments also indicated the presence of several brownfield sites that will require remediation.

Hotel Development
ERA considered the strength of the local hotel market, which is a key supporter of the area’s expanded convention and tourist industry, centered around the Gonzales Convention Center, now with about 1.3 million square feet of exhibition and meeting space. The following table highlights current occupancy and Average Daily Rate (ADR) statistics for the hotel market. The table shows that overall occupancies have trended downward slightly, with an ADR in the $85 to $86-dollar-range.

### San Antonio Hotel Market Trends

<table>
<thead>
<tr>
<th></th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy</td>
<td>66.2%</td>
<td>66.4%</td>
<td>64.8%</td>
</tr>
<tr>
<td>Avg. Daily rate</td>
<td>$85.56</td>
<td>$86.77</td>
<td>$86.49</td>
</tr>
</tbody>
</table>

*Source: Texas A&M Real Estate Center*

The following table highlights more detailed trends for noted sub markets, beginning with the downtown area, which recorded occupancy of 67% in 2001, with an ADR of about $110. Achievable ADR’s in the north airport market are lower, at $78, with a slightly higher occupancy level, compared to downtown. ERA notes that a share of convention delegates may choose to stay by the airport at a lower rate, benefiting from the airport’s close proximity to downtown.

### Hotel Sub-Market Trends, 2001

<table>
<thead>
<tr>
<th>Location</th>
<th>Occupancy</th>
<th>Average Daily Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Business District</td>
<td>67%</td>
<td>$109.55</td>
</tr>
<tr>
<td>North-Airport</td>
<td>70%</td>
<td>$78.88</td>
</tr>
<tr>
<td>Northeast</td>
<td>58%</td>
<td>$50.49</td>
</tr>
<tr>
<td>Northwest-Fiesta</td>
<td>61%</td>
<td>$69.13</td>
</tr>
<tr>
<td>South San Antonio</td>
<td>56%</td>
<td>$59.68</td>
</tr>
</tbody>
</table>

*Source: Texas A&M Real Estate Center*

During the 1990’s, the total number of hotels in San Antonio increased from 123 in 1985 to 231 in 1999, growing at an annualized rate of almost 5%, representing an average of close to 8 additional hotels per year. During the same period, the City of San Antonio’s hotel room inventory increased from almost 16,000 to 26,000, representing an average of 740 additional rooms a year. The downtown area is to gain a new Holiday Inn Express and Suites, as well as other potential projects:

- **Budget Suites of San Antonio** – with 360 rooms
- **Renovation of the Emily Morgan Hotel**: getting a new multi-million dollar renovation.
- **Renovation of the Karotkin Building**: a 70,000-square-foot downtown building built in 1900 for conversion to a new luxury hotel called the Watermark Hotel and Spa.
- **Proposals to build a convention center headquarters hotel**
Currently, the Eastside supports a minor hotel market, with construction of a new Holiday Inn Express in St. Paul Square, as well as several budget oriented hotels along I-10 at WW White and Commerce Streets. While there is uncertainty regarding the level of near-term growth in hotel demand for San Antonio, caused in part by the current economic slowdown, as well as an expectation for reduced convention bookings and fewer city-wide events over the next two years, ERA would anticipate eventual hotel development in the Study Area as a mid-term opportunity.

**Office Development Overview**

ERA evaluated trends for the local office market, as reported by SIOR and shown in the table below. According to this source, the local market has seen considerable growth in suburban areas of the city, with development of about 300,000 square feet of Class A space and about 1.6 million square feet of Class B space. Since 1997, vacancy rates for both categories of space have trended upward, with 2001 levels of 10% and 14% respectively, as shown below.

<table>
<thead>
<tr>
<th>Suburban Office Market Demand Trends</th>
<th>1997</th>
<th>2001</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class A Suburban</td>
<td>4,994,191</td>
<td>5,298,908</td>
<td>304,717</td>
</tr>
<tr>
<td>Class B Suburban</td>
<td>6,657,099</td>
<td>8,255,129</td>
<td>1,598,030</td>
</tr>
<tr>
<td>Class A Vacancy</td>
<td>4%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Class B Vacancy</td>
<td>9.6%</td>
<td>14%</td>
<td></td>
</tr>
</tbody>
</table>

Source: SIOR

The above table does not include downtown office space trends. According to SIOR and the Real Estate center at Texas A&M, the downtown office market saw limited new construction of space between 1997 and 2001, with an overall inventory of about 4.8 million square feet. Key suburban office markets include the north central area, adjacent to the San Antonio International Airport along Loop 410 and US 280, which contains the largest share of suburban space. In addition, the local medical office market continues to grow, with expansions at the University of Texas Health Sciences Center and the South Texas Medical Center.

Importantly, the Eastside study area currently does not offer any significant office space. While proximity to downtown would appear to be a logical opportunity, the office market appears to more strongly favor suburban north central and northwest sub markets. At the same time, ERA understands that there is a reported need for 10,000 to 20,000 square feet of medical clinic or medical office space in the target area – which apparently cannot be found.
Absorption and Development Conclusions

The San Antonio metro area has followed a significant growth curve over the past 20 years, with significant new commercial and residential development occurring at numerous locations around the metro area. It is important to emphasize the extent of this growth to help place future opportunities for the Eastside in perspective. The following discussion highlights average annual growth trends for key real estate development categories, including industrial, residential, and retail development.

Industrial Development – According to local sources, the San Antonio Industrial market has experienced between 400,000 and 900,000 square feet of annual net absorption, with an average of about 500,000 square feet of net absorption per year since 1993.

Residential Development – According to the US Census, between 1990 and 2000 the City of San Antonio gained an average of about 6,700 new housing units per year. As noted before, over the same period, the Study Area saw a net decrease in the number of housing units.

Retail Development – Between 1993 and 1999, San Antonio experienced median annual development of about 870,000 square feet of new retail space per year, with overall net absorption following a slightly higher trend. As with other development, new retail projects have tended to follow population and income growth to the north.

Hotel Development - Between 1985 and 1999 San Antonio saw development of an average of 740 hotel rooms per year.

Office Development – Between 1993 and 1999, the local office market generated median annual absorption of about 475,000 square feet per year, with development concentrated in the downtown area, as well as several north suburban sub-markets.

Population Growth – Previously in this report, ERA noted that San Antonio added roughly 20,800 residents per year between 1990 and 2000.

As the above highlights suggest, there is a significant market for commercial and residential development active in the region. It is also clear that, over the past ten years, the Eastside was able to capture only a minor recognizable increment of this demand, which is surprising given its close-in location.

Study Area Implications

ERA considered the extent of the potential market defined above that could realistically be captured by the Eastside over the next ten years. The approach is driven by the underlying assumption that, given the area’s immediate proximity to downtown, with excellent interstate access (particularly to I-35), that it should logically begin to benefit from a share of economic growth occurring in the region, particularly if efforts are undertaken to accomplish two tasks:

1. Rebuild existing transportation infrastructure
2. Improve storm water management

As the above tasks begin to occur on the Eastside, it is likely that the process of assembling property can begin, allowing significant revitalization to occur. At this juncture in the assessment, ERA anticipates that the following real estate development goals should be achievable over the next 10 to 15 years:

- New Home Construction – 25 to 50 homes per year
- New Light Industrial Development – about 600,000 square feet of new space
- New Retail, Medical office, and Business Services Space – Opportunity for up to 200,000 square feet over the next ten years.
Land Planning Assessment

The Eastside is, in many ways, exactly what many new Neo Traditional communities are attempting to create today: organized, street grids that are spaced at very walk-able distances, many significant community destinations, and a generous number of neighborhood and community parks. But, the Eastside also has a number of problems that must be solved in order for the community to be revitalized. The physical problems include the poor condition of the streets and infrastructure, deteriorating housing stock, and the lack of cohesiveness and functionality in terms of its land use.

SWA has been addressing the broad physical realm of the Eastside and how it can be improved. The key issues that we have been addressing are: land use and resulting zoning implications, circulation and connectivity, and the “sense of place” through community facilities / places. This has been undertaken within the umbrella of the “Master Plan Policies” for the City of San Antonio dated May 29, 1997 and the Unified Development Code dated May 3, 2001, and the “Community Building and Neighborhood Planning Program” dated October 13, 1998 and amended February 8, 2001. The result will be a broad framework in which the necessary changes can be addressed.

Planning Guidelines

A number of neighborhoods have already come forth with “Neighborhood Plans” and the objectives are very consistent among them. These objectives have also recently been expressed in the first Community Meeting held in October (refer to the Appendix for Meeting Minutes). SWA has translated the communities expressed desires into six Guiding Design Principles that have been guiding the planning process:

1. Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.

2. Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

3. Create attractive streets that adequately move automobiles, but also serve the pedestrian as well as bicycles, bus, and future light rail, as appropriate.

4. Develop an open space system that interconnects key destinations by use of “greenways”.

5. Respect existing natural systems and maximize their benefit to the plan.

6. Strengthen the community with additional gathering nodes and emphasize the places of significance.
Planning Challenges

One of the greatest challenges is that the Eastside is actually four distinct use areas:

- The cohesive, organized residential neighborhoods west of the Union Pacific railroad line that include a retail core at Houston Street / Commerce Street and New Braunfels Avenue, and that extend east of the railroad line and south of Commerce Street to Salado Creek,

- A disorganized area including both sides of W. W. White Road and both sides of SBC Parkway north of SBC Center and the Willow Springs Golf Course consisting of an incongruous mix of industrial, commercial, and residential uses, as well as underutilized and vacant land,

- A significant natural amenity, the Salado Creek corridor, that has a high degree of unrealized potential and is generally the “seam” between areas #1 and #2,

- And, a new neighbor, SBC Center that creates an expanded entertainment focus in conjunction with the Freeman Coliseum and has an adjacency to the Salado Creek corridor.

Within this framework, a land use pattern exists that does not always support the community goals and the guiding principles. The neighborhoods in the western area have lesser compatibility problems but minor issues do exist:

1. Isolated land use incompatibilities such as the industrial businesses that occur in Jefferson Heights, and in the blocks between Commerce, Martin Luther King, New Braunfels Avenue, and Walters.

2. The neighborhoods adjacent to the railroad yards on the north edge and those along the interface with SBC Center have incompatible land use adjacencies.

3. The industrial adjacency south of Durango with the residential neighborhoods.

4. Zoning inconsistencies such as the industrial zoning that currently exists along New Braunfels Avenue extending from the rail yards to Commerce Street, along Houston Street at the railroad, and along Commerce Street east of New Braunfels Avenue.

Other significant issues include:

- There is no sense of entry into and out of the community

- Although the neighborhoods have an identity, no “center of town” exists that ties the neighborhoods together.
To the east, the issues are broader in scale and more significant:

- Land uses are jumbled with residential neighborhoods interspersed into heavy industrial development, which creates one of the most incompatible types of land use adjacencies.
- The existing industrial development is not efficiently organized and is confusing to negotiate.
- There exist significant areas of undeveloped land interspersed within development.
- Much of the zoning is incompatible with the existing and / or appropriate uses.

Additional issues include:

- The image is not related to the remainder of the Eastside.
- SBC Parkway and W. W. White are the only north / south arterial streets in the area and limits north / south movements.
- Commerce Street has a nebulous point of beginning at I-10 where it begins as part of the frontage road and an erratic image from that point to the railroad crossing.

**Master Planning Process**

SWA undertook a 2-day “windshield” site reconnaissance of the Eastside, took photographs, and undertook a broad visual inventory. SWA also presented preliminary ideas to the Steering Committee and the community on November 11, 2002. The comments provided at those meetings have been incorporated into the final drawings discussed below.

**Development Approach Diagram**

Utilizing the guiding design principles, SWA prepared a Development Approach plan, subdivided into 4 categories describing recommended levels of conservation and development / redevelopment. As diagrammed in the Development Approach, SWA recommends that all residential neighborhoods should be conserved and minor adjustments made within them (identified as “C”). At the other end of the spectrum, the most disorganized and ill-defined areas are proposed to be entirely redeveloped / developed (identified as “D”). Two areas of incompatible adjacencies within the residential neighborhoods should have minor land use changes (identified as “M”) and a number of other partially developed areas should be a “balanced” conservation and development / redevelopment (identified as “B”).

**Urban Design Concept**

The Development Approach pattern, in conjunction with the community objectives, began to suggest an Urban Design Concept. It represents the “big ideas” that will begin to solve the physical problems and meet the community objectives. These “big ideas” include:
• Build upon the neighborhoods as the foundation of the Eastside.

• Improve the street system through removal of the north / south Union Pacific railroad line and replacement with a new arterial street, addition of a new north / south arterial street near Salado Creek, and reconfiguration of the Commerce Street / Houston Street intersection. These additions will provide a system of regularly spaced arterial streets for the entire District. Create a traffic circle at New Braunfels Avenue and Houston Street to calm traffic.

• Create a “town center” that provides a “heart” of the entire community.

• Develop a “green spine” along the Salado Creek corridor that extends outward as “greenways” along the improved streets and pedestrian ways to interconnect places and destinations within the entire Eastside.

• Create a retention pond from the existing stock pond along Salado Creek that will become a focal point of the greenway around which the new residential development can occur, and that will also provide flood control assistance for the watershed.

• Establish secondary pedestrian streets to link people with parks, churches and community centers within individual neighborhoods.

• Create a “critical mass” of residential neighborhoods on the eastern side organized around the Salado Creek corridor, and incorporate the existing neighborhoods.

• Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

• Concentrate the industrial uses in a district intended for that use.

• Celebrate Martin Luther King Drive and the annual march by signifying the special qualities of this street and terminate it in a new public space within the traffic circle. This represents a significant opportunity for a public art project.

• Define the Eastside along its perimeter with edges and gateways that create a distinct image, or a “family” of compatible and appropriate images.

**Land Use Plan**

The resulting Land Use Plan is a long-term vision for the entire Eastside area. It shows how the new pattern will enable this framework to ultimately occur:

• Existing neighborhoods are conserved and protected by appropriate adjacent and internal uses.
• New medium-density single-family and high-density multifamily residential neighborhoods are recommended to supplement the existing ones near Salado Creek and create a residential community.

• New parks are added in a few isolated areas so that all neighborhoods have access to a neighborhood park.

• Commercial, retail, office, and residential mixed uses are extended along New Braunfels Avenue to supplement the existing commercial core at Commerce Street and New Braunfels Avenue.

• Retail nodes are reinforced at cross streets to continue the legacy of neighborhood shopping destinations.

• A new mixed-use Town Center is recommended on the site bounded by Houston Street, Coca Cola Boulevard, Commerce Street, and the new arterial, Roland Street that will have synergistic adjacencies to the Barbara Jordan Center, Claude Black Center, SBC Center, residential neighborhoods, and Salado Creek. Mixed-use is also recommended for the blocks south and east along Commerce Street.

• Commercial land use is proposed for the area on either side of W. W. White Road at I-10, which could create the opportunity for a regional shopping center.

• A new, master planned light industrial / office park is proposed near I-10 at the intersection of Commerce Street and Houston Street. Because it will be sited at one of the major Eastside entries, strict design guidelines are recommended for its high-quality development.

• New light industrial uses are recommended in the general location of existing industrial uses and adjacent to residential development, which creates a good land use transition.

• Heavy industrial uses are concentrated in the area near I-410 and White where such land use already exists.

Land uses indicated in adjacent neighborhoods, including the Downtown Neighborhood and Government Hill, are consistent with the proposed land uses per their respective Neighborhood Plans. No land use changes are proposed in those areas.

**Circulation Systems Diagram and Street Sections**

The Circulation Systems diagram shows existing and recommended circulation systems. The objective is to have streets that function well for the pedestrian as well as for cars, and to enable other modes of circulation to coexist such as bus and bicycle and possibly light rail in the future. Cross sections have also been prepared that describe the typical major street configurations and identify the dimensions of the proposed improvements. These sections represent the optimal conditions and include:
• New parkway along Salado Creek providing another north/south travel option, which will be especially important during SBC Center events, and will also create access to many landlocked parcels,

• A new arterial street along the existing Union Pacific railroad line right-of-way from Roland Avenue to IH-35,

• Defined major pedestrian corridors along the arterials, although all streets are recommended to have sidewalks,

• Major bicycle links, incorporating the Hays St. Bridge and the Heritage Walking Tour & Bicycle Loop, and the existing link along Montana / Nevada,

• The bus system, bus stops which should be integrated into the streetscape design, and recommended extensions into new neighborhoods,

• Hike & bike trails along Salado Creek interconnecting the Eastside into areas up and downstream,

While the proposed Salado Creek Parkway is a significant opportunity, it must be designed and undertaken with great care and sensitivity to the existing riparian environment. If the Parkway is deemed to be best located within the floodplain so that it can travel along the Creek, it must incorporate a special structural system that will minimize environmental damage.

Landscape Framework Plan

The Landscape Framework Plan shows how the street system can become extensions of the greenway and will help create a street hierarchy for clarity within the system and establish a “green” image for the community. Key components include:

• Eastside gateways and edges

• Salado Creek greenway and lake amenity created from the existing stock pond

• Greenway “fingers” extending through the SBC Center site and into the adjacent neighborhoods, into the proposed Town Center site, and along Pershing Creek in the industrial area

• Major arterials designed as greenway extensions

• Tree-lined pedestrian linkages

• MLK as a “Ceremonial Street”

The landscape is envisioned to be a combination of street trees, street / pedestrian lighting, and other special amenities such as banners or icons. Opportunities will exist for public art to be
integrated into the streetscape improvements and concepts have already been initiated such as the I-37 artist gateways and the Rosa Parks art tiles project along Houston Street.

**Town Center**

The Town Center is an exciting opportunity for the Eastside and could provide many of the uses that were outlined by the community in the initial interviews. At this time, the Town Center is envisioned to be a dense, urban, mixed-use center that includes not only retail / commercial uses such as a grocery store and shops, but also more community-oriented facilities such as a bank, medical facility, and / or library. Another possible use that did not come out of the interviews but may be appropriate is a post office. All these uses can co-exist in a well-planned development that is a combination of two to three-story buildings interspersed with open spaces and plazas and accessed by pedestrian-friendly streets.

Parking must be accommodated but should not dominate the site. An opportunity exists for shared parking to occur with the SBC Center - this opportunity should be further investigated. A safe, convenient pedestrian crossing at Houston Street will also need to be designed into the master plan.

The Town Center open spaces can also become important use areas for gathering, performing, playing, or a host of other programmed events. The final programming of the Town Center and its subsequent design will be an important next step to undertake with the Eastside community. The design team preparing options for the SBC Center site have identified the opportunity for a public gathering space to be located on the south west corner of that site. This programming effort should be undertaken closely with the programming of the Town Center.

While many Town Centers have been completed throughout the U.S., a civic-oriented focus such as the one proposed for the Eastside is not a common prototype. The Team concludes that the Eastside Town Center must be designed so that it is “of the place”. Several examples exist, that include discrete characteristics that can be folded into the Eastside Town Center planning:

- Southlake Town Center, Southlake, Texas (Dallas / Ft. Worth area)
- Highland Park Village, Dallas, Texas
- Addison Town Center, Addison, Texas (north of Dallas)
- Stella Link, Houston, Texas
- Country Club Plaza, Kansas City, Missouri
- Woodbridge Town Center, California (South Orange County)
- Carmel Town Center, Carmel, California
- Mill Valley Town Center, Mill Valley, California
- Celebration Town Center, Celebration, Florida
- Abacoa Town Center, Jupiter, Florida
- Reston Town Center, Reston, Virginia
COMMERCIAL STREET - FROM NEW BRAUNFELS AVE. TO GARCIA ST.

Typical ROW:
- 120'-o.
- 90'-o.
- 60'-o.
- 30'-o.
- 15'-o.

- Planting strip on each side of street.
- Scenic strip.
- Landscape strip.
- Walking path.

COMMERCIAL STREET - FROM GARCIA ST. TO HOUSTON ST.

Typical ROW:
- 120'-o.
- 90'-o.
- 60'-o.
- 30'-o.
- 15'-o.

- Planting strip on each side of street.
- Scenic strip.
- Landscape strip.
- Walking path.

NEW BRAUNFELS AVENUE - FROM PASO HONDO ST. TO DAWSON ST.

Typical ROW:
- 120'-o.
- 90'-o.
- 60'-o.
- 30'-o.
- 15'-o.

- Planting strip on each side of street.
- Scenic strip.
- Landscape strip.
- Walking path.

ROLAND AVENUE - SOUTH OF COMMERCE

Typical ROW:
- 120'-o.
- 90'-o.
- 60'-o.
- 30'-o.
- 15'-o.

- Planting strip on each side of street.
- Scenic strip.
- Landscape strip.
- Walking path.
Implementation Discussion

This section of the report highlights key implementation steps to help facilitate revitalization efforts for the Eastside study area. Components of this section include identification of priority projects, roles to be played, timing, and financing options. Support for conclusions reached in this section is derived from research completed over the course of the study, including planning assessments, public involvement, and market research, as well as related studies completed by Parsons, that document needed road and transportation infrastructure improvements.

Priority Projects and Timing

The team concludes that a key first step will be to form a development entity / authority to guide revitalization of the Eastside. ERA concludes that some form of centralized “authority” is necessary, primarily to pull together the financial resources to rapidly generate the level of investment that will be required to move the program forward. Specifics on various options for this entity are discussed below. Once formed, this revitalization entity will have several distinct tasks:

1. To aggressively pursue road and infrastructure improvements, both those currently planned, as well as recommendations of this study.

2. Work with City and County officials to institute a comprehensive re-zoning effort for the Eastside study area

3. Formulate a marketing effort to re-introduce San Antonio metro area to the Eastside, highlighting its recent improvements, revitalized schools, and opportunities for real estate development.

4. Focus on priority projects identified in this report, to include new retail space, continuation of residential rehab and new construction, and light industrial / business services development.

Each recommended step in the process is discussed separately, in order of priority.

Create a Development Entity

Interviews conducted for the public involvement process highlighted a number of key challenges for the Eastside that suggest the need for a more centralized authority. These include:

- The study area is large, with several distinct sub-areas, each of which has different needs and challenges.

- The study area perceives that it has not received its share of investment in public infrastructure or leadership, and feels justified in seeing a greater share of near-term future investment.
• Although CERA has taken a clear and pronounced lead in pursuing Eastside revitalization efforts, the organization’s non-profit status places a clear constraint on its financial capacities, particularly given the extent of financial reinvestment needed for the Eastside.

• Aside from CERA, and as noted in earlier analysis, the study area’s leadership appears fragmented, with numerous churches, local business organizations, and related groups competing for residents attention. The area is also going through a pronounced demographic shift, with increased Hispanic migration to the study area.

• The City of San Antonio and Bexar County have numerous economic development initiatives that are on-going, and may have difficulty (in and of themselves) in prioritizing the Eastside in comparison with other projects, such as the new Toyota plant now planned for the south side of Bexar County.

Initially, ERA recommends the formation of an Action Committee, whose role will be to keep the public’s eye (and policy maker’s attention) focused on the pronounced needs of the Eastside. This committee could include individuals from the following entities:

• City and County officials
• The San Antonio Spurs
• Members of the Eastside Neighborhood Groups
• CERA
• The Alamo Chamber
• State government representatives

This committee should meet at least on a quarterly / monthly basis, with the primary goal of maintaining momentum and ensuring the flow of information among the broad number of local and state agencies who are currently planning reinvestments in the target area. The committee is a logical starting point for near-term development of a centralized redevelopment entity, which can quickly marshal the financial resources to energize revitalization efforts, starting first and foremost with road, transportation and infrastructure improvements. There are a number of ways that this “entity” could be structured:

• Creation of an **Arena District Authority** with specific capacity to tax and issue bonds. There would appear to be an opportunity to establish such a district, given that when the SBC center was built local officials chose to not set up a defined arena district, opting to only establish the hotel motel tax and car rental tax to help pay for the arena. Arena district authorities can generate taxes from parking fees, venue attendance, and a number of other areas. State law allows these authorities relatively broad latitude in defining how broad an area should be included in the district, and what needs should be targeted for reinvestment. Importantly, to the extent that new taxes are required, a public vote would be necessary.

• Formation of a **Public Improvement District** (PID). Texas law allows for the formation of PID’s, which are specific districts where commercial property owners can agree to be taxed to help fund district infrastructure improvements. Improvement projects could include transit
systems, new roads, sidewalks, parking, drainage systems, stormwater management, landscaping, streetscape improvements, etc. Either the city or an affected group of property owners can initiate this district. Once established, these districts can generate income from taxes levied on property, or sales taxes collected from commercial activities in the district.

- Expansion of CERA’s role in the community, growing it from a smaller grass roots non-profit organization into a larger development agency.

Given the extent of reinvestment that the Eastside requires, with more than $250 million in identified projects underway, planned, proposed or recommended, revenue opportunities created by an Arena District authority need to be seriously evaluated. This is an immediate priority; ERA expects Bexar County officials and the Spurs to take the lead in pursuing this element. ERA understands that all of the above “entity” options have challenges. At minimum, the county and Spurs should seriously consider pursuit of additional taxes on arena / coliseum parking and / or event attendees, and target this income entirely to Eastside revitalization.

**Priority 1 - Road and Infrastructure Improvements**

In addition to the host of capital projects identified in the introduction to this report, reports competed by ERA and Parsons highlighted an additional range of transportation and infrastructure projects that will need to be completed. The East Corridor Multi-Modal Alternatives Plan developed by Parsons identified a host of transportation improvements amounting to more than $100 million in total investment. These projects were divided into two tiers, as follows:

**Tier 1 – Priority improvement projects:**

- Resurface 167 street blocks with new pavement - $6.2 million
- Install weather protected bus shelters at major intersections - $400,000
- Convert the New Braunfels / Commerce Street intersection to a traffic roundabout - $935,000
- Implement safety improvements at key intersections - $205,000
- Reconstruct several major streets, including streetscape improvements, parking, and wider sidewalks - $27.9 million

**Tier 2 – Recommended Transportation Options:**

- Reconstruct Houston Street from IH 37 to Walters Street as a feature street - $7.6 million
- Resurface six roadways at rail crossings and replace railroad ties - $702,000
- Close eight at-grade rail crossings in the study area - $423,000
- Remove the Union Pacific rail line between Roland Avenue and IH 35 that are adjacent to the coliseum grounds, and replace it with a new 2-lane to 4-lane roadway - $33 million
- Restore north south cross town VIA bus service along Walters Street - $570,000
- Reconstruct Hackberry Street from Duval Street to IH 10 as a feature street - $10.5 million
- Create a new roadway from Commerce / Houston Streets northward, parallel with Salado Creek, to Seguin Street - $14.7 million
The Parsons Study highlights more details regarding each of these projects, their potential timing, and potential funding sources. Obviously, given the magnitude of reinvestment requirements, new sources of funding will be needed to make these projects happen. ERA experience clearly suggests that the above road improvements are a necessary precursor for broader revitalization to occur. As such, we believe that there is clear value in forming an authority that has significant financial capacity to more aggressively pursue infrastructure reinvestment.

There are already a number of local and state agencies who are competing projects on the Eastside, including TxDOT and COSA Public Works. The introduction to this report highlighted a range of projects both ongoing and planned by these agencies. Clearly, additional funding will need to be secured to enhance current efforts. It would be logical for the District’s state representative, Ruth Jones McClendon (District 120) to be asked to pursue additional state or federal resources, including T-21 or T-3 funding, that could become available in the near future.

Priority 2 - Comprehensive Rezoning

The current zoning in the Eastside is a combination of the 1938 Zoning District designations, the 1965 Zoning District designations, and new classifications that have been designed. The City of San Antonio has prepared a Conversion Matrix that outlines how the older designations can be converted to the New Classifications. The Eastside will need to undergo a rezoning effort so that the zoning classifications are consistent with the proposed Land Use Plan. Generally, the residential areas west of the Union Pacific railroad line have residential zoning designations and may need only minor adjustments or no adjustment at all. However, two key areas have more inconsistent zoning designations. These areas include:

- The Eastside of New Braunfels Avenue between Commerce Street and the rail yard that is recommended as Mixed-Use and is currently zoned I1, General Industrial.

- Two blocks along Commerce Street east of New Braunfels Avenue are recommended as Commercial use and are currently zoned I1, General Industrial.

Areas east of the Union Pacific railroad line have more significant zoning issues. A large amount of the land north of Gembler Road has an I2, Heavy Industrial zoning designation and the Land Use Plan is recommending that new residential and commercial uses occur in that area. The land south of Gembler Road includes a number of smaller parcels that have commercial and industrial zoning designations and are intermixed amongst existing and proposed residential neighborhoods.

The land east of W. W. White is currently a mix of light industrial, heavy industrial, commercial, and residential zoning designations. The land surrounding the eastern most Willow Wood neighborhood will need to be rezoned as I1, General Industrial, so that less intrusive uses will ultimately surround that neighborhood, and C3 near I-10 so that regional commercial development can occur per the Land Use Plan recommendations.
Per the Development Approach Plan, we have recommended that the existing neighborhoods should be the foundation of the new Plan and those neighborhoods should therefore be preserved and conserved. Within each neighborhood, individual efforts can and should be made for infill development of underutilized or vacant property, or property with inappropriate uses. Several tools exist that can be used to accomplish the goal of conservation to protect and strengthen the desirable aesthetic features and they include:

- **Neighborhood Conservation Districts** – zoning overlay designation used as management tool to address the appropriateness of new and infill construction in the neighborhood.

- **Corridor Overlay Districts** – zoning overlay designation to provide a framework to promote the unique character of the area and compatible development along the City’s major thoroughfare corridors that will address building design, site layout, and signage.

- **Viewshed Protection District** – zoning overlay designed to protect, preserve and enhance significant views and vistas.

- **Historic District and Historic Landmark** - zoning overlay designation to protect historic resources for neighborhoods that have been determined to be eligible due to their historical integrity, either as a Local Historic District or a National Register Historic District.

- **Neighborhood Preservation Districts** – to preserve the existing platted neighborhood from further subdivision.

Each neighborhood should investigate the criteria for these tools and determine the tool that will best suit their needs. These tools are more fully described in the City of San Antonio Unified Development Code (UDC). ERA assumes that revisions to the zoning code would be handled by the COSA planning department, consistent with the recommendations of this plan.

**Priority 3 - Marketing, Marketing, Marketing**

Once broader infrastructure reinvestment has begun, there will be a need to formulate and implement a marketing effort to re-introduce the broader San Antonio metro area to the Eastside, highlighting its recent improvements, revitalized schools, and opportunities for real estate development. The marketing effort should be initiated by a local authority or the Action Committee.

**Priority 4 - Real Estate Development Initiatives**

The Eastside study area also requires reinvestment in its residential and commercial space. Importantly, ERA does not believe that a critical mass of demand will materialize for the Eastside unless there is an initial and significant effort of associated infrastructure investment, as well as clarification of zoning and land use designations. Part of the reason that the Eastside has
fallen into its current situation relates to poor zoning enforcement, allowing encroachment between residential and industrial areas. As well, while the current capital improvement program emphasizes new investment for the Eastside, with $150 million for roads, new schools, and the Springview housing area, it should be recognized that this is only a starting point. Additional investment is clearly needed to deal with:

- Re-surfacing 167 street blocks which have poor pavements
- Reconstruction of major arteries, complete with streetscape improvements
- Removal or improvement of at grade rail crossings
- Removal of a Union Pacific rail line and development of the Roland Avenue Extension past the SBC Center to IH-35
- Development of a Salado Creek Parkway, which will improve linkages between eastern and western sections of the study area.

Real estate development priorities should focus initially on revitalization of both residential and community retail space, and eventually include development of a modern planned business and light industrial development. Discussion for each topic is as follows:

**Residential Development**

Land use and planning assessments conducted for the Eastside clearly noted a lack of reinvestment in existing housing, with a median age of housing stock, which is significantly lower than the comparable level of the City of San Antonio (1952 versus 1974). Opportunities begin with the reality that home ownership trends for the Eastside and the City as a whole are reasonably consistent, with about 58% of the population owning their home. Priority efforts include renovation of homes in need of repair and assembly of properties with vacant or abandoned homes into larger tracts for redevelopment. Key goals include smart growth concepts, to include higher residential density targets for main streets and areas in proximity to public transportation.

Pursuit of an aggressive infill housing effort for the Eastside begins with a process of identifying properties that are either vacant or currently improved with abandoned homes, along with other steps. This process can include:

- Aggressive code enforcement
- Identification of properties with clouded titles and other liens
- Identification of abandoned or nuisance properties
- Identification of areas where industrial and residential uses conflict, creating dedicated routes to keep larger trucks off of residential streets.
- Opportunities for site assembly, when possible.
- Identification of sites that combine proximity to public transportation with zoning that allows for higher density residential development.

One area where several city and county agencies have achieved success is in broadening the base of potential homeowners, with programs that provide down payment assistance. Importantly, before down payment assistance efforts can begin, there needs to be a focused effort to identify
problem properties and prepare them for redevelopment. One early challenge is to identify properties that have clouded titles, due typically to the presence of tax or other liens against the property. Cities such as Chicago have created special programs to identify these properties, demolish existing improvements (if abandoned), and then clean up title issues. The city then works with developers to build new housing on these sites. The City of San Antonio’s Neighborhood Action Department has developed several programs to deal with these issues as well. Key programs include the Housing Asset Recovery program and a housing rehab program. The City also has a Housing Master Plan, which documents a host of current efforts to pursue affordable housing and related initiatives.

ERA concludes that residential revitalization must follow in step with infrastructure improvements, such as ones noted above. Assessments and stake holder interviews suggest that one partial reason why Springview has absorbed more slowly than predicted relates to people’s continued negative perceptions of the Eastside. This reality is one reason why a focused marketing effort for the study area will become more important.

Commercial Real Estate Development

Community input strongly emphasized the limited supply and perceived poor quality of existing retail in the community, particularly with regard to grocery stores, as well as the limited array of restaurants and other retail and community services. Assessments noted opportunity for development of new retail space targeted for two areas:

- The intersection of Commerce Street and New Braunfels Avenue,
- The intersection of Commerce Street and Coca Cola Boulevard.

The Commerce Street and New Braunfels Avenue area has been targeted for a major road improvement, a roundabout that will open up new open space for parks and memorials. This improvement is expected to become a key focal point for the community, including new streetscape improvements. More importantly, this public investment will emphasize the public re-commitment to the Eastside, and could also be leveraged to encourage local retailers to renovate their properties, improving the appeal of this shopping district, particularly the HEB grocery store. ERA understands that the City’s Neighborhood Action Department has been working with a shopping center located north of the HEB Grocery store to help them secure façade improvements as well.

The area around Commerce Street and Coca Cola Boulevard, adjacent to the SBC Arena includes several vacant or under-utilized commercial properties that would more readily lend themselves to commercial redevelopment. This area is proximate to the Springview subdivision, as well as other recent residential projects. As the residential density in this area expands, local residents will have a logical need for retail space and local services. There are a number of residential communities located north or east of the SBC Center who currently do not have convenient access to retail shopping areas, and need to leave the study area for shopping. This area represents a logical opportunity for retail development, following a town center style of development noted in the land use planning section.
In meetings with community members during the public involvement process, there were a number of comments about the lack of specific retail services and options available in the market. ERA considered community input, as well as a recent large-scale retail strategy for the Eastside completed by the University of Texas at San Antonio in 2000. From these sources, ERA noted strong interest in the following types of tenants:

- Pharmacy
- Cleaners
- Restaurants
- Movie rentals
- Banking and financial services
- Other services, to includes medical / dental, post office, and related services

**Light Industrial Development**

Land planning and public involvement efforts noted a consistent concern with conflicts between residential and industrial uses throughout the Eastside. Team experience clearly suggests that industrial development is more successful when it is packaged in a planned development with appropriate setbacks from residential areas, supported by more restrictive development restrictions and covenants which improve the image of the park, and planned to ensure that related truck traffic is diverted from residential areas. Potential tenants could include:

- Local companies who service the downtown hotel and convention industries. These companies would gain from a location close to downtown as well. Given San Antonio’s relative strength as a convention destination, these service providers will need to be close to downtown.

- Opportunities to support Tier 1 or Tier 2 automotive parts suppliers, a share of which will likely move to San Antonio to support the new Toyota light truck production plant. The locational requirements of parts suppliers are driven by “just-in-time” manufacturing processes; this typically requires several core suppliers to located within very specific drive time distances from the final assembly plant.

- The community may want to avoid a distribution and warehousing park, with its associated truck traffic and generally lower wage positions.

- Potential opportunities to attract services associated with the military at Fort Sam Houston. While security requirements may limit the size of this market, opportunities may still exist.

The land use plan created by SWA Group highlights the development of a new defined park to support service businesses and light industrial users. A new, master planned light industrial / office park is proposed near I-10 at the intersection of Commerce Street and Houston Street. Because it will be sited at one of the major Eastside entries, strict design guidelines are recommended for its high-quality development.
The development approach will need to consider the following steps:

1. City planning officials will need to identify contiguous parcels in the defined target area that can be assembled for a business park project.

2. Current zoning will need to be confirmed, to ensure that proposed uses are allowable, and impacts on adjacent or proximate residential uses are mitigated with buffer zones.

3. Although the City of San Antonio has powers of eminent domain, which could be used to purchase vacant or abandoned properties, ERA understands that the enabling legislation for eminent domain in Texas has very specific public benefit requirements, which make its use more complicated. A development authority could have more capabilities to assemble property.

4. The condition of utility infrastructure will need to be evaluated to determine incremental costs to boost capacity, if necessary.

**Financing Options**

Assessments noted a number of funding programs that are available to assist in revitalization efforts for the Eastside neighborhood. The following discussion highlights several options that may have applicability.

**COSA Incentive Programs**

The City of San Antonio, through its various departments offers an impressive array of programs and incentives to assist the Arena District area. Financial-related programs include:

- Brownfield Economic Development Initiatives (BEDI)
- Economic Development Administration (EDA) Revolving Loan Fund
- Enterprise Zone Program Tax-Exempt Bond Financing
- Federal Empowerment Zone Tax Incentives Loan
- HUD-Enterprise Community Loan Program
- Industrial Development Bond (IDB)
- Inner-City Loan Program
- Section 108 Loan Guarantee
- Small Business Administration (SBA) 504 Loan Program
- Small Business Administration (SBA) Microloan Program
- Tax Increment Financing and Reinvestment Zone

The city also can also influence development opportunities through regulation, covering:

- Flexible Zoning
- Land Use Patterns
- Special Districts
• Supplemental Use Regulations

A number of specific tax incentive programs are also available:

• Brownfield Tax Incentive
• Defense Economic Readjustment Zone Project Designation
• Enterprise Zone Work Opportunity Tax Credit (WOTC)
• Federal Empowerment Zone Section 179 Expensing
• Federal Empowerment Zone Tax Credits
• Foreign Trade Zone (FTZ)
• Freeport Exemption
• State Enterprise Zone Project Designation
• Tax Phase-In Program
• Tax Phase-In Program (Bexar County)
• Tax Relief for Historic Structures

The City offers a significant number of workforce development and business advocacy programs, including:

• Economic Development Briefing Team
• First Point Business Information Center
• Historically Underutilized Business Zone (HUBZone)
• Industry/Customized Workforce Training
• Procurement Technical Assistance Center (PTAC)
• Small Business Economic Development Advocacy Program (SBEDA)

Within the broad range of programs noted above, ERA focuses on the following specific opportunities:

Tax Increment Financing – The Eastside already benefits from a tax increment finance district (TIRZ), which covers about 950 acres mostly along the commercial corridors of the Eastside. Importantly, city officials indicate that a majority of the district’s near-term increment has been allocated for current projects. As well, the district does not include the majority of residential areas in the study area.

Property Tax Abatement – The ability to delay or reduce payments of property taxes from a commercial property. Importantly, while this mechanism is not allowed in San Antonio for retail projects, it can be used for industrial or business park developments.

New Markets Tax Credits – Created as part of the Community Renewal Tax Relief Act of 2000, the new markets tax credit allows urban communities to attract a new source of equity for commercial income producing projects. Run by the US Treasury, the tax credits can be used by certified community development organization to generate investment equity for use in low-income neighborhoods. The tax credits can be used in census tracts with median incomes that are below 80% of the MSA median income. Although this program is very new, and its benefits...
for lower income neighborhoods have yet to be seen, it represents a key opportunity for the Eastside to consider.

Sales Tax Sharing – Municipalities are now working with developers to use the future sales tax proceeds generated by a new retail store to help facilitate development. While some municipalities have specific ordinances on their books, most structure deals on a case-by-case basis, with a development agreement that stipulates the shares of future tax revenues that are allocated back to the developer, and the share that is kept by the public sector. The agreements are based only on actual revenue collected. ERA also notes comments by city economic development officials, who indicated that current policy toward retail development would focus primarily on the provision of infrastructure, as opposed to more direct project subsidies, such as sales tax sharing.

4B Sales Taxes for Economic Development – City officials indicated that they have not yet established a 4B sales tax for economic development efforts. This would require an additional local sales tax to be assessed, and collected exclusively for economic development activities, including land assembly, infrastructure and related projects.

Local Initiatives Support Corporation – A private non-profit company that works to pool grant funding, loans, and equity from public and private resources for use by community development organizations. According to their 2001 annual report, LISC has facilitated the construction of over 121,000 homes and more than 18 million square feet of retail and commercial space. While this conduit is not currently active in San Antonio, their Houston office has facilitated the completion of several comparable projects.

State and Federal Program Options

The US Department of Housing and Urban Development (HUD) has numerous programs that have been applied to the local situation, including:

- Empowerment Zone Status – The Eastside neighborhood benefits from its location in an empowerment zone, which generates several relevant benefits including tax incentives.

- Community Development Block Grants (CDBG) - The CDBG program is one of the first tools cities utilize when trying to revitalize distressed communities. HUD awards CDBG funds directly to metropolitan cities and urban counties (entitlement communities), or to States for distribution to non-entitlement communities. Any activity undertaken using CDBG funds must meet one of the program’s three national objectives:

  1. Benefit low and moderate income persons
  2. Prevent or eliminate slums or blight
  3. Address conditions that present a serious and immediate threat to the health and safety of the community
• Section 108 Loans – Uses CDBG funds to create a larger potential pool of lending capacity for revitalization projects. Uses include purchases of real estate, site improvements, covering debt service reserves, infrastructure improvements

• Economic Development Initiative (EDI) Grants  - Provide grants to local governments to enhance the security of HUD Section 108 loans, and or offset development costs, boosting the feasibility of urban revitalization projects. The new grocery store being built at 6th Avenue and University Avenue made use of an EDI grant.

HUD also offers a range of affordable housing financing options. As the availability of affordable housing has become a more significant concern, federal, state, and local agencies, along with non-profit and for-profit groups, have developed a variety of programs to help facilitate the development of affordable housing. Importantly, the application of these programs will vary from project to project, based on the income levels of targeted resident markets, specific development costs associated with each project, and the number of competing projects. ERA’s initial research noted a host of potential programs, including:

• Low income housing tax credits
• Mortgage insurance, credit enhancement, and/or risk sharing programs
• Tax exempt bonding capacity
• HUD HOME program funding
• Federal and state historic tax credits
• HUD offers numerous programs, some of which include HUD Section 202 supportive housing for the elderly, and HUD Section 221(d)(3) and section 221(d)(4) mortgage insurance for rental and cooperative housing.

ERA stresses that the above programs, including tax credits and related loan risk sharing, have specific affordable income standards that must be met. Residential tax credit programs in particular require that 20% of units must be set aside for households earning at or below 50% of area median income; alternatively a minimum of 40% of units must be set aside for households earning at or below 60% of area median income. Other options, including tax-exempt bond financing, have similar income standards. There are circumstances where more flexible rules may apply. Importantly, the use of these programs requires that the income restrictions remain in effect for the length of the loan or agreement (up to 40 years potentially) to ensure “affordability”. ERA also understands that state level programs are increasingly looking at projects that provide a mix of market rate and affordable housing units.

Other Options - Brownfields Redevelopment Funding

These options may be appropriate for development of the business park, or reuse of the Aztec Ceramics site.

State of Texas Programs

The State of Texas offers state property tax incentives for Brownfields Redevelopment. Some local governments can now offer additional ad valorem property tax abatements to attract
brownfield cleanup and redevelopment. The 75th Texas Legislative Session added Section 312.211 to the Texas Tax Code, allowing municipal or county taxing authorities to provide property tax relief for the development or redevelopment of certain brownfield properties that are located within a reinvestment zone and have been cleaned up through the TNRCC Voluntary Cleanup Program. To be eligible, the property must:

- Be located in defined reinvestment zones created under the Texas Tax Code;
- Not be in an improvement project financed by tax increment bonds;
- Have received a Voluntary Cleanup Certificate of Completion from the TNRCC; and
- Have had the value adversely affected by the release of a hazardous substance or contaminants according to the two preceding appraisals by the appraisal office.

The governing body must enter into a tax abatement agreement with the owner of the brownfield property. The governing body is allowed to exempt from taxation:

- Not more than 100% of the value of the property in the first year covered by the agreement;
- Not more than 75% of the value of the property in the second year covered by the agreement;
- Not more than 50% of the value of the property in the third year covered by the agreement;
- Not more than 25% of the value of the property in the fourth year covered by the agreement.

Through its relationship with the Environmental Protection Agency, the TNRCC is able to provide technical advice, education, and project partnering (including partnering with other federal and state agencies) for some brownfields redevelopment projects owned by local governments, or where the local government is playing a key role in the redevelopment. Other tools that may be available in the future to help pay for investigations and cleanups include the Brownfield Site Assessments and revolving loan funds/grants.

The Environmental Protection Agency runs other brownfields financing programs. These programs include:

**National Brownfields Pilot Award Program**

This program has provided funding to 399 states, cities, towns, counties, and tribes for Brownfields Assessment Demonstration Pilots. The pilots, each funded at up to $200,000 over two years, will test redevelopment models, direct special efforts toward removing regulatory barriers without sacrificing protectiveness, and facilitate coordinated site assessment, environmental cleanup, and redevelopment efforts at the federal, state, and local levels.

**Financial and Technical Assistance by Designation as a National Brownfields Showcase City**

The Brownfields National Partnership Action Agenda calls for the selection of 16 showcase communities across the country to demonstrate that through cooperation, federal, state, local, and private efforts can be concentrated around brownfields to produce environmental cleanup, stimulate economic development, and revitalize communities. An additional 12 pilots were added in October of 2001, for a total of 28.
Special Targeted Site Assessment Assistance to Cities

Through the use of existing federal Superfund assessment and investigation funds, EPA Region 6 offers site assessment and technical assistance services for local governments and non-profits.

Housing and Urban Development (HUD) Programs

Brownfields Economic Development Initiative (BEDI) grants enhance the security or improve the viability of a project financed with new Section 108 guaranteed loan authority. Section 108 is the loan guarantee provision of the CDBG program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities and large-scale physical development projects. BEDI funds may be used for any eligible activities under the Section 108 Loan Guarantee program.

HUD intends BEDI and Section 108 funds to finance projects and activities that will provide near-term results and demonstrable economic benefits, such as job creation and increases in the local tax base. BEDI funds can support a wide variety of activities. For example, a local government may use BEDI fund to address site remediation costs, or a local government may use a combination of Section 108 and BEDI funds to acquire a brownfield property and convey the site to a private sector party at a discounted price from its purchase price. The redevelopment focus for BEDI-assisted projects is prompted by the need to provide additional security for the Section 108 loan guarantee beyond the pledge of CDBG funds. HUD encourages local communities to integrate projects proposed for assistance under HUD's BEDI and Section 108 program with other federal, state and local brownfields redevelopment efforts.

Community Indicators

The Action Committee can track the success of the Plan by monitoring several indicators including:

- Increase in number of residential building permits for infill projects, and the value of renovations completed on an annual basis
- Growth in the residential tax base for the study area, on an annual basis
- New jobs created in the study area
- Change in retail sales taxes generated by the neighborhood

In addition to the above, there are several key interim steps that will need to occur

- Form an Action Committee to maintain and build interest in Eastside revitalization
- Gaining approval and adoption of the Arena District / Eastside Revitalization Strategy and re-zoning effort from city council
- Initiate efforts to secure federal and state dollars to leverage local investment for transportation improvements
- Work with Bexar County and the Spurs to evaluate implications of taxes on event parking and / or event attendance, and use this revenue to pursue further transportation improvements.
Appendix 1 - Retail Financial Model

To assist our client in making the best decisions possible regarding potential retail development around the SBC Center, ERA considered a scenario of 60,000 square feet of new retail space developed in the study area. This section analyzes development costs, operating costs and operating revenue from a developer’s perspective. The model assumes that a developer will build the retail center and hold it for a 10-year period, selling it in the 11th year. Year zero is considered to be the construction and lease-up period. The model considers the up-front developer equity required, as well as annual offsetting cash flows after debt service, and a residual value to the developer after the property is sold in the 11th year. This approach, known as a discounted cash flow (or residual) analysis, allows ERA to estimate the amount of subsidy that may be required to make the project meet developer expectations for return on equity.

Initial Assumptions

- 60,000 square feet of gross leasable area, configured as a neighborhood retail shopping center.

- 63,000 square feet of gross building area, assuming that an efficient building is built with a 5% core factor.

- Total construction costs (hard, soft, and land acquisition) of $75 per square foot, with a total construction cost of about $4.7 million. This estimate does not include any unusual costs for storm water management. Tenants are assumed to absorb the majority of build-out costs for their spaces. Only modest land acquisition costs are assumed; if land assembly is required, the development timing and cost will both likely expand.

- Triple-net lease rates starting at about $8.50 per square foot, and reimbursement income from tenants of about $1.40 per square foot in year 1.

- Total year 1 operating costs of about $2.80 per square foot, including reimbursable expenses.

- Revenues and operating costs inflate at 3% per year.

- An 80 / 20 debt to equity split, with a 20-year loan term, and a 9% interest rate that compounds monthly.

- Calculation of the residual value of the retail center is based on a terminal capitalization rate of 10%, applied to year 11 NOI before debt, less costs of sale (2%) and the remaining principal balance on the loan. The model includes a 20-year amortization table to allow for calculation of this remaining principal balance.

- The model assumes that a developer’s minimum internal rate of return (IRR) for this project would be 16%, with a minimum loan to value ratio of 1.2.
This theoretical development financial highlights several factors that will need to be considered if a new 60,000-square-foot retail center is to be built in the Eastside. These include the reality that the analysis has not been conducted with a specific site in mind. As such, costs for land acquisition and assembly, as well as site preparation, possible building demolition and storm water management could change significantly. ERA also notes that costs for building construction and tenant improvements are estimates, which could change as well. The financial model is attached to this report as Appendix 1.

- Within these reasonable limitations, the analysis suggests that a developer may need to benefit from subsidy to make the project’s returns acceptable. The analysis indicates an internal rate of return (IRR) to the developer of 13%, which would be slightly lower than the threshold likely required by a private developer (about 16%). Perhaps more importantly, the project would not appear to meet a key financial requirement, the debt coverage ratio, which compares annual debt service costs to annual NOI before debt. Most lenders require a minimum ratio of 1.2; the initial year financial returns point to a ratio of 0.98, which would not be adequate for traditional financing.
### Reversion Calculation

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<th>Description</th>
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<td>Terminal Capitalization Rate</td>
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<td>Value</td>
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<td>Less: cost of sale (2%)</td>
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<td>Outstanding Debt-end of 10th year</td>
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<td>Residual Value to Developer</td>
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### Construction / Loan Estimate

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<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>Total Cost (Hard, Soft, and Land Costs)</td>
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<td>Less: Public Investment Commitment</td>
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<td>Total Cost</td>
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<td>Private Equity</td>
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<td>Debt Requirement</td>
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<td>Loan Amount</td>
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<td>Loan Term (Years)</td>
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<td>Total Payments</td>
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<td>Private Interest Rate</td>
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<td>Benefit of Public Financing</td>
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<td>Annual Payment</td>
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<td>Lease Income</td>
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<td>Common Area Maintenance</td>
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<td>Property Tax &amp; insurance Reimbursment</td>
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<td><strong>Total Gross Income</strong></td>
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<td>Less: Vacancy Credit Loss</td>
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<td>$43,945</td>
<td>$45,263</td>
<td>$46,621</td>
<td>$48,020</td>
<td>$49,461</td>
<td>$50,944</td>
<td>$52,473</td>
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<td><strong>Effective Gross Income</strong></td>
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### Operating Expenses

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### NOI Before Debt Service

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### Debt Service Requirement

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</table>

### Pre-Tax Cash Flow

<table>
<thead>
<tr>
<th>Year</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>-$8,345</td>
<td>$3,648</td>
<td>$16,001</td>
<td>$28,725</td>
<td>$41,830</td>
<td>$55,328</td>
<td>$69,231</td>
<td>$83,552</td>
<td>$98,302</td>
<td>$113,494</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Private Equity Commitment

- $945,000

### Public Equity Commitment

- $0

### Net Property Reversion

- $2,580,353

### Cash Flow for Developer IRR

- $945,000

### Cash Flow for Project IRR

- $945,000

### 10-Year Developer IRR

- 13%

### 10-Year Overall Project IRR

- 13%

### Annual Debt Coverage Ratio

- 0.98 1.01 1.04 1.07 1.10 1.14 1.17 1.20 1.24 1.28

### Annual ROE

- -0.9% 0.4% 1.7% 3.0% 4.4% 5.9% 7.3% 8.8% 10.4% 12.0%
Appendix 2 - Land Use / Zoning Matrix

The following comparison is meant to be a guide, not an exact breakdown, which cross-references Future Land Use Plan categories with comparable uses permitted in certain Zoning Districts as defined in the Unified Development Code. A Future Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. Rather, it is a plan for the long-range development of a municipality used to coordinate and guide the establishment of development regulations (*Local Government Code*, Chapter 219.001-005).

### Zoning Matrix

<table>
<thead>
<tr>
<th>Land Use Plan Category</th>
<th>Recommended Zoning District</th>
<th>Sample Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential</td>
<td>R-3, Residential Single Family&lt;br&gt;R-4, Residential Single Family&lt;br&gt;R-5, Residential Single Family&lt;br&gt;R-6, Residential Single Family&lt;br&gt;RM-4, Mixed Residential&lt;br&gt;RM-5, Mixed Residential&lt;br&gt;RM-6, Mixed Residential</td>
<td>Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>MF-25, Multifamily&lt;br&gt;MF-33, Multifamily&lt;br&gt;MF-40, Multifamily&lt;br&gt;MF-50, Multifamily (and less intense residential zoning districts)</td>
<td>Single family homes, accessory dwellings, duplexes, three and four family dwellings, townhomes, apartments and condominiums</td>
</tr>
<tr>
<td>Neighborhood Commercial</td>
<td>NC, Neighborhood Commercial&lt;br&gt;C-1, Commercial</td>
<td>Small gasoline service stations, food stores, small neighborhood shopping centers, restaurants, medical clinics, day care centers, bed and breakfasts, office or bank buildings (stand alone), social assistance services, live/work units, businesses without drive-throughs, no outdoor storage or display of goods except for outdoor dining</td>
</tr>
<tr>
<td>General Commercial</td>
<td>NC, Neighborhood Commercial&lt;br&gt;C-1, Commercial&lt;br&gt;C-2, Commercial&lt;br&gt;O-1, Office District</td>
<td>Car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining</td>
</tr>
<tr>
<td>Regional Commercial</td>
<td>NC, Neighborhood Commercial&lt;br&gt;C-1, Commercial&lt;br&gt;C-2, Commercial&lt;br&gt;C-3, Commercial&lt;br&gt;O-1, Office District&lt;br&gt;O-2, Office District</td>
<td>Automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses; outdoor operations and display permitted in areas which are screened; no outdoor storage is permitted</td>
</tr>
<tr>
<td>Land Use Plan Category</td>
<td>Recommended Zoning District</td>
<td>Sample Allowable Uses</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MXD, Mixed Use District&lt;br&gt;TOD, Transit Oriented Development District&lt;br&gt;NC, Neighborhood Commercial&lt;br&gt;C-1, Commercial&lt;br&gt;C-2, Commercial&lt;br&gt;O-1, Office District&lt;br&gt;O-2, Office District&lt;br&gt;RM-4, Mixed Residential&lt;br&gt;RM-5, Mixed Residential&lt;br&gt;RM-6, Mixed Residential&lt;br&gt;MF-25, Multifamily&lt;br&gt;MF-33, Multifamily&lt;br&gt;MF-40, Multifamily&lt;br&gt;MF-50, Multifamily</td>
<td>Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>L, Light Industrial&lt;br&gt;C-3, Commercial&lt;br&gt;O-1, Office District&lt;br&gt;O-2, Office District</td>
<td>Cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, warehousing; proper screening and buffering required.</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>I-1, General Industrial&lt;br&gt;I-2, Heavy Industrial</td>
<td>Manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.</td>
</tr>
</tbody>
</table>
Land Use Classifications

<table>
<thead>
<tr>
<th>Classification</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL</td>
<td>Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single-family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</td>
</tr>
<tr>
<td>MEDIUM DENSITY RESIDENTIAL</td>
<td>Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.</td>
</tr>
<tr>
<td>HIGH DENSITY RESIDENTIAL</td>
<td>High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.</td>
</tr>
<tr>
<td>NEIGHBORHOOD COMMERCIAL</td>
<td>Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).</td>
</tr>
<tr>
<td>Classification</td>
<td>Description</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>COMMUNITY COMMERCIAL</strong></td>
<td>Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.</td>
</tr>
<tr>
<td><strong>REGIONAL COMMERCIAL</strong></td>
<td>Regional Commercial development includes high-density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres are greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. Where it is possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.</td>
</tr>
<tr>
<td><strong>MIXED USE</strong></td>
<td>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retailers shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.</td>
</tr>
</tbody>
</table>

*(Mixed Residential/ Office/ Commercial or Town Center Development with Mixed Uses)*
<table>
<thead>
<tr>
<th>Classification</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIGHT INDUSTRIAL</td>
<td>This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.</td>
</tr>
<tr>
<td>HEAVY INDUSTRIAL</td>
<td>This classification includes a mix of heavy manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required. The uses can create a great amount of traffic and noise. This use is not compatible with residential adjacencies and should be separated from residential uses by either an intermediate land use or a significant buffer.</td>
</tr>
<tr>
<td>PUBLIC/INSTITUTIONAL</td>
<td>Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.</td>
</tr>
<tr>
<td>PARKS/OPEN SPACE</td>
<td>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city’s residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</td>
</tr>
</tbody>
</table>
## Appendix 3 - Capital Improvement Plan

<table>
<thead>
<tr>
<th>Key</th>
<th>Projects and Limits</th>
<th>Improvements</th>
<th>Project Costs</th>
<th>Project Status</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lorenzo D. Lott, 143 Prelude/City wide</td>
<td>Rehabilitation of rental unit-prop. Will undertake extensive repairs</td>
<td>$40,000</td>
<td>Pending bid Proposals</td>
<td>Neighborhood Action Department</td>
</tr>
<tr>
<td>2</td>
<td>New Light Village-Commerce St. commercial corridor from Union Pacific RR tracks to Salado Creek including Spriggsdale and Coca Cola</td>
<td>Neighborhood Commercial Revitalization</td>
<td>$225,000 over three years</td>
<td>In 1 year</td>
<td>Neighborhood Action Department</td>
</tr>
<tr>
<td>3</td>
<td>East Town @ Commerce-Commerce St. commercial corridor from Southern Pacific RR tracks east to Gevers.</td>
<td>Neighborhood Commercial Revitalization</td>
<td>$225,000 over three years</td>
<td>In 2nd year</td>
<td>Neighborhood Action Department</td>
</tr>
<tr>
<td>4</td>
<td>Historic E. Houston-Houston St. Commercial corridor IH 37 to New Braunfels Ave.</td>
<td>Neighborhood commercial Revitalization</td>
<td>$225,000 over three years</td>
<td>In 1st year</td>
<td>Neighborhood Action Department</td>
</tr>
<tr>
<td>5</td>
<td>Dawson Community Center Structural Repairs (2500 E. Commerce)</td>
<td>Structural and general repairs to the center, multi-purpose room and gymnasium; including ADA modifications</td>
<td>$419,475</td>
<td>Under construction</td>
<td>Parks and Recreation Department</td>
</tr>
<tr>
<td>6</td>
<td>Carver Center Renovation</td>
<td>Major Bldg. Improvements</td>
<td>$4,000,000</td>
<td>Underway</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>7</td>
<td>Carver Academy</td>
<td>Preschool-8th grade</td>
<td>$5,000,000+</td>
<td>Underway</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>8</td>
<td>CSVPA (temporary loc.)</td>
<td>Arts education</td>
<td>$21,000</td>
<td>Completed</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>9</td>
<td>CSVPA (Roeglein Bldg.)</td>
<td>Arts education</td>
<td>$1,800,000</td>
<td>Capital</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>10</td>
<td>E. Commerce St. NCR</td>
<td>Revitalization of E. Commerce</td>
<td>$100,000</td>
<td>Underway</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>11</td>
<td>E. Houston St. NCR</td>
<td>Revitalization of E. Houston</td>
<td>$100,000</td>
<td>Underway</td>
<td>Department of Community Initiatives</td>
</tr>
<tr>
<td>12</td>
<td>Cameron E.S.-3635 Belgium Dr.</td>
<td>Wing Addition and P.E. Facility</td>
<td>$2,222,161</td>
<td>Completion phase</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>13</td>
<td>Miller E.S.-207 Lincolnshire</td>
<td>Wing Addition and P.E. Facility</td>
<td>$5,400,000</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>14</td>
<td>Pfierrer E.S.-4551 Dietrich</td>
<td>Wing Addition and P.E. Facility</td>
<td>$2,900,004</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>15</td>
<td>Smith E.S.-823 S. Gevers</td>
<td>Wing Addition and P.E. Facility</td>
<td>$5,171,636</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>16</td>
<td>Tynan E.S.-925 Gulf St.</td>
<td>Wing Addition and P.E. Facility</td>
<td>$3,004,626</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>17</td>
<td>Washington E.S.</td>
<td>Wing Addition and P.E. Facility</td>
<td>$5,733,475</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>18</td>
<td>Wheatley M.S.-415 Gabriel</td>
<td>New School</td>
<td>$14,408,040</td>
<td>Under construction</td>
<td>S.A.I.S.D</td>
</tr>
<tr>
<td>19</td>
<td>IH 410, from Salado Creek to 0.321 KM N. of FM 1346</td>
<td>Planning, seal coat &amp; asphalt Overlay</td>
<td>$2,674,364</td>
<td>FY 2001</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>20</td>
<td>IH 10, on IH 10 east at Houston St.</td>
<td>Reconfiguring existing Interchange &amp; landscaping</td>
<td>$2,000,000</td>
<td>FY 2001</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>21</td>
<td>IH 35, at Coliseum Rd. at Houston St.</td>
<td>Landscaping development</td>
<td>$150,000</td>
<td>FY 2001</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>22</td>
<td>City St., in San Antonio on Coliseum Rd. from east Houston St. to Gembler Rd</td>
<td>Add 7600 LF. Of 6 ft. sidewalk</td>
<td>$168,000</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>23</td>
<td>City St., in San Antonio on Coliseum Rd. from Belgium Rd. to IH 35</td>
<td>Widen narrow pavement for right turn lanes</td>
<td>$493,706</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>Key</td>
<td>Projects and Limits</td>
<td>Improvements</td>
<td>Project Costs</td>
<td>Project Status</td>
<td>Department/Agency</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------</td>
<td>--------------</td>
<td>--------------</td>
<td>---------------</td>
<td>------------------</td>
</tr>
<tr>
<td>24</td>
<td>City St., in San Antonio on E. Houston St. from N. Braunfels to Onslow</td>
<td>Rehab. &amp; widen narrow pavement W/CL TL. (drainage &amp; sidewalks)</td>
<td>$4,061,000</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>25</td>
<td>City St., in San Antonio on East Houston St. from Onslow St. to Salado</td>
<td>Rehab. &amp; widen narrow pavement W/CL TL (drainage &amp; sidewalks)</td>
<td>$3,023,700</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>26</td>
<td>City St., in San Antonio on Coliseum Rd and Houston St.</td>
<td>Install Intelligent Transportation System (ITS) and Signals</td>
<td>$480,000</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>27</td>
<td>IH 35, SB main lanes at Coliseum Rd. To Rigsby Ave</td>
<td>Rehab. Bridge and Approaches</td>
<td>$40,000</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>28</td>
<td>LP 13, Seale Rd. to IH 10</td>
<td>Widen existing to provide Continuous Left Turn Lane</td>
<td>$1,512,000</td>
<td>FY 2002</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>29</td>
<td>City St., Commanche Park (US 87) to Willow Springs Golf Course St.)</td>
<td>Construct hike and bike trails along Salado Creek</td>
<td>$3,000,000</td>
<td>FY 2003</td>
<td>Texas Department of Transportation</td>
</tr>
<tr>
<td>30</td>
<td>Spring View Apts, Revitalization Bounded by S. Grimes-W, Commerce-N, MLK-S. and UP Tracks on E.</td>
<td>Ren. of Our Lady of Charity Convent, single family home, &amp; Senior housing</td>
<td>$48,000,000</td>
<td>Phase 1-2001, Phase 2-2002</td>
<td>Housing Authority of the City of San Antonio</td>
</tr>
<tr>
<td>30</td>
<td>Houston-Bowe to Pine (MPO)</td>
<td>Reconstruction of Houston St. from Bowie to Pine at the existing 4 lanes (1.14 miles), includes curbs, 4’ sidewalks at curbs and driveway approaches and necessary drainage</td>
<td>$1,786,403</td>
<td>Under advertisement estimated start date-04/01</td>
<td>Department of Public Works</td>
</tr>
<tr>
<td>31</td>
<td>Houston-Pine to Onslow</td>
<td>Reconstruct existing 2 lane roadway to 2 lanes with a reversible center turn lane, curbs, 6’ sidewalks at the curb and drainage</td>
<td>$2,767,239</td>
<td>Estimated start date-10/01</td>
<td>Department of Public Works</td>
</tr>
<tr>
<td>32</td>
<td>Salado Creek Greenway (hike &amp; bike)</td>
<td>Construct hike and bike trail from Willow Springs Golf Course to Comanche</td>
<td>$2,500,000</td>
<td>Estimated Advertise Date-01/02</td>
<td>Department of Public Works</td>
</tr>
<tr>
<td>33</td>
<td>Aransas: Meerscheidt to Waters</td>
<td>Reconstruct Aransas from Meerscheidt to Waters to a roadway width of 30’ concrete curbs, sidewalks and driveways, including surface improvements. Project length: 1055’</td>
<td>$310,303</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>34</td>
<td>Aurelia-M.L. King to Yucca Ph II</td>
<td>Reconstruction of Lincolnshire to a 30’ width from Aurelia to Amanda. Including curbs, sidewalks, driveway approaches and storm sewer systems, replacement of water and sewer mains as necessary. Project length: 615’</td>
<td>$257,647</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>35</td>
<td>Belgium: Picarde to Coliseum</td>
<td>Street reconstruction to 36’ width to include curbs, sidewalks, driveway approaches and provide a storm sewer system. Project length: 410’’</td>
<td>$1,702,566</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>36</td>
<td>Cardiff-Aransas to dead end</td>
<td>Reconstruct to 30’ width to include curbs, sidewalks, driveway approaches and necessary drainage, replacement of water and sewer mains as needed.</td>
<td>$893,650</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>37</td>
<td>Honey St: Commerce to Aransas, Phase I</td>
<td>Honey St from Edna to Aransas to a 30’ pavement section W/concrete curbs, sidewalks, wheelchair ramps &amp; driveway approaches, surface runoff improvements. Project Length: (785 ft)</td>
<td>$208,000</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>38</td>
<td>Honey St: Commerce to Aransas, Phase II</td>
<td>Reconstruct Honey from Commerce to Edna to a 30’ pavement section w/concrete cubs, sidewalks, wheelchair ramps and driveways, Including improvements to surface Runoff. Project length: 800 ft.</td>
<td>$200,000</td>
<td>Under design</td>
<td>Public Works</td>
</tr>
<tr>
<td>Project</td>
<td>Details</td>
<td>Costs</td>
<td>Status</td>
<td>Department / Agency</td>
<td></td>
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</tr>
<tr>
<td>39 Houston: New Braunfels to Onslow</td>
<td>Reconstruct existing 2 lane roadway to 2 lanes with a reversible center turn lane (38’), curbs, 6’ sidewalks at the curb and drainage. (5,966ft)</td>
<td>$3,805,000</td>
<td>Under design</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>40 Kono: Gembler to Belgium</td>
<td>Reconstruct Kono from Gembler to Belgium to a roadway width of 27’, W/concrete curbs, sidewalks, and driveway approaches. Including improvements to surface runoff. Project length: 1,365 ft</td>
<td>$737,030</td>
<td>Under design</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>41 Potomac/Paso Hondo Streets</td>
<td>Reconstruct Potomac St to a 30’ width from Walters to Mittman &amp; Paso Hondo from New Braunfels to Walters to include curbs, sidewalks, driveway approaches and necessary drainage.</td>
<td>$438,650</td>
<td>Under design</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>42 Robeson-Yucca to Martin Luther King</td>
<td>Reconstruct Robeson to a 30’ width to include curbs, sidewalks, driveway approaches &amp; necessary drainage. Also replacement of water and sewer mains as needed. Project length: 1,405 ft</td>
<td>$197,385</td>
<td>Under design</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>43 Pershing Creek</td>
<td>Provide storm drain pipes and box Culvert outfall to Salado Creek</td>
<td>$8,344,655</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>44 Springfield Extension</td>
<td>Reconstruct street and provide Outfall pipes.</td>
<td>$10,540,000</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>45 Coca Cola Dr.-E. Houston to E. Commerce</td>
<td>Provide outfall drain to relieve street and building flooding</td>
<td>$6,200,000</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>46 Emil Rd.-W.W. White to IH 10</td>
<td>Provide storm drain outfall</td>
<td>$2,128,750</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>47 Mengor Creek-Cisco Blvd. &amp; area Streets</td>
<td>Reconstruct channel and provide street drainage</td>
<td>$6,200,000</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>48 Creekview, west of Currency Low water crossing at Pershing Creek</td>
<td></td>
<td>$0</td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>49 King Krest, east of Longleaf Low water crossing at Salado Creek</td>
<td></td>
<td></td>
<td>Proposed, not Currently funded</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$151,127,348.00</strong></td>
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</tbody>
</table>
EXECUTIVE SUMMARY

The East Corridor Multi-Modal Alternatives Plan was initiated in 2002 in conjunction with a separate Arena District Community Redevelopment planning study at the request of the City of San Antonio, Bexar County, the San Antonio Spurs and the Community Economic Revitalization Agency (CERA) to seek long-term land use and transportation improvement opportunities within the east side of San Antonio. The primary purpose of both plans was to create a future development plan and revitalization strategy for the neighborhoods surrounding the SBC Center and stretching from downtown to IH 410.

The San Antonio-Bexar County Metropolitan Planning Organization (MPO) sponsored the transportation element of these studies. This element consisted of a detailed conceptual evaluation of various transportation alternatives that would support the long-term land use changes proposed within the study area and that can result in positive physical improvements to major roadways within the area. Although the nature of many of the improvements evaluated is long-term and creates specific economic benefits to the community (as opposed strictly to improved traffic operations), several transportation options desired by the community to improve immediate infrastructure and transit service needs were also evaluated by this transportation study.

Establishment of Project Goals

The Consultant Team and the Oversight Committee initiated this study effort by defining the goals and objectives of the project. These goals and objectives were refined during several Committee meetings and at the first public meeting. The subsequent determination of a long list of transportation alternatives and how they addressed these goals and objectives was a critical aspect of this study.

Goal 1 - Encourage Economic Revitalization Through Transportation: Develop all transportation plan components with the idea that economic revitalization of east San Antonio can benefit from proper implementation of new urbanism concepts.

Goal 2 - Enhance Downtown – SBC Center Connectivity: Improve corridor mobility, especially between the SBC Center/Freeman Coliseum and downtown San Antonio.

Goal 3 - Protect the Natural Environment: Provide a transportation system that has minimal impact on the natural environment.

Goal 4 - Emphasize Positive Social and Economic Effects: Provide a transportation system that has a positive impact on the social and economic environment.

Goal 5 - Enhance Rail/Truck interfaces within the Study Area: Provide a transportation system that accommodates trucks and their interface with the many existing railroad tracks within the study area.

Goal 6 - Provide a Balanced and Coordinated Transportation System: Provide a transportation system that is balanced and coordinated with regional and local needs.

Goal 7 - Develop Non-Motorized Transportation Solutions: Support and expand upon existing bicycle and pedestrian facilities within the study area.

Goal 8 - Ensure Public Support for all Improvements Recommended: Involve the public as an active participant in all aspects of the study.
Goal 9 - Maintain Communications with the Study Oversight Committee: Meet frequently with the Study Oversight Committee to keep all members informed as to project progress and data needs.

Goal 10 - Develop Adequate Visitor Access to SBC Center/Freeman Coliseum: Ensure that visitors to sporting and other events at the two venues arrive and depart with relative ease.

Transportation Alternatives Evaluation

The East Corridor Multi-Modal Alternatives Plan considered several transportation infrastructure alternatives in support of the new proposed land use redevelopment plan for east San Antonio. Together, the transportation consultant team and the Arena Redevelopment project team worked on defining those roadway/transit elements that can be utilized to not only improve the movement of people within the study area, but also to make transportation facilities themselves stimuli for economic redevelopment.

A list of potential transportation options was presented to the public during the second public meeting held in November 2002. Shortly thereafter, this long list was refined by comments received from the public and input provided by the Oversight Committee. The final list of transportation options included 16 items, consisting of roadway, transit, pedestrian, and bicycle components.

Evaluation criteria and measures were then developed to objectively analyze these options for the East Corridor Multi-Modal Alternatives Plan study area. Based on the previously identified study goals and objectives, evaluation criteria reflective of the critical aspects of each study goal were developed. The evaluation measures provided a systematic means of categorizing and applying the criteria to the alternatives. One important evaluation measure was purposely omitted in the initial evaluation methodology. This was the measure of cost. The Oversight Committee considered this measure as unfairly “outweighing” other factors during the initial screening process. Cost was calculated for each transportation option at a later stage in this study.

This first assessment (or ranking) of the 16 transportation options was then analyzed for their probable construction and right-of-way costs prior to a presentation of these options with their costs at the final public meeting in February 2003. Some consolidation of similar or complementary transportation options was undertaken to reduce the original list of alternatives. Utilizing a simulated budget exercise, the study area residents were asked to prioritize these remaining transportation options at the third public meeting. The outcome of this final ranking became the recommended set of transportation improvements that can meet the desired needs of the East Corridor study area community, as well as meeting the goals and objectives set forth at the beginning of this project.

Recommended Transportation Options

Since the proposed land use plan advocates significant connectivity between the many neighborhoods in this community, and the green space opportunities offered by Salado Creek, the transportation plan which supports these future long term land uses is presented as a cohesive element within the overall structure of the study area. At the same time, community residents expressed their desire for short term implementation of projects to correct immediate needs within their neighborhoods. The culmination of the recommended transportation plan tries to accommodate both the immediate needs as well as the long term potential in a meaningful and achievable way.

Since no funding is currently available for any of the evaluated transportation alternatives, a two-tiered set of transportation improvements is recommended. The first tier of improvements will solve some immediate infrastructure needs of the community while establishing a basis for the long term improvements for the study area. The second tier of improvements can be more long term in its
implementation, but creates a well-balanced transportation infrastructure system for the study area. Together, the Tier 1 and Tier 2 transportation plan components form a comprehensive set of transit, pedestrian and vehicular improvements which ultimately will help the study area achieve economic growth and improve the quality of life for the many citizens that live in east San Antonio. The two figures at the end of this Executive Summary display these recommended transportation plan components.

The funding options that are presented following each recommended transportation improvement are meant to offer potential sources of funding and are by no means exclusive for the particular project described. As most readers are well aware, funding for transportation projects is typically a dynamic process that is influenced significantly by political decisions, and any effort to prioritize the transportation options as recommended in this summary must involve this political process.

Tier 1 Recommended Transportation Options

1. Resurface 167 street blocks in the study area which have poor roadway pavements. Add new sidewalks along some of these street blocks where needed.

   Since many of the roadway segments needing resurfacing/sidewalk improvements are scattered through the entire study area, the City can best address this transportation option by scheduling resurfacing projects one neighborhood at a time, taking into consideration other street/sidewalk maintenance needs not considered as part of this transportation option. Those neighborhoods which have the greatest amount of immediate resurfacing/sidewalk needs should be improved first. Although this recommendation meets the strongly desired short-term needs of the community residents, the limited available funding for these improvements may result in this project taking ten years or possibly longer to fully complete.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6.2 million</td>
<td>0 to 10 years</td>
<td>City of San Antonio Street Maintenance Program; City bond package; Community Development Block Grants; Neighborhood Accessibility Mobility Program</td>
</tr>
</tbody>
</table>

2. Install weather protection shelters at the busiest bus stops in the study area. New sidewalks will also be added to/from these bus stops as needed.

   Busy bus stops are defined as having at least 35 boardings or alightings per day from all bus routes serving that particular stop. Continuous sidewalks/crosswalks are recommended from these bus stops for at least one block in all directions, depending upon the land uses served by that bus stop. Furthermore, those stops which have high numbers of boardings should also have weather protection bus shelters provided as part of this transportation option.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$400,000</td>
<td>0 to 5 years</td>
<td>VIA Section 5307 funds; STP Metro Mobility funds; private development; City of San Antonio Neighborhood Accessibility Mobility Program (for sidewalks); FTA Enhancement Program (for sidewalks)</td>
</tr>
</tbody>
</table>

3. Convert the signalized intersection of New Braunfels Avenue and Houston Street into a traffic roundabout.

   As part of the desire of establishing a focal point for the revitalization of the study area, it was proposed that the existing intersection of New Braunfels Avenue and Houston Street be converted into a feature traffic roundabout. Most of the right-of-way needs for this roundabout can be met by
removing part of the existing wide medians on the north and south legs of this intersection. Some of the existing statues and monuments that are presently in this median will have to be removed and can be placed in the newly created roundabout center if desired.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$935,000</td>
<td>0 to 5 years</td>
<td>City of San Antonio; Community Economic Revitalization Agency; Bexar County</td>
</tr>
</tbody>
</table>

4. **Implement low cost safety improvements at the top ten crash intersections within the study area.**

The following intersections had the highest number of automobile crashes reported to the San Antonio Police Department, during the period 1999 through 2001, within the study area. The cost numbers in parentheses would cover the implementation of safety improvements at these intersections. The focus of each transportation improvement is to make the intersection more visible to the drivers by installing new pavement markings, signs and improving traffic signal visibility.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tbody>
<tr>
<td>$205,000</td>
<td>0 to 5 years</td>
<td>City of San Antonio Public Works; Texas Department of Transportation Maintenance Funds and Safety Funds</td>
</tr>
</tbody>
</table>

5. **Reconstruct several major streets within the study area into “feature” streets, incorporating street trees, on-street parking and wider sidewalks.**

This transportation option arose directly from the land use planning process, facilitated from the planning notion to create strong “green” linkages which can tie the various neighborhoods together with Salado Creek. Since the western portion of the study area is primarily a grid network, the feature streets would be the key roadways within this grid network and would serve as desirable commercial and residential corridors for the betterment of the community.

Based upon a detailed travel forecasting modeling analysis of six major roadways (Commerce Street, New Braunfels Avenue, Houston Street, Martin Luther King Drive, Hackberry Street, Walters Street) for the year 2025, it is possible to reconstruct some portions of these roadways to have wider sidewalks, evenly spaced street trees, and on-street parking. In some situations, the number of travel lanes can be reduced. In others, the number of travel lanes can be increased. Each roadway can be designed to uniquely represent the neighborhoods it traverses.

Although six streets were initially evaluated as a single transportation option, this option was subsequently divided into six individual feature street options when presented to the public. The reason behind this is that the total cost of modifying all six streets is very prohibitive and could not be justified as a reasonable cost element. By breaking them apart, it was apparent that the public had specific desires as to which roadways they consider to be the most applicable for converting into feature streets. The result of both the engineering review and the public rankings is to recommend seeking funds for the conversion of three streets within the first tier of projects and two streets within the second tier of projects. The first tier feature street projects are listed on the following page.
(Walters Street from IH 35 to IH 10 was the only street on the initial list to not be recommended as a feature street. This facility has limited right-of-way throughout the study area and high traffic volumes. Therefore, four travel lanes would remain much as they are currently, with only some limited possibilities of expanding sidewalks and planting street trees.)

- Commerce Street from IH 37 to Houston Street: This feature street would continue to serve as the major east/west corridor through the study area. Four travel lanes can be reconstructed within the existing right-of-way, even between the constrictive cemetery properties. On-street parking would be prohibited along this entire stretch of roadway. It may be necessary to maintain six travel lanes through the short portion of Commerce Street west of Cherry Street during peak hours. This is within the St. Paul Square historic district and pedestrian amenities would have to be maintained or enhanced. Street trees can be planted continuously east of Cherry Street.

<table>
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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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</thead>
<tbody>
<tr>
<td>$16.7 million</td>
<td>15 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
</tr>
</tbody>
</table>

- Martin Luther King Drive from New Braunfels Avenue to IH 10: This roadway can be converted from four travel lanes into two travel lanes with a parking lane provided as necessary. This roadway is a culturally important roadway within the community. Furthermore, it offers an opportunity to showcase St. Philip’s College as an integral component of the east side of San Antonio.

<table>
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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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</thead>
<tbody>
<tr>
<td>$7.4 million</td>
<td>15 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
</tr>
</tbody>
</table>

- New Braunfels Avenue from Martin Luther King Drive to IH 10: This portion of New Braunfels Avenue has lower traffic volumes and the opportunity arises to create a feature street with two travel lanes and a parking lane in this corridor.

- New Braunfels Avenue from IH 35 to Martin Luther King Drive: Because of the higher traffic volumes, four travel lanes would generally need to be retained within this corridor. The right-of-way is fairly restrictive north of Dawson Street, so no feature elements are recommended in that section. However, south of Dawson Street, wider sidewalks and street trees can be implemented, while leaving the existing median and travel lanes intact.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3.8 million</td>
<td>15 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
</tr>
</tbody>
</table>

**Tier 2 Recommended Transportation Options**

6. **Reconstruct Houston Street from IH 37 to Walters Street as a feature street.**

Two travel lanes can handle the typical daily traffic requirements for this primarily residential roadway. A parking lane can be restored to certain portions of this roadway. It is important to note that an on-going City of San Antonio project has already started to convert Houston Street into a three-lane cross-section with a reversible middle lane to assist in the peak traffic flows to and from the SBC Center and Freeman Coliseum. The feature street desired for Houston Street by the community should be implemented to the degree possible complementing the traffic management improvements that the City already has underway.
7. Resurface six roadways at railroad crossings and replace wooden/asphalt railroad ties with concrete ties.

Each of the listed streets below crosses the Union Pacific railroad tracks near IH 37. In locations where tracks are utilizing wooden or asphalt crossings, they should be replaced with concrete beds which are significantly more durable and offer smoother crossings for vehicular tires.

- Commerce Street
- Florida Street
- Center Street
- Houston Street
- Burnet Street
- Sherman Street

7. Resurface six roadways at railroad crossings and replace wooden/asphalt railroad ties with concrete ties.

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<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7.6 million</td>
<td>15 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
</tr>
</tbody>
</table>

8. Close eight at-grade railroad crossings in the study area. Add street trees in planters to block vehicle access across the railroad tracks.

Each of the street crossings proposed to be closed at the railroad tracks has less than 500 cars crossing per day, and all businesses/residents have alternate access routes. Each street would be closed on either side of the tracks, using aesthetically pleasing concrete planters, and the crossing gate arms would be removed. A mountable wide sidewalk would be provided on one side to allow fire trucks to cross the railroad tracks and not have to turn around on these small streets. A small paved area would be provided for automobiles to turn around prior to reaching the railroad tracks. Closing these smaller streets allows the freight trains to operate with 50% fewer conflict points in the study area.

- Burleson Street
- Lamar Street
- Dawson Street
- Crockett Street
- Iowa Street
- Indiana Street
- Virginia Boulevard
- Delaware Street

8. Close eight at-grade railroad crossings in the study area. Add street trees in planters to block vehicle access across the railroad tracks.

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>$702,000</td>
<td>5 to 10 years</td>
<td>City of San Antonio; Union Pacific; Federal At-Grade Railroad Crossing Safety Improvement funds; bond package</td>
</tr>
</tbody>
</table>

9. Remove the Union Pacific railroad tracks between Roland Avenue and IH 35 that are adjacent to the Coliseum grounds. Maintain as a future transportation corridor.

This improvement would be a significant physical change for the East Corridor study area. The conversion of the Union Pacific right-of-way into a new two-lane to four-lane roadway offers significant future development opportunities along both sides of this rail line, by providing new access and interconnecting neighborhoods that previously had dead-end streets at the railroad. This option also provides for additional traffic capacity to handle SBC Center and Freeman Coliseum events from IH 35 and IH 10, and possibly relieve other local streets from this event traffic.

9. Remove the Union Pacific railroad tracks between Roland Avenue and IH 35 that are adjacent to the Coliseum grounds. Maintain as a future transportation corridor.

<table>
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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tbody>
<tr>
<td>$423,000</td>
<td>10 to 15 years</td>
<td>City of San Antonio bond package; Community Development Block Grant; Union Pacific; Federal Railroad At-Grade Railroad Crossing Safety Improvement funds</td>
</tr>
</tbody>
</table>

Note by City Staff: Public Works Department requests further analysis of Recommendation No. 9. It may be more advantageous to consider eliminating the railroad tracks that approximately parallel Cherry Street and IH-35 to reduce at-grade crossings.
A major consideration for this transportation option is to replace the active 12 trains per day to the parallel train corridor which runs along IH 37. A new rail connection between the north/south and east/west rail lines near IH 35 plus other freight rail track improvements are needed as part of this transportation improvement. Union Pacific owns all of the track right-of-way in the study area, but other freight carriers such as Burlington Northern Southern Pacific also have trackage rights and will need to be involved in this process. Initial meetings with senior representatives of Union Pacific indicate their willingness to work with the City and the County to discuss how best to achieve this long term corridor exchange.

### Estimated Cost

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<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tbody>
<tr>
<td>$33 million</td>
<td>20 to 25 years</td>
<td>City of San Antonio; Bexar County; Union Pacific; private development</td>
</tr>
</tbody>
</table>

**10. Restore north/south cross town VIA bus service along Walters Street.**

This transportation option would restore Route 508 along the length of Walters Street within the study area. The cost for this restoration of service is calculated on an annual operational basis and is not a one time capital expense. Operating costs include daily expenses such as labor, fringe benefits, fuel, tiers, utilities, casualty and liabilities, and other miscellaneous expenses.

### Estimated Cost

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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tbody>
<tr>
<td>$570,000</td>
<td>5 to 10 years</td>
<td>VIA operating funds using passenger fares and local sales tax</td>
</tr>
</tbody>
</table>

**11. Reconstruct Hackberry Street from Duval Street to IH 10 as a feature street.**

The existing four travel lanes can be reduced to two travel lanes. On-street parking can be provided along certain blocks, depending upon the desirable adjacent land uses.

### Estimated Cost

<table>
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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tbody>
<tr>
<td>$10.5 million</td>
<td>15 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
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</table>

**12. Develop a new roadway beginning at the Commerce/Houston Street intersection and continuing north to Seguin Street, roughly parallel to Salado Creek along the east bank.**

All of the other improvements recommended for this transportation plan are concentrated on the western portion of the study area. This transportation option is the only recommended improvement that is located in the eastern portion of the study area and will focus attention on this area, which the proposed land use plan projects to have the most significant changes over the next 25 years.

The purpose of this new roadway is to accomplish several objectives. One objective is to relieve traffic volumes on W.W. White Road between IH 10 and IH 35. Secondly, this facility is envisioned to be a connector roadway that can bring together the Willow Wood and Skyline Park residential neighborhoods. These neighborhoods are isolated from other residential uses by large industrial/warehouse land uses. Finally, this roadway is conceptually designed as a scenic route following the east bank of Salado Creek, complementing the planned Salado Creek hike/bike trail along the west bank of the creek.

This roadway would require a significant amount of right-of-way from a few large private landowners between Houston Street and Gembrler Road, and short portions of the road may have to be slightly elevated to avoid flood prone areas. The new roadway alignment begins west (or south) of Houston.
Street with a short realignment of Commerce Street so as to create a perpendicular intersection with Houston Street. After crossing Houston Street, this new roadway would become a two-lane roadway.

In addition to the new roadway along Salado Creek, Belgium Street would be connected with Director Drive by the construction of a new bridge over Salado Creek. Bexar County is currently in the process of designing a new access roadway to Pletz Park following the west bank of Salado Creek. This new access roadway would tie in with an eastern extension of Belgium Street. It is recommended that this same new county roadway also be continued to the north to link up with the current terminus of Willowood Street in order to provide a direct connection for those residents living on that street. Finally, King Krest Street can also be extended westward from the Skyline Park neighborhood to connect to the new roadway.

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<tr>
<th>Estimated Cost</th>
<th>Timeframe</th>
<th>Possible Funding Sources</th>
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<tr>
<td>$14.7 million</td>
<td>20 to 25 years</td>
<td>City of San Antonio; Bexar County; city/county bond packages; private investment; tax increment financing district</td>
</tr>
</tbody>
</table>

Conclusion

The East Corridor Multi-Modal Alternatives study shows that with an overall investment of approximately $103 million, 12 evaluated transportation options can be constructed within the study area. The First Tier (5 improvements costing $36 million) and the Second Tier (7 improvements costing $67 million) would provide significant roadway, sidewalk, and transit improvements, as well as develop an enhanced “sense of place” for the community through the feature streets projects and the roundabout project. The latter elements are key components to making the proposed future long-term land use plan successful for this study area. The proposed addition of two new roadways and removal of a railroad barrier help define the long term economic opportunities and recreational opportunities for the study area.

This study process developed these recommended transportation improvements from their inception as possible solutions to transportation issues brought forward by the community at the first public meeting, to their evaluation and conceptual design, followed by cost calculations and final ranking by the community at the third public meeting. The completion of the study culminates a truly community-involved process by which the resulting transportation network will significantly meet the needs and desires of the public who live and work in the study area.

It is recommended that the MPO, City of San Antonio, Bexar County, VIA, and the Texas Department of Transportation use the results of this study and its associated conceptual design plans as the basis on which to move toward funding initiatives, final design and engineering and finally, the implementation of these transportation projects. Although this study is clearly a long-range (25 year) plan, immediate action can be taken to achieve some of the recommended transportation improvements.

The residents of the study area who have been such a strong component in helping articulate their needs and desires, should continue to have a firm voice regarding the implementation of these recommended plans. The community has requested, and should be obliged, to continue receiving updates on what happens following the completion of this planning document and submission to the Metropolitan Planning Organization. A strong unified voice from the community will help define priorities citywide from among the many possible uses of limited transportation funding and can lead to innovative financing ideas for some of these improvements.
Beyond the Alamo

Neighborhood Discovery Tours
Guidebook copy:

East Side / Ellis Alley

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Beyond the Alamo Program

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Rev. May 7, 2002

Neighborhood Discoveries – Eastside

This tour guide to one of San Antonio’s unique neighborhoods is different than what you will find in hotel lobbies and visitor centers. More anthropological than commercial, it makes no claim to be the definitive guide to the “best of” anything. Instead, this is a tour made up of detours to the well-trodden tourist trail. We invite you to take this side road with us into some of San Antonio’s overlooked, undervalued or simply unknown culturally-rich neighborhoods.

Within these pages you will find an introduction to the history as well as a contemporary exploration of some of the reasons the area is important to the larger San Antonio story. But, it cannot contain all there is to know. Hopefully, the stories and history visited here will inspire you to come back and make some true discoveries of your own.

Beyond the Alamo
Location, location, location. The old business axiom holds true for the earliest history of San Antonio. When a group of Spanish settlers needed a camp for their first expedition some 300 years ago, they picked a spot midway between the settled parts of Northern
Mexico and the French controlled towns of East Texas. That point is near where present South Loop 410 crosses the San Antonio River. Coahuiltecan, Payay, Lipan Apache and other native peoples already enjoyed this fertile river valley—a land they called “Yanaguana.” Nevertheless, the Spanish chose to call it San Antonio de Padua in honor of their arrival on this saint’s celebrated day. In late April of 1719, Governor Don Martin de Alarcon led some 72 Spaniards to the area to stay. Father Antonio de Buenaventura Olivares arrived soon after to establish the Mission San Antonio De Valero. We know this mission as the Alamo.

Today the Alamo is indeed “remembered” in history, myth, heart and controversy. Tourists come to San Antonio from throughout the world to see the legendary structure. But the story of San Antonio stretches far beyond those cool stone walls. One piece of this story is the significant role people of African descent have played in the establishment of San Antonio and continue to play in its cultural richness.

**Canary Islanders**

East San Antonio is generally thought of as the African-American section of town. Indeed, there was a concentration of African-Americans who settled the area by the early 20th Century. In addition, a bustling primarily black-owned business district developed during the years of legislated racial segregation. But African-Americans also settled in pockets across the city including areas on the far Westside and around the Monte Vista neighborhood. Furthermore, the roots of San Antonio’s historically black St. Philip’s College were first planted in downtown La Villita.

Interestingly, it was people of African descent who first settled in that nucleus of San Antonio. Their story is an unusual twist on the migration of most Africans to this country. Tragically, most people of African descent arrived in Texas unwillingly and were immediately forced into a life of slavery regardless of whether they were peasants or royalty back home. But a small group of settlers from the Spanish-controlled Canary Islands just off the coast of North Africa immigrated to a different reality.

In hoping to strengthen his hold on Texas, King Phillip V of Spain took his Brigadier General Riviera’s advice that “One permanent Spanish family could do more to hold the country than 100 soldiers.” The King promised impoverished Islanders passage to the frontier, free land and the title of “hidalgo” derived from the term “hijo de algo,” which translates literally to “son of something” the lowest level of Spanish nobility and a rather impotent title on the far fringes of the Spanish empire. Nevertheless, it was an attractive offer. Eventually 56 dark-skinned, mostly gray or blue-eyed Canary Island Guanches came to Texas. Guanches are the indigenous North African Berber inhabitants of the Islands who mixed with the Spanish and adopted Spanish customs and beliefs.
The settlers arrived at Presidio San Antonio de Bejar on March 9, 1731. This weary group of travelers would go on to establish Villa de San Fernando Bejar, the first civil settlement in Texas. Around 1733, the same time the Islanders received permission to form their governing council or “cabildo”, the budding settlement received a Spanish land grant for the croplands due east of the Islanders homes. This land would one day be developed by German and other Eastern European immigrants. Many of these families rented and eventually sold their properties to African-Americans who came to San Antonio in the years following the Emancipation Proclamation.

Juneteenth
June 19, 1865 or “Juneteenth” celebrates the end of slavery with the Emancipation Proclamation. More specifically, Juneteenth celebrates when the news of Lincoln’s January, 1863, announcement finally made it to Texas over two years later. Indeed, according to a program from a 1902 Juneteenth parade and celebration, General Gordan George arrived at the port of Galveston on June 18th or 19th, 1865 and threatened “to empty his shotgun shells within the boundaries of the Lone Star state if the slaves were not set free immediately.” Lincoln’s proclamation had taken two years to reach Texas shores.

One hundred and two-year-old Eastside resident Augusta Whittier remembers Juneteenth celebrations in her hometown of Victoria, Texas. “We had so many floats and a big parade. It was a real celebration.” Indeed, the parade described in the 1902 San Antonio celebration program lists the floats depicting work of African-Americans at the time. They included a printing press float, a stone mason float, an undertaker float and a carpenter float. Participants marched through downtown past the Alamo ending up at the old San Pedro Springs. Until the end of segregation in the mid-60s, blacks were only allowed to swim at the springs on Juneteenth.

History in the Hayloft

The 1902 program describing General George’s arrival to Texas was one of several documents discovered in the old hayloft of Carter Taylor Williams Mortuary on the corner of Center and Hackberry Streets. Vera Williams Young, Director of the funeral home was cleaning some boxes in her upstairs garage when she took a closer look. Inside, Young found original posters from San Antonio Juneteenth celebrations in the late 1800’s and early 1900’s. Young’s discovery led her to personally research Juneteenth happenings around the world. “Although Juneteenth is technically a Texas holiday, it is celebrated in Ghana, West Africa. They have celebrations in Tulsa and San Francisco and in more and more big cities. One day I hope our celebration will be as big as some that get 150,000 people. But since there are only 60 or 70 thousand blacks in San Antonio, we will need everyone to come out.”
Emily D. West (Morgan)
While the stories of the many early African-Americans in Texas before the Emancipation Proclamation have been lost, the role of one African-American in securing the future of Texas remains strong in the hearts of many San Antonio residents. Emily D. West, known by many as Emily Morgan, the name of her presumed slave master James Morgan, is who most call the “Yellow Rose of Texas.” With a luxury downtown hotel named in her honor, Emily Morgan has indeed become a contemporary Texas icon. While the details of West’s history are debated by historians and folklorists alike, her legend and cultural importance endures.

Martha Ann Turner’s book The Yellow Rose of Texas describes West as a mixed-race “golden-skinned girl resembling a Latin goddess.” Most people assume West was a slave. However the Texas State Historical Association’s Handbook of Texas Online says West was a free black from New Haven, Connecticut who signed a contract to work a year as a housekeeper for Morgan in New Washington, Texas. Colonel Morgan was away from New Washington on April 16, 1836 when the Mexican Military invaded and looted his warehouses. Santa Anna, the Mexican commander and presidente saw Emily and reportedly took her as part of the loot.

According to an article by San Antonio journalist and historian Claude Stanush, Santa Anna traveled with a red and white silk tent, cases of champagne, boxes of opium, and crates of fighting cocks. The Mexican leader had recently sent his teenage “bride” Melchora Barrera back to Mexico and was presumably ready for some female “companionship.”

Willingly or not, West left New Washington with Santa Anna but reportedly sent a slave boy named Turner to Texan leader Sam Houston’s army to warn them of the approaching Mexicans. West’s access to this kind of information has been questioned by historians. Regardless, the Texans were able to crush the much larger, better prepared Mexican army at San Jacinto on the afternoon of April 21, 1836 because they took Santa Anna and his troops by surprise. Folklorists claim that a slave admirer penned a poem for her that became the “Yellow Rose of Texas” song. She is now linked with the song and the legend of her bravery at San Jacinto lives on.

Baptist Settlement
One of the first places former slaves and free blacks settled in San Antonio was known as the Baptist Settlement. This approximately ten-square-block district has long been an area of transition. The land was part of the Mission holdings divided among Los Adaes Indians from Louisiana and some early San Antonio settlers in the late 1700s. Ownership of the area changed in the early 1900s when the San Antonio Housing Authority purchased the title for $642,293.01. According to a 1940 article in the San Antonio
Light, 300 houses were “extracted” from the area to create a public housing development called Victoria Courts. In 2000, families were again “extracted” from their homes. This time, the Courts were demolished so that the land could be redeveloped into mixed-income residences and small commercial properties.

One of the early inhabitants of the Baptist Settlement was a well-educated, entrepreneurial school teacher named P.F. Roberts. Originally from Mississippi, Roberts settled in San Antonio after college. His first P.F. Roberts store sold meat and dry goods to Baptist Settlement residents from the corner of Victoria and Indianola. According to Roberts daughter, 86-year-old Henrietta Stevenson, the family lived behind a second store at 635 S. Pine Street. Stevenson remembered hearing her father get up early to retrieve the milk and bread that was left by delivery trucks outside the shop, “No one would think of stealing it,” she mused.

Most of the houses in Baptist Settlement were front-gabled one room wide wooden homes called “shotguns.” The name “shotgun” comes from an old tale that said a shotgun blast fired in the front door would come out the back. This style was common in New England during the early nineteenth century and followed the westward expansion of the railroads in the 1850s. The one-story version seen in the Baptist Settlement was popular in many southern cities. Most of the structures were built between 1880 and 1930.

The housing stock of the Baptist Settlement is similar to what was found in the neighborhoods destroyed by nearby HemisFair Plaza. According to Rev. Claude Black, lifelong San Antonio resident, former City Council Member and Pastor Emeritus of Mt. Zion Baptist Church, some of these early Baptist Settlement residents organized Mt. Zion in 1871. Despite an 1886 storm and flood, 1890 fire and 1974 arson attack, the church remains active on the corner of Hackberry and Nebraska streets. Churches such as Mt. Zion and New Light Free Mission Baptist anchored the Baptist Settlement area. Said the 84-year-old Rev. Black, “As an old man looking back at a time when I was young and I was talking to ‘old men’ I remember how some of them built churches by simply coming into an area and building what they called a ‘brush arbor’. They just built frames and set up brush and sticks on top to try to keep the rain out the best they could. They would get some benches and they would start a church. Out of that beginning have developed some of our finest churches. I was thinking about the courage of those men, the innovation, the dedication.”

A second church that began in the brush of the Baptist Settlement was Second Baptist Church. The congregation now worships in a 1000 seat sanctuary inside a striking, variegated, tan brick structure with numerous standing seam metal roofs located at 3310 East Commerce. The building, designed by a black architect named Norrell Haywood, a protégé of renowned San Antonio architect O’Neil Ford, features a picturesque central atrium surrounded by smaller buildings that is characteristic of Ford’s distinct style.
Appendix A

**That Corner at Center and Chestnut**
First organized in 1879, Second Baptist Church spent over half a century in an equally impressive building. Originally known as Macedonia Baptist Church and housed in a frame house at Indiana and Goliad in the Baptist Settlement, the church was part of a migration eastward to the area known as Ellis Alley. Church members eventually raised funds to build an impressive gothic stone building on the corner of Chestnut and Center Streets. A 1910 article in the *San Antonio Light* recalls how church members paid $1 each for the privilege of digging the foundation for the new structure. Second Baptist’s longtime minister, S.H. James Jr., was San Antonio’s first black City Council member. He was instrumental in negotiating the city’s desegregation ordinance in 1965. With the construction of Highway I-37, a structure some on the Eastside call the city’s “Berlin Wall,” the great stone church was lost.

An 1873 Augustus Koch Bird’s Eye View Map of San Antonio shows a “colored” church just east on Center Street. This unidentified building was the old St. Paul’s Methodist Episcopal Church, now St. Paul’s United Methodist and the namesake for nearby St. Paul’s Square. Established in 1866, St. Paul’s is the oldest African-American church in San Antonio. Its early membership was primarily newly freed slaves who were once restricted to the balcony of Travis Park United Methodist Church in downtown San Antonio while the white owners worshipped below. According to an article in the *San Antonio Register*, St. Paul’s current limestone structure at the corner of Cherry and Chestnut was built in 1922 for $70,000. The article advertised an upcoming “Every Member Drive” to liquidate the remaining debt of $2,700.35.

Farther east at 321 N. Center Street sits the G. J. Sutton State Office Building, also known as the SAMSCO building. SAMSCO (San Antonio Machine and Supply Company) was a machine shop and foundry that moved to existing brick buildings here in 1904. Additions were made in 1906 and 1912. The state of Texas acquired the buildings in 1975. They are named for G.J. Sutton, the first black representative to the Texas Legislature. After his death, Sutton’s wife Lou Nelle succeeded him, becoming the first female in the state legislature. The Sutton name is legendary on San Antonio’s Eastside. G.J.’s younger brother A.C. Sutton still directs the family funeral home on the corner of Cherry and Hackberry Streets. All fifteen of the Sutton children were born in a house connected to the business. Their father S.J. was principal of both Douglass and Wheatley schools.

**The Business of Necessity**
Local funeral home director, Vera Williams Young, emphasized the longtime importance of black-owned funeral homes. “There are institutions in black communities that have always lasted no matter what else happens. They are the church and funeral homes. In addition, there are black hair salons and barber shops. These areas are still generally segregated today.” Indeed these are businesses that have always been fully black.
controlled and operated. Young said, “It is simple, you always need someone to bury you
and black people know about doing black people hair.” Driving through San Antonio’s
Eastside today, one will undoubtedly see a high concentration of churches, funeral
homes, hair salons and barber shops.

One building that still stands on this once busy corner is the Beacon Light Lodge. Still
owned by the Masons, a men’s fraternal organization, the Lodge once housed the Odd
Fellows, the Star Tom Lodge, the Free and Accepted Masons as well as O.J. Carter’s (of
Carter, Taylor, Williams Mortuary) first undertaking parlor. After leaving Williamson
and Son Mortuary, O. J. Carter went into business with S.J. Sutton. Eventually, Carter’s
wife Annie ran the business as Carter Undertaking Co. The mortuary was then passed on
to an adopted “niece” named Julia Taylor. Taylor and her husband ran the business with
the help of Edward “Eddie” Williams. When Williams died in 1991, his sister Vera
Williams Young and her family took over the still operating Carter, Taylor and Williams
Mortuary. Sutton went on to open his own funeral which now operates as Sutton’s
Paradise Funeral Home. Other prominent African-American owned funeral homes that
are still in business are the Lewis Funeral Home on Hackberry Street and Collins
Mortuary on Chestnut Street. According to an oral history of Abbey Louisa McCammel,
mother of Vera Williams Young, Mr. Collins once embalmed his dog and set him out in
front of the funeral home.

Ellis Alley
A drive through the Eastside will also provide a glimpse of numerous alleys tucked into
city blocks. When African-Americans first moved to the Eastside, most lived in these
narrow enclaves. It was not until the end of the American Civil War in 1865 that Texas
laws changed to allow ex-slaves to own property at all. One of these former slaves was
Isabel Scott. After the Emancipation Proclamation, she declined an offer to stay and
work on the Fredricksburg, Texas farm where she had been a slave. Instead, Scott moved
to San Antonio, eventually met her husband Edward and purchased property at 231 Ellis
Alley. Scott’s great-granddaughter Nettie Brooks Hinton still lives on San Antonio’s
Eastside. Together with local development groups, the San Antonio Department of
Historic Preservation and San Antonio Conservation Society, she has helped steer the
move to salvage this early enclave of black home ownership.

What remains of residential Ellis Alley are three wood frame cottages that are
representative of the housing stock at this time. According to a history of Ellis Alley
written by Debs McCray for the San Antonio Conservation Society, the 1905 city
directory showed that 15 houses were located on Ellis Alley, all occupied by African
Americans, 10 of whom were homeowners. These plots originally belonged to Felipe
Elue and Joseph de la Buame through a Spanish land grant. In 1848, they sold it to
Anthony Dignowity, a Czech doctor and the namesake of Dignowity Hill to the northeast.
Dignowity in turn sold some of the land to Sam Maverick, a prominent landowner of the
day. Maverick eventually divided Ellis Alley into 25-foot lots, many of which were rented and purchased by African-Americans between 1875 and 1886. Like much of the near Eastside, the Ellis Alley area was racially mixed into the early 1900s. Maverick sold the still-standing 217 Ellis Alley to Ed Duran in 1886. He lived there until around 1910 when it was sold to an African-American family. The structure that still stands today was either built or rebuilt in 1910. The oldest remaining structure in the area is 225 Ellis Alley. It was built in 1885 and continually expanded. In 1882, Maverick sold this land to Sam Abrams who lived there with his son until 1902.

The San Antonio Register – Voice of the Eastside
Stories of the thousand small kindness exchanged in the fledgling Ellis Alley community still seem to whisper from between the boards of the small leaning houses. And since the 1930s, these stories have also lived on the pages of the San Antonio Register. As Edwin Glossen, editor of the Register tells the story the paper was born in a two story brick building on N. Center Street which held its predecessor, the Inquirer. When Valmo Bellinger, son of Eastside savior, kingpin, political genius and gambling legend Charles Bellinger, approached the Inquirer publisher G.W. Bouldin about running an ad for a slate of political candidates his father supported, Bouldin refused. “Valmo looked at him and said, you just bought yourself some competition,” said Glossen. “That was 1931.” Bellinger moved into offices next to the Inquirer and began publishing the Register. The Inquirer eventually folded.

Under Valmo Bellinger, the Register didn’t miss a weekly edition for nearly half a century. An interview with Valmo’s wife Josephine tells about the early days of the paper. She met Valmo when he called her boss at a major black benevolent association in Houston and asked if he knew a woman who could be a bookkeeper and accountant. Josephine’s boss recommended her on the spot. Soon after, Josephine found herself typing articles and proofing copy for the paper. Eventually they married and Valmo asked her to do a column of her own. This became “Jo’s Jottings,” a popular social and personal weekly column. Other early columns included Katherine Beverly’s literary “Poetry Corner” and the Butter Krust Family Photo Ads. Butter Krust, a local bread factory paid families some “dough” and some real bread for posing. In addition, the Register had contributors from outlying communities and for a while, other editions were published in Austin and Corpus Christi.

In late 1978, two employees walked out on Valmo and Josephine. Valmo suffered a heart attack shortly afterwards. Josephine ran the paper alone during his recovery and eventually sold it to Edwin Glossen in 1979. These days Glossen, a San Antonio native who played football and studied journalism at the university of Missouri says, “The community exists through this paper. I haven’t worked in 21 years. This is not work. I enjoy every minute.” As a high school football star at all-black Phyllis Wheatley High
School, Glossen and his teammates were bussed every two weeks to play the nearest team in their division in Houston. Glossen said that they got mere mentions in the mainstream Express-News. “I grew up in this paper (the Register.) I have a whole scrapbook full of clippings and they are all from the Register. No one else covered the black sports.”

When asked what keeps the paper community focused, Glossen replied, “People grow up in this paper. Kids sell it. I’ve sold it. I’ve done everything. Heck, I delivered a stack of papers this morning. People meet me and know me. So I write articles of encouragement to kids. With a paper like this, it all comes back to me.”

Commerce Street Commerce
This sense of accountability is one characteristic of the self-reliance that resulted from segregation. In response to denial of services and access, African-Americans in San Antonio created their own. Most importantly, the businesses created in this area were supported by the entire community. The tightly-woven fabric of that community changed radically with integration and the disbursement of people and resources. When asked about the history of the area, Rev. Claude Black responded, “Before you talk about the history of an area like this you must know the context. History is not made by wealth. It is made by creativity, by doing without and by overcoming limits. This is all part of the history of black people. In talking about poverty areas, you must know the history that led to that area.”

The history of today’s East Commerce Street begins in 1905 when the Spanish laid the initial route. A painting by artist Herman Lungkwitz dated 1854 shows East Commerce (then called La Alameda) as an area with sparse development and cottonwood trees for vegetation. Had Lungkwitz painted a century later, he would have depicted a mix of restaurants, doctor’s offices, grocery stores, theaters and nightclubs. In many ways San Antonio has always been a “tourist town.” Whether providing saloons to cowboys or all-night clubs, restaurants and lodging to travelers or WWI troops coming through the Southern Pacific Station, Commerce Street was hopping with visitors and locals alike.

Longtime East San Antonio residents recall the popular Lifesaver Grill in the 1300 block of East Commerce. Demolished in 1995, the Lifesaver was a reliable spot for a reasonable meal, a jukebox and occasional live music. In the same block, Maggot’s Grocery remains open after nearly 120 years. Larry Maggott owns the store that his Polish grandfather Theodore opened as a general store in 1881. His grandparents lived in a house attached to the back of the store which then had a wood façade. Most days, Magott can be found stocking shelves and bustling around much as he did as a youngster. He recalls many of the other family-owned businesses in the area that have disappeared. “The Lifesaver was next door to what’s now my parking lot. They would bring all the really great black athletes down for a meal and when I was a kid we would get to go meet...
them. Mrs. Brown cut hair across the street. There was a paper company and a liquor shop and lots of barber shops.” Although the daily stop of the “Sunset Limited” route stopped in 1970, train travelers still come to Magotts for provisions. After 35 years at the checkout, Rose Stevenson knows most customers by name. She remembers walking by the store when the area was still primarily German and Polish. “I used to go to the Chocolate Bar across the street. But this was all German and we couldn’t come in here. Things started to change in the 40s when more black people came.” Many of these newcomers were military men who started businesses and bought property.

Eighty-three year old Sylvester Mitchell has lived on East Commerce Street for 77 years. He recalls that, “Everybody went to Sam Woo’s,” a Chinese restaurant demolished by the building of I-37. According to playwright and third generation Eastsider Sterling Houston, the popular lunch spot navigated the limits of segregation by having two front doors that opened to two counters angled back towards the same kitchen. “Blacks would use one door and whites the other and they would sit there looking at each other,” said Houston.

Area gambler and political boss Charles Bellinger had a taxi stand on Commerce Street and would often round up local young men and take them to the nearby Cameo Theater. A.C. Sutton of the politically active Sutton family recalls how Sporty Harvey used to box in the Froggy Bottom club on Commerce (also destroyed by I-37.) Sutton does not mince words in condemnation of the highway’s placement. “Black business were doing too well and getting too close to downtown. Some people didn’t like it and the highway stopped it.”

As with S.J. Sutton and P.F. Roberts who ran businesses in addition to being educators, most people needed more than one occupation to make ends meet. Some of this extra income came from speakeasies that brewed “white lightning.” Other Eastside residents worked for companies centered around the railroad tracks such as Alamo Iron Works and Steves Lumberyard. Many worked as porters, waiters, mail clerks and repairmen on the rails. Some found work in construction even pouring Eastside sidewalks. The name of Avis Bland, a black contractor, can still be seen in front of the Fredrich Air Conditioning Factory. Another contractor, A. Hamel’s, had a stone works store located across the street from the factory at 1122-24 East Commerce.

St. Paul’s Square and Sunset Depot
Just east of I-37 is St. Paul’s Square and the Southern Pacific “Sunset” Depot. In the mid-1800’s, San Antonio was the only major city without rail service and mule trains utilizing as many as 330 mules per train of carts regularly traveled city streets. An 1877 San Antonio Express-News article mentions the presence of the Corps of Engineers, camped “on the hill near Mrs. Dignowity’s place,” as they surveyed for the rail line. And on February 19, 1877, the Galveston, Harrisburg, and San Antonio railroad established a depot at the foot of the hill below Fort Sam Houston, then known as Rattlesnake Hill.
The railway was later purchased by the Southern Pacific Company. Immigration of Germans and other eastern Europeans centered on this area. In addition, many African-Americans who worked on the railways settled in housing along the rails.

Then in 1903, the Southern Pacific Railroad built a new station on East Commerce and residential development shifted south and east. The Southern Pacific Depot was built of brick on a concrete foundation and with a red clay roof. It cost $115,000 to build and was designed by John D. Isaacs, the Assistant Engineer of the Maintenance-of-Way for the Southern Pacific Company in San Francisco, California. The waiting room of the station was lit with some 500 incandescent electric lights distributed on arches, panels, and around each of the two stained glass rose windows. Additional lighting was by combination of gas and electric fixtures. During the first few years, the building became known as the “house of 1000 lights.” In the north gable, a stained glass window shows the medallion of the Sunset Route with the year “1902” Roman Numerals. The depot is often called “Sunset Station” for the famous “Sunset Limited” train route across the south from California to Florida.

With the arrival of the new station, the surrounding area became a busy commercial district. Most of the buildings in the area were constructed between 1900 and 1920. The structures housed hotels, saloons, night clubs, retail stores and boarding houses. The area was named St. Paul’s Square after the St. Paul’s Methodist Church on Center Street. The train brought a wide range of visitors who used these services. The first train into the Southern Pacific station carried “distinguished Boer visitors from South Africa.” A relay team from Mexico comprised of Tarahumara Indians arrived at the station March 22, 1927 to compete in a University of Texas track meet. The Indians, known for their endurance running, went to visit the meet site, returned to San Antonio and then ran the 82 miles to Austin to compete. President Calvin Coolidge and his wife arrived at the station on February 16, 1930 and Judy Garland came on January 30, 1937. The depot has also been the site of many movies including of The Alamo with John Wayne, Get Away with Steve McQueen as well as parts of Selena and The Newton Boys.

Several factors led to the deterioration of St. Paul Square during the 50’s and 60’s. These include the passenger transportation shift from trains to automobiles, populace moving with the city’s growth northward, the opening of HemisFair Plaza which turned Commerce into a one-way street diverting traffic from the neighborhood, and the construction of I-37. In the final preparation for the 1968 HemisFair, city leaders decided the traffic pattern would be better served if Commerce Street were a one way street. However, “In the black Mecca of business, they found themselves closing down,” said Lou Miller, Executive Director of the African-American Chamber of Commerce. “They were no longer able to bring people from downtown. There was no traffic flow.” From 1981 to 1987, citizens and Eastside leaders fought the Texas Department of Transportation on plans for Commerce Street and I-37. The citizens wanted a two-way Commerce Street to facilitate traffic into the St. Paul Square area. In 1987, the partial
one-way compromise we have today was passed. One still cannot exit east on Commerce when traveling north on I-37.

Cameo Theater and Entertainment District
One of the focal points of the old St. Paul’s Square area was the Cameo theater, the first white-owned theater to open its doors to African Americans in San Antonio. Since 1919, the walls of the Cameo have heard every sound from the notes of Count Basie, Ma Rainey and Bessie Smith, to the dialogue of Native Son, the sermon’s of Rev. Claude Black, to wailing 1980s heavy metal and to the now current silence before a hoped-for revival.

Writer Sterling Houston, recalls “going to the Cameo at least twice a week” as a boy. Houston laughed as he recalled his baby-sitter. “From when I was six to ten years old. She would take me to the theater. She was the one who talked to me about race for the first time. She was also a madam at a rather notorious bordello on Cherry Street.” Houston said the theater showed, “everything. You had your cartoon, your short subjects, previews and of course Saturday serials. It was 10 cents for a double feature.” Houston also recalls the vaudeville acts that would come. He would see the performers costumes hanging on the clotheslines of neighborhood women who provided a room for the night.

Rev. Claude Black remembers when, as a young minister, he held services in the Cameo. In order to use the theater for Sunday services, Black had to clean up from Saturday 1940s kiddie cowboy movies. In a 1999 article about the potential restoration of the Cameo, Black told the San Antonio Express-News, “there was everything from popcorn boxes to ice cream left in there. It was a job to clean up but they never charged me rent.” The art-deco tiles of the front and deep colors of the theater’s façade were restored in the 1980s. The Zaccaria family’s Cameo Theatre Corporation now owns the theater and an adjacent office building. Future proposals for the site have included everything from a dinner theater to a salsa club.

Old San Antonio City Cemeteries Historic District
One of the most significant “living” records of geographical and social change during 19th century San Antonio is the Old San Antonio City Cemeteries Historic District. Recently named to the National Register of Historic Places, the District encompasses over 100 acres on the city’s near Eastside. Noted cemetery historian Maria Watson Pfeiffer led this effort to attain national designation and provided comprehensive research on the area. Before City Council’s move to designate a new city cemetery in the mid 1800s, San Antonio burials were conducted at the old public and Catholic burial grounds on the city’s near west side (now Milam Park and Santa Rosa Hospital.) These eight acres in the center of the city were inadequate for the rapidly growing city center.
However, there were no City funds to spend on improving or buying land. So on October 2, 1850, City Alderman Onesiums Evans proposed that the City look at land the city already owned near what was known as Powder House Hill. This land was a part of San Antonio’s original town tract granted to the municipality in the 18th century by the King of Spain and was named for the ruins of buildings apparently used as weapon and gunpowder storage by the Spanish.

The decision to use the Powder House land was in line the East Coast Rural Cemetery movement began by Jacob Bigelow in the 1830’s. This effort proposed moving cemeteries from increasingly congested urban centers. Other benefits of the Powder House land included its rocky soil unsuitable for farming, good drainage and ventilation, fine views of countryside for visitors and a sense that the higher land was symbolically closer to heaven. Two years elapsed between the original request to consider the Powder House Hill and the actual survey of the area. Finally, in 1852, officials decided that one-half of the area would be sold at public auction, one-quarter reserved for free burials and one-quarter held for sale at a future time. Also during this time the Council had the old Catholic cemetery leveled and cleaned up. It is not known why the city had control over the Catholic Cemetery. There is also no documentation of the time and place of disposal for the old city and Catholic cemetery burials. The public auction of land meant that mayors and doctors or clerks and drivers, all contributors to San Antonio’s development were buried in the same cemetery.

Additional land was sold to private ethnic, religious and fraternal groups and the complex eventually included 31 individual cemeteries, 24 primarily Anglo-American and seven primarily African-American. During the 19th century, most Latinos were interred at San Fernando Cemetery on San Antonio’s West Side. This ethnic division mirrored that of the living; Anglos and Blacks east and Latinos west of downtown. The last public City Cemetery (#7) was created in November 1904 and was designated as a pauper’s cemetery.

Fraternal Organizations
On November 28, 1853, Alamo Masonic Lodge purchased 16 acres of land from the city for its burial ground immediately west of City Cemetery #1. The Alamo Masonic Lodge, sold the Independent Order of Odd Fellow, San Antonio Lodge #11 six acres of its cemetery land on the same day it was purchased from the city. Other Masonic orders were established in 19th century San Antonio but Anchor Masonic Lodge #424 was the only other lodge to purchase and develop a cemetery in the area. Four lodges and four “sister” lodges of the Order of the Sons of Hermann were active in San Antonio. Harmonia Lodge #1 purchased property east of City Cemetery #5 and south of the Polish Catholic (St. Michael’s) cemetery. Membership in this order increased and the Hermann Sons eventually purchased 4.2 acres at the southern end of the cemetery complex. This property was sold to the Hermann Sons Cemetery Association. The Hermann Sons remains an active fraternal organization in San Antonio and maintains its headquarters.
building at 515 South St. Mary’s Street. Other early lodges include the Knights of Pythias who received a gift from the city of a tract between the St. Joseph Society and Anchor Masonic cemeteries. The African American Pythian lodge was apparently excluded from this gift and petitioned for its own burial ground in 1894.

Indeed, the sale of cemetery plots to private organizations was especially important to African-Americans in San Antonio who depended on such groups for insurance and death benefits. Often denied membership in the United States, African-American groups got their charters from Canadian and British Organizations. Most African-American fraternal organizations that petitioned for cemeteries received lots subdivided out of City Cemetery #3. These include the Grand United Order of Odd Fellows, the United Brothers of Friendship, St. Elmo’s Lodge who all received plots in 1894-5. The Beacon light lodge petitioned the city for burial land in 1890 and did not receive it until 1902 when it purchased five lots out of City Cemetery #3. This group held their meetings in the historic Beacon Light Hall at 220 Chestnut near the Southern Pacific Depot. Previous to the establishment of African-American private cemeteries, there was a “Colored Peoples” burial ground set aside in 1876 west of the military cemetery. However in 1884 the military cemetery was later expanded to encompass that land. It is not known how many “colored” burials took place between 1876 and 1884 and there is no record of how and where graves were disposed.

National Cemetery
The expanded military cemetery corresponded with the expansion of Congress’s intent to include all honorably discharged veterans in addition to those who died in battle in military cemeteries. Soldiers who were originally interred in forts across West Texas and at other Army posts were re-interred at the San Antonio National Cemetery as the remote installations were abandoned. This included more than 300 Buffalo Soldiers. By 1907, the government realized it had to find a new larger area. The Fort Sam Houston National Cemetery, originally called the Post Cemetery, was established adjacent to Fort Sam Houston in 1922.

Religious Cemeteries
The Cemetery District also includes a number of private religious and family cemeteries. When Elenora Lorch, a Philadelphia woman visiting her daughter and son-in-law, Regina and Siegmund Feinberg, found that there was no Jewish cemetery in San Antonio she contributed $100 in 1855 to purchase four acres for a cemetery. The following year the San Antonio Hebrew Benevolent Society was founded and the Feinbergs transferred a portion of the cemetery to the Hebrew Benevolent Society in 1873 to create the first private religious cemetery. While most Catholics in the 19th century were buried in San Fernando Cemetery on the west side, German Catholic members of St. Mary’s church were buried in the upper half of City Cemetery #1. Other churches to have private cemeteries include St. Michael’s Church (1887) which was part a thriving Polish neighborhood. Now largely Hispanic, the church remains active and continues to care for
this lone remaining evidence of San Antonio’s large Polish community. St. Joseph’s Roman Catholic Benevolent Association was formed to care for several German Catholic congregations and received plots in 1889. During this time, San Antonio’s first African-American Catholic congregation was formed and St. Peter Claver Church was given land in City Cemetery #3. The cemetery is now cared for by the members of Holy Redeemer Catholic Church. Lutherans were the only Protestant denomination to bury members in its own cemetery in San Antonio. St. John’s Lutheran Church received land in 1866 and received a plot east of the German Catholic cemetery. As the church expanded, it took additional plots south of Commerce St. Emmanuel Lutheran Church also petitioned for plots in 1892. The two churches merged in 1922 and the cemeteries consolidated in 1926.

Family Cemeteries
The majority of early San Antonio families of note were buried in group cemeteries. Two exceptions are the Dignowity and Dullnig plots. Anthony Michael Dignowity, a Czech physician who came to San Antonio in 1846 purchased a large amount of property during land sales of the 1850s. He built a home on a hill several blocks north of the cemeteries in 1854. The site is now a City park that bears the family name as does the local historic district where many of the cemeteries are housed. In 1855, Dignowity sold land to Seigmund Feinberg to establish the Hebrew Benevolent Society’s burial ground, today Temple Beth-El cemetery. About 1872, Dignowity’s wife Amanda established the family’s cemetery on a two acre tract west of the Society’s land. Family members were buried at the southeast corner of the cemetery while the remainder of the land was sold to non-family members. After her husband’s death in 1876, Amanda Dignowity advertised land in the *San Antonio Express-News* as “laid off as a private cemetery with reasonable lots.” In 1947, the area was declared abandoned and ownership was assumed by the City of San Antonio. Members of the Dullnig Family are buried at the northern edge of City Cemetery #5. There is no official title to this land. The Dullnigs, like other families, purchased lots from the city, built a private walled enclosure and buried family members there. George Dullnig was born in Austria in 1846 and came to the United States as a child. With little education, he established a small shoe store that grew into the city’s largest early department store. The family home still stands at 124 Nolan.

Design and Landscape
Former San Antonio Mayor, Sidney Lanier, wrote the following words about the Cemetery District: “…the visitor may stroll off to the eastward, climb the hill, wander about among the graves of heroes in the large cemetery on the crest of the ridge, and please himself with the noble reaches of the country east and west and with the perfect view of the city.”

Indeed, a walk through the Old San Antonio City Cemeteries District still provides some of the city’s finest vistas. Although San Antonio’s cemeteries do not have many of the Romantić design elements common in cemeteries of the same era, many 19th and 20th
Appendix A

century fences, columns, grave markers and mausoleums remain. Noted monument maker, Otto Zirkel had his marble and granite company on the near Eastside adjacent to the Southern Pacific tracks. Other stone cutters, florist and gardeners lived and work near the growing cemetery complex. Both the range of population and artifice make the Historic District a striking monument to the history of what was then Texas’s largest city.

The Martin Luther King Jr. March and Freedom Bridge
It is best not to refer to San Antonio’s annual Martin Luther King Celebration Jr. as a “parade.” Assistant City Manager Travis Bishop will quickly correct the error. “The first thing everyone needs to understand is that it’s a march.” What may seem to be a technicality is fundamental to the spirit that guides San Antonio’s nearly month-long series of events to honor the slain civil rights leader. King’s birthday on April 15 was first made a federal holiday in 1986. That year, former San Antonio mayor, Henry Cisneros, attended an Atlanta observation of the holiday. Cisneros returned to San Antonio questioning why the city had no event of its own. So in the fall of 1986, he gathered a diverse group of some 100 community leaders to plan a celebration that would include all aspects of human freedom for which King fought. Some fifteen years later, San Antonio’s Martin Luther King Jr. Celebration includes a city-wide series of events culminating with a march that attracts nearly 40,000 people. According to Aronneta Pierce, chair of that first Martin Luther King Jr. Commission, the success of San Antonio’s MLK march is no accident, “ From the beginning we said, ‘let the process of our coming together as planners exemplify the spirit of King.’ From the beginning, we were not just planning an event, we were building a community.” Indeed, the community created by the MLK Commission continues to pay homage to the past while building future coalitions. The march is always led by a garbage truck in memory of the garbage collector’s strike King was supporting in Memphis when he was assassinated. According to Bishop, the march continues to highlight current social justice issues such as voting rights and welfare reform. The Commission also takes the celebration of King’s life seriously. For nearly a month leading up to the march, city schools, universities, churches and art centers stage commemorative events including a yearly ecumenical church service. And, on the 3rd Monday in January, as a swelling crowd that includes everyone from NAACP groups to Girl Scouts marches nearly three and a half miles over the New Braunfels Street Martin Luther King Jr. Freedom Bridge to MLK Plaza in the heart of San Antonio’s Eastside, the inclusive community of King’s vision marches on.

Dignowity Hill
The peeling grandeur of Dignowity Hill sits regally atop a sloping hill east of Hackberry Street. Found on the National Historic Registry of Neighborhoods, it is named for Anthony Michael Dignowity, a Czech-American writer, public official and medical doctor who was born in Kuttenberg, Bohemia in 1810. Dignowity immigrated to the US in 1831. He came to San Antonio from Natchez, Mississippi with a group of volunteers for the Mexican War. According to a story in Physicians of the Republic of Texas, he was taking his first meal in San Antonio when he was summoned to take care of some
men hurt in a street fight. He decided to remain in San Antonio and put his skills to use. A noted abolitionist, Dignowity was forced to leave the South in 1861 because he was against secession. His wife remained in San Antonio while he worked in Washington DC during the Civil War. He returned to Texas in 1869 and died in 1875. His widow, Amanda J. Dignowity, also studied medicine although women were not allowed to practice at the time. She ended her studies to accompany her husband to Texas. Despite her husband’s difficulty and loss of property during the war, Mrs. Dignowity, a native of Virginia, is quoted in Indian Wars and Pioneers of Texas as saying, “I am every inch a Texan...I have no higher wish than to here pass in the quiet of my home, surrounded by my children and grandchildren, the remainder of the years allotted to me on earth.”

Dr. Dignowity built this home, often called Harmony House, on a hillside with a fine view of downtown San Antonio. The land remains as present day Dignowity Park. He sold plots of the surrounding land with its fine breezes to his various well-heeled friends. Noted San Antonio families such as the Friedrichs, Elmendorfs, Lockwoods and Otts built homes in this area. According to the San Antonio Historic Society, the area was first settled as estates with one house per block in the 1850’s. The homes were typically two story, constructed of limestone and brick, and reflected the best designs of their time.

**Emil Elmendorf House**

One example of the distinctive design of the Dignowity Hill area is the Emil Elmendorf house on Burleson Street. Designed by prominent architect Alfred Giles, it is one of the few remaining Victorian raised-cottages and is gracefully integrated into the sloping hill of the site. It has a raised main floor and is constructed of random-coursed ashlar limestone with porches across the front and the rear. While there is decorative woodwork concentrated in the front of the house, it is secondary to the spacious and comfortable structural style Giles desired. Giles designs are also seen in the historic King William Neighborhood and in many Southern Texas courthouses. According to A Guide to San Antonio Architecture, Giles was the seventh son of a wealthy Englishman who came to San Antonio in 1873 to find a warmer climate for his rheumatic heart. He worked for master builder John H. Kampmann who taught him the characteristics of local building. According to an 1883 *San Antonio Express-News* article, Alfred Giles took bids for the two story, rock, Elmedorf house that were between $7,400 and $10,000. The house was built in 1884.

Emilendorf himself was born in New Braunfels, Texas in 1850 and was a respected local businessman who ran a series of hardware stores begun by his father known as Elmendorf and Company. The successful company built a new three-story building on Military Plaza in 1890, carried stock valued at $100,000 and traded throughout Texas and Mexico. Emil and his brother Henry operated the business after the death of their father, Charles, for whom nearby Elmendorf, Texas is named.
Appendix A

Hays Street Bridge

Looking down Hays Street from Dignowity Hill one can glimpse the trusses of the iron Hays Street Bridge. In 1982, the city put up steel gates at both ends to prevent cars from falling through the rotted wood deck. The bridge originally carried narrow gauge trains across the wild swamps of the Atchafalaya River in Louisiana. The parts of the Whipplestyle bridge were moved to San Antonio between 1908 and 1910. The bridge is actually two different iron truss bridges linked together, a “whipple” and a “phoenix” style. Only five other Whipple-style bridges exist in Texas. The phoenix style is more common. There is ornate 19th Century scroll work in the upper corners of the trusses. The City of San Antonio named the bridge a historically significant landmark in 1982. Some hope to open it again to pedestrian and bike traffic providing an additional link between Eastside neighborhoods and downtown San Antonio.

Denver Heights

When the railroad station moved from Government Hill down to East Commerce Street, both residential and industrial development shifted. African-Americans began to move farther east. In addition to incoming African-American households, the blocks that surround the rail station were home to German, Jewish, Irish, Polish, Indian Mexican and Chinese families. The area, known as South Heights, extended out east past New Braunfels Street and North to Nolan Street. In 1916, it was renamed Denver Heights. After the Depression, many Anglos began to move out and establish San Antonio’s first northern suburbs. Many sold their homes to African-American families. While many of the houses were already deteriorating, the proximity to the railway and streetcar lines leading to jobs made them attractive purchases.

Much of Denver Heights was destroyed in the building of the Alamodome. Carlos Richardson, president of the Denver Heights Neighborhood Organization and Director of New Community Builders, is working to salvage what historic homes are left. One is the old Bellinger Clinic on Hackberry Street, which was owned and run by the daughter of Charles Bellinger, Dr. Ruth Bellinger. Another important structure in the neighborhood, the old Leonard Pharmacy, sits on the corner of Iowa and Pine Streets. Owned by W.H Leonard and his wife Belle, the Pharmacy was connected to a movie theater and the old Keyhole Club, a gathering place for political rallies, parties and dancing. Whether for a soda in the pharmacy or something stronger at the Keyhole, nearly every older Eastsider has a story about the shell of the elaborately tiled building at Iowa and Pine. Diagonally across the street from Leonard’s is Han Lee Grocery. In the mid 1900s Wong Shee and Shung Lew bought the store from previous owners and moved into the attached house. The owners of Han Lee are descended from the Chinese families that General Pershing brought to San Antonio from Mexico during his 1916 Punitive Expedition. Most worked at Fort Sam Houston for a number of years before receiving legal immigrant status and moving into the community. The shells of numerous Chinese grocery stores dot the eastside as landmarks to this unique immigration story.
Denver Heights is also home to the Frederick Douglass School. In 1914, the San Antonio Independent School District built this school to serve as the new location for the former Rincon School (located on what is now Convent Street in downtown San Antonio.) This school was established in 1869 to serve African-American students of all ages. It was first called the Rincon Street School, then Riverside School in 1884 and finally renamed for the African-American abolitionist and statesman in 1902. The first principal of Douglass High School at this new campus was S.J. Sutton who began serving the old school in 1891. He remained at Douglass until 1933. In 1924 Douglass incorporated a junior high school into its facility as part of the creation of junior high schools in the city becoming the first junior high in Texas for African-Americans. In 1933, Phyllis Wheatley high School was built for African-Americans and Douglass became solely a junior high. Then in 1969 as a part of school desegregation, Douglass became a nonsegregated elementary school which it remains today.

In 1920, Dr. Charles Austin Whittier brought his young bride Pearl Augusta to their new home in San Antonio. The building still stands on the southeast corner of Crockett and Hackberry Streets. Dr. Whittier went on to establish the Whittier Clinic in a building attached to the house. His widow, now 102, recalls that the clinic had two overnight rooms where Whittier performed minor surgery and kept patients overnight. According to Shirley Boteler Mock’s, San Antonio, Texas, 1900-1940: A Period of Mutual Aid, there was a ratio of 4,970 black Texans for every black physician in 1932. To address this deficiency, Whittier began training black interns in his clinic. Always politically active, Whittier later became the first black doctor to integrate downtown Santa Rosa Hospital. As State Director of the NAACP Legal Defense Fund, Whittier helped bring a suit that brought an end to the exclusion of Negroes from voting in the Texas Democratic Primaries. His widow remembers that the contentious Whittier consistently resisted the limits of segregation. She said, “I would want to go to the plays that came downtown. I mean I really wanted to go but he would say, ‘I’m not spending my money to go in someone’s back door.’ And he wouldn’t. And I never did get to go,” she mused.

Charles Bellinger 1875-1937
The past promise and prosperity experienced by the Eastside owes much to Charles Bellinger. Born in Lockhart, Texas on April 15, 1875, Bellinger was a youngster when he was first hired by a white gambler to run his game. Savvy young “Charlie” not only made the man rich, he earned enough to move his own young family to San Antonio in 1905. Indeed, one story says Bellinger was on his way to Reno, Nevada when he stopped for a poker game in San Antonio and won $10,000. He immediately declared San Antonio was “his Reno” and called the city home. This gambler’s luck continued during his prosperous life as a true political boss whose power spanned beyond the edges of the Eastside.

Eventually Bellinger won enough to open several saloons, a real estate firm, a finance company, the first black theater, cafes and other businesses that provided countless jobs
for African-Americans. However, Bellinger made his real money in the “numbers.” Under the turned-away eye of local police, Bellinger’s lotto consisted of the numbers 1 through 80. A correct pick of nine or ten won the jackpot. Five to seven correct won a player smaller amounts of money. Everyone from black maids and porters to rich white ladies played the “numbers.” The money Bellinger made on this lottery and his other enterprises transferred to immense political power. By organizing black voters into a powerful and desirable voting block for political candidates, Bellinger brokered favors and services for the Eastside. His support for then-mayor, John Tobin, is said to have resulted in paving, lights, plumbing, a meeting hall and a branch library for the Eastside. Indeed, the power Bellinger enjoyed was a rarity for an African-American. San Antonio was one of the few cities in Texas that allowed African-Americans to vote in Democratic Primaries. He controlled city elections for nearly fifteen years due to his control of the votes of nearly 1/4 of the voters.

One oft-told story holds that a young nervous would-be politician showed up at Bellinger’s office seeking his approval. After waiting nervously outside Bellinger’s door to be admitted, the young man was finally seen. Bellinger gave the politician his support and the young man went on to a long successful career in politics. His name was Lyndon B. Johnson. One politician who publicly decried Bellinger’s influence was the legendary Maury Maverick. Maverick at one time tried to repeal the fought-for presence of African-Americans in the election primaries simply because he resented that Bellinger’s power prevented Maverick from gaining a permanent political foothold in the city.

Sterling Houston recalled how his father became one of Bellinger’s proteges and eventually opened his own clubs and businesses. “When you think about it,” said Houston, “There were not many options.” Such employment paved the way for the children of Bellinger and his associates to educate their children, many of whom went on to great success in more legitimate fields. It was a risky business. A 1936, “failure to pay income taxes,” that was revealed by a disgruntled politician got Bellinger an 18-month sentence in Leavenworth prison and a $30,000 fine. However, rumor has it that connections to FDR secured his parole shortly thereafter.

Inman’s Barber Shop
Some have said that the civil rights movement in San Antonio was born in Mr. Inman’s barber chair. Indeed, faded blue and red barber stripes on the front of the building’s shell at 827 Hackberry still recall an era when the plans and politics swirled around the heads of Eastside leaders and local boys alike. According to San Antonio Express-News columnist Cary Clack, who grew up on the Eastside, “Going to Inman’s meant many things: going to get a haircut, going to get religion, going to talk politics, going to organize or going for fellowship.” And while the legendary shop stands empty, the legacy of John Inman thrives.
Born in 1896 to a farmer and his wife in a settlement of some 12 to 15 African-American families southeast of San Antonio, Inman cut hair while getting his degree at Guadalupe Seminary College in Seguin. He went on to use that degree to teach from behind the chair rather than inside the pulpit. During WWII Inman was kicked off of Kelly Air Force Base where he was living and had his first barbershop. Later, Inman opened his shop on Hackberry during the 1920’s and it was soon the spot where you could find information on issues affecting the African-American community. As A.C. Sutton once said, “Anything that looked like a movement, he would be a part of.” At the Hackberry St. Shop nearly all his income came from within the African-American community and he was free from sanctions from the white community for his activism.

The role of the black barber is not that different from that of the African “griot” or storyteller who held onto the stories of a village. He spread the news of the community and initiated young boys into the talk of politics, sports and women. Indeed, within the walls of Inman’s, black men and boys found a safe space to talk, to plan and to protest.

In 1928, Inman was elected president of the local NAACP. Over the years, he organized Eastside residents to sign up for the poll tax and to petition City Hall for more fire hydrants on the Eastside. When pecan workers organized for better wages and working conditions during the Depression, Inman encouraged them to use his shop as a meeting place. He also actively pushed African-Americans to patronize businesses that did not racially discriminate. In interviews before his death at 100, John Inman recalled the rocky years of 60’s when he participated in restaurant sit-ins in San Antonio. He once said, “The harder they fought me the harder I fought back. I was never afraid of risking my life for the cause of justice and freedom.”

Carver Cultural Center
Another story of risk and commitment on the Eastside is that of Ms. Norva Hill. During the 1960s, the building now known as the Carver Community Cultural Center had fallen into disuse. As the story goes, bulldozers arrived and Hill and other employees of a social service agency called United Citizens Project Planning and Operating Committee stood in protest before the machines. The women demanded that the city save the building that housed the literary and cultural soul of the Eastside. The bulldozers stopped.

The story of the Carver is nearly a century old. From 1905 to 1929 a Colored Library Association organized by Eastside civic leaders provided library services for the African American community with help from the Carnegie Library board. The library was originally housed in a wood frame structure. In 1919, the association received the support of the War Services Board to finance construction of a larger assembly building. In the early 1920’s the City of San Antonio retired the outstanding notes on the property and became the owner. Then in 1929 the old buildings were demolished and a new structure was funded by a $75,000 appropriation of a city bond issue. Some claim that
city officials simply did not want African Americans to use the new downtown Municipal Auditorium. Benevolent in intention or not, the new building was renamed the Carver Library Auditorium.

Nearly every elderly Eastsider has a story about the Library Auditorium. Henrietta Stevenson remembers her kindergarten graduation and watching with awe as an older cousin went off to a dance. Joyce Sowells met her husband on the stage at one of the Center’s many fashion shows. “It is a real love story, the Carver and me.”

In addition to community events of all kinds, the Carver was a stop on the “chitlin circuit,” a semi-official name for the tour of clubs, churches and community centers that African-American entertainers would play during segregation. According to Bernice Williams, who included the Carver in a project on lost jazz shrines, performers such as Etta James, Redd Foxx, Gatemouth Brown, Duke Ellington, Charlie “Bird” Parker, Count Basie and many others regularly played the Carver. Many of these performers played whites-only shows at the Majestic Theater or other venues and then came and jammed after-hours in black clubs.

After desegregation, changes in housing patterns and poor maintenance of the building led to its closure and resulted in the demolition order which Hill’s protest halted. Eventually the efforts she spearheaded convinced the city to renovate the building. The remodeled structure opened in 1976. The Carver Development Board, a city-appointed independent 501(c) 3 governing body hired Jo Long as Director. She served the center until 1999. With Long’s arrival, the focus of the center became multi-cultural visual and performing arts with an emphasis on African-American culture. Long’s skill in developing diverse programming garnered national praises for the center.

In September of 1997, the Carver Development board announced plans for the Carver Complex. The $12 million plan is anchored by a $5 million dollar commitment from San Antonio Spurs center David Robinson and his wife Valerie through the David M. Robinson Foundation. Plans for the complex include the Carver Academy, a privately financed and governed school for 220 children from kindergarten through eighth grade; the Little Carver Civic Center housed in the historic Porter Memorial Church, new facilities for the Carver School of Visual and Performing Arts, a renovated Carver Center and rehabilitated housing in the area. Indeed, the “spur” of Robinson’s gift has sparked interest in the housing stock and other abandoned properties including a plan to renovate the 472,000 square foot Friedrich Air Conditioning factory building.

Carver Public Information Officer Ross Horner said “I think the truest legacy of the Carver is seen when an elderly man stops at the historic plaque on the outside of the building and tells his grandson, “I checked out my first book here.” With the Carver’s big plans for multifaceted development, that child may one day tell his own grandson,
“This is where I decided to be a dancer or a painter or a writer. This is where I learned about my community and the world.”

Colored YWCA/Delta House/Myra Davis Hemmings Resource Center (MDHRC)
South of Dignowity Park at 328 N. Pine Street is a renovated gray Victorian house with a wide wraparound porch. Inside the glass-paned front door, the row of portraits that hang on a wall of the Myra Davis Hemmings Resource Center (MHDRC) seem to watch over what goes on inside the house. Indeed, the faces in the photos, past Presidents of San Antonio’s Delta Alumni Chapter of Delta Sigma Theta, Inc., could tell stories about all that has passed by these sturdy walls. The most important story would explain how this building has housed a century of service and commitment to African-Americans in San Antonio.

One of the faces on the wall is Joyce Sowells. In addition to being a past Delta President, Sowells was the teen program director of the YWCA from 1946-49. The MHDRC is located in what was the YWCA’s building. In response to San Antonio’s African-American community’s desire for a YWCA, a branch was opened on the Eastside in 1918. For over 60 years, the center served as an important meeting place for African-Americans from all parts of the city. “We planned all kinds of activities,” said Sowells. “We would have ‘Friday Hops’ and charm classes. Young people would come by all the time just to see what we were having.”

But like many Eastside institutions, the “Y” discontinued programming by 1970. And like many houses in the area, the building deteriorated and was vandalized. The house remained vacant until 1980 when the Deltas asked the city for permission to purchase the building, which sat on four city-owned lots. The sorority got a loan to purchase the house. They acquired the property on July 27, 1981 and eventually secured $300,000 in community Development Grants for the restoration project. Today, the building includes a living room, dining room kitchen, office, four meeting rooms, two complete baths, a library, elevator, handicapped access, central heat and air and a large auditorium on the second floor. The building was formally dedicated on September 7, 1986 and the women burned the mortgage September 19, 1993.

The MDHRC is named after longtime San Antonio resident Myra Davis Hemmings. Hemmings taught English and drama at Douglass and Phyllis Wheatley Schools. Together with her husband John W. Hemmings, she founded the San Antonio Negro Little Theater Company in 1931. According to a December 18, 1931 article in The Register (San Antonio), the Company performed “Bought and Paid For” in the Carver Library Auditorium that year. The entire proceeds of the play were given to charity.
Appendix A

**Ella Austin Community Center**

Farther north on Pine Street is yet another organization with a century long commitment to the Eastside. On any given day, over 150 children will receive comfort and care, hundreds of meals will be served to senior citizens, and established San Antonio artists will meet with young “Artists in the Making.” If visitors are lucky, they might catch folk artist Rev. Seymour Perkins leading the morning Senior Nutrition Program’s Gospel Choir. In the corner of the room where the Senior Nutrition Program gathers and sings is a lone picture of a woman. She has upswept hair, fine features and dark determined eyes. Her name is Ella Austin and this work happens in her name.

Housed in the former Ralph Waldo Emerson Junior High School, the Ella Austin Community Center operates in tribute to a woman whose name is more known than her history. What is known is that, in 1897, the married but childless Sunday school teacher became appalled by a lack of social services on the Eastside and started taking homeless children into her own home. Austin’s original orphanage at 1920 Burnet St. now houses the Ella Austin Health Center. This clinic provides medical and dental care for more than 7,000 children and adults yearly on a sliding scale, pay-as-you-can basis.

In the early 1900s, Austin, with the help of the Women’s Progressive Club, purchased that property on Burnet Street and built a two-story building that served as an orphanage for decades. A 1915 notebook of Progressive Club’s minutes found in the papers of Mrs. Annie Carter lists the names of the committees working for the orphanage. Carter was on the Transport Committee that used the horse and buggy from her Carter Undertaking Company. 102-year-old Augusta Whittier remembers that she was on the Food Committee. Whittier, who joined the club in 1920 does not remember meeting Austin. “I think she was gone before my time,” she said. The Progressive Women’s Club still leases the Burnet Street building to the Health Center for $1/year. Over the years the building was rebuilt after a fire; it also served as a day care facility for senior citizens. In 1968 the board decided to close the orphanage in favor of the multi-service center. In 1980, the health service center, which maintained its Burnet Street location, was officially separated from the community center.

*The San Antonio Light* once reported that Austin lived from 1856-1902 and that her husband was a barber. A barber named Edward Austin is registered as a ‘colored’ man in the 1900 city census which says he was married to an A.S. Austin born in 1856 in Ohio. The couple had one child who was not living at the time of the census. Their address was listed as 926 W. Houston. Whether the census taker misunderstood or misspelled Ella or if the details of her personal life remain a mystery, her commitment to social service on the Eastside endures.
Artemisia Bowden and St. Philip’s College
A 1902 early letter to Artemisia Bowden from James Steptoe Johnson, bishop of the West Texas Dioscese of the Episcopal Church reads:

I include $32 to defray expenses in San Antonio. I have old fashioned thoughts about you traveling on Sunday, and do not think it should be done unless necessary… In order for your identification you will please have a bow of red ribbon about 1/2 inch on your left shoulder.

The woman who stepped off of a train with a ribbon on her shoulder stepped into a legendary place in the story of education of African-Americans San Antonio. Bowden served for 52 years as dean of the college. But the St. Philips story begins before her time.

In 1885 a small group of educated blacks approached Johnson with request to form St. Philips College. St. Philip’s Church was part of the Protestant Episcopal Church. Johnson then began what was called St. Philip’s Normal and Industrial School. This first school offered weekend sewing classes for six black girls held by a Miss Cowan in an old adobe house at what is now 502 La Villita, the original location where the Canary Islanders settled.

In 1902, Johnson hired Bowden as administrator and teacher. Under her supervision the school grew from an industrial school for girls into a high school and later a junior college. During this period the institution was known as Bowden’s School. In 1917 Bowden moved the school from La Villita to the Eastside of San Antonio. In 1925 the school built the Johnson Memorial Building. Joske of the Joske Department store donated $6,000 to the $41,844 of the building.

St. Philip’s remained a private Episcopal school until the Depression when the church and Diocese of West Texas could not handle financial responsibility. Bowden took on the responsibility of keeping the school financially soluble. Her first act was campaigning to have the San Antonio Independent School District take over the institution because it supported all white schools. Finally, in 1942 after numerous refusals, the board reluctantly agreed to incorporate St. Philip’s. It became a municipal junior college affiliated with San Antonio College under the auspices of the San Antonio Independent School District. The name St. Philip’s Junior College was retained.

Elderly African-Americans, like Georgia, in the neighborhoods still remember the early days when “Miss Bowden came knocking on doors to get mamas to take their kids to school.” Georgia went to school at St. Philips. She and her brother Sylvester both graduated from St. Philip’s College. Sylvester remembers years later when you wouldn’t see Bowden for months “because she would be out
raising money on the East Coast.” By all accounts, Bowden was a ceaseless advocate and a tireless fundraiser.

The transition to a public junior college increased the diversity of St. Philip’s population. A district board of trustees eventually replaced the SAISD and was called the San Antonio Union Junior College District (now Alamo Community College District). Under this administration in, 1955, St. Philip’s college began admitting white students and black students were admitted to San Antonio College. The current student body is 47% Latino, 30% Anglo, 21% Black, 3% Other.

Artemisia Bowden began a tradition of commitment to educating a diverse population and providing focused career-based training. Her motto…”Learn to do something, and do that something well,” still holds as true today as the 1902 afternoon she stepped off of that train.

St. Peter Claver/ Healy Murphy Learning Center
This will be my work someday; it is the great need of this time. The Holy Spirit has helped me to make this decision. –Mother Margaret Mary Healy Murphy

No one who overheard these words, uttered to a friend by an Irish woman one Sunday morning in 1887, knew that they would continue to impact education in San Antonio in the 21st Century. But the details of Mother Margaret Mary Healy Murphy’s early life of compassion and service might well have predicted her future. No doubt the legacy of St. Peter Claver School and the ongoing work of Healy Murphy Learning Center prove her commitment to filling great needs of the time.

When Margaret Mary Healy Murphy moved into a house at 215 Blum in San Antonio (near today’s Rivercenter Mall) she was both a widow and an orphan. She was born Margaret Mary Healy to Richard and Jane Healy in Cahirciveen, County Kerry, Ireland on May 4, 1833. Her mother died when she was only five. She immigrated to the United States with her father, a physician, in 1845. They settled in West Virginia where education was considered the responsibility of the family. Together with other German and Irish immigrants, the Healy family began a Sunday School for adults and children. They also taught reading and writing to many of the African-American plantation workers in the area. Exposure to the plight of these workers sensitized the young Healy Murphy to the importance of education. Eventually her family moved to New Orleans. Shortly thereafter she lost her father. The family then moved to Matamoros, Mexico to settle in an enclave of Irish immigrants. Tragedy continued when both of Margaret’s brothers and an uncle left Mexico for the California Gold Rush and never returned. Margaret remained with her aunts and soon met an Irish entrepreneur named John Bernard Murphy. They were married in the Matamoros Cathedral on May 4, 1849, her sixteenth birthday.
The Murphys built a ranch in San Patricio County and the lessons Healy Murphy learned from her physician father helped her care for the ill throughout the rugged region. One morning, she encountered an abandoned Mexican girl named Delphine. She was never able to locate the girl’s family and soon the girl became her close companion. Many years later, Delphine was the woman who heard Healy Murphy’s comment after church about helping educate African-Americans in San Antonio.

The Murphys relocated to Corpus Christi and Bernard Murphy became a successful lawyer and eventual mayor of the town. Healy Murphy again found herself in constant service tending to victims of a yellow fever epidemic in the town and a devastating 1875 hurricane. Again, she endured personal loss when her husband became ill and died in 1884.

That tragic turn sent Margaret first to Temple, Texas to make an unsuccessful attempt at starting a school for black children. She eventually came to San Antonio. It was 1887 and the 13th Amendment had theoretically made slaves citizens. However, Jim Crow laws and immeasurable social discrimination had left the black illiteracy rate at more than 80%.

Furthermore, the legal requirement of educating the races separately obstructed the construction of sufficient public schools for the African-American population. Using money from her husband’s estate, Healy Murphy bought property at the corner of Live Oak and Nolan for $2,800. She opened St. Peter Claver School at this site on September 17, 1888 and dedicated an adjoining church on September 18, 1888. It was the first private school in Texas dedicated to serving African-American children. The school was named for the newly canonized Jesuit Saint who had devoted his life to helping slaves. By January, St. Peter Claver School had 60 children but Healy Murphy’s hardships continued, this time they were financial. There was much discrimination against the school and little funding. According to Sr. Mary Boniface O’Neill, former principal of St. Peter Claver, “a banker said to Mother Mary, ‘Yes, if you change your mission (to educate black children) you can have all the money you want.’” Eventually, Healy Murphy began a religious order, the Sisters of the Holy Ghost to stabilize staffing at the school. Beginning in 1896, she made numerous recruitment trips to Ireland to bring young nuns back to serve with the Order.

Sister Boniface was one of those nuns. She taught at the school for 36 years before becoming director in 1970. Academics at St. Peter Claver were excellent. The school persisted through both World Wars and the Great Depression. By the 1940s Catholic schools in San Antonio had begun to integrate. Public schools followed in the late 1950s and by the 60s there was less need for the institution. Led by Sister Boniface, the school refocused its vision and changed its name to the Healy Murphy Learning Center (HMLC). Now an alternative high school and Day Care Center, HMLC serves dropouts, pregnant girls and other students who do not succeed in conventional school
environments. No longer a religious school, HMLC is chartered by the state of Texas and includes vocational and traditional academic training. While different in nature, the mission of HMLC echoes the original hopes of Mother Margaret Mary Healy Murphy: to find a great need and fill it.

Holy Redeemer Catholic Church
Bishop John Anthony Forest was the 3rd Catholic Bishop of San Antonio and was witness to remarkable growth in the diocese in the early 1900s. His most lasting achievement was overseeing the increase in charitable institutions. He established the Home for the Colored Poor in San Antonio in 1901. This home became the core of Holy Redeemer Parish. In February of 1901 Rev. A. J. Dumolin, pastor of St. Peter Claver’s Church for Catholic African-Americans, sought to obtain four lots held by the diocese at what was then called East-End between Vargas and Gevers Streets. Dumolin petitioned Forest for the property, received it and began construction later that year. The first buildings were completed in April and mass was celebrated that Thanksgiving. East-End African-American Catholics continued to be served by leaders of St. Peter Claver until 1910 when Father Welbers set up Holy Redeemer Parish as a separate and independent unit. A Josephite Priest, Welbers, was pastor of Holy Redeemer for 37 years. During his tenure the church, school and rectory were built. The church continued to grow. Holy Redeemer Credit Union was founded in 1950. A new convent was started in 1960. The Parish school closed in 1968 when the Josephite sisters withdrew from the parish.

Conclusion
Indeed, the streets of San Antonio’s Eastside are lined with legends. Some are living, some are only stories and some are coming back to life. When Rev. Claude Black speaks at Mt. Zion Baptist Church, one can imagine the early thatched lean-tos in the Baptist settlement swelling with praise and promise. It is a promise of community still seen in the craftsmanship of the early German and Eastern European settlers who built the wooden houses that line the shady streets. It is the promise of struggle felt in the tens of thousands of feet that march in memory of Martin Luther King every January. It is the promise of rebirth with each new nail that strengthens the renovated Ellis Alley Settlements and with each child that learns to dance, sing and imagine at the Carver Community Center. It is a promise of progress yet to come, a promise of a vibrant past not to be forgotten.


Appendix A


Appendix A


Appendix A


Sutton, AC. Personal interview. August 1, 2000.


Winegarten, Ruth. Black Texas Women: 150 Years of Trial and Triumph. Austin, University of Texas Press, 2000

Young, Vera Williams. Personal interview. August 9, 2000.

Further resources and community groups:

The Institute of Texan Cultures, photo archives

Neighborhoods Acting Together

Councilman Mario Salas and the Fair Share Agreement Committee

Alamo City Chamber of Commerce

African-American Chamber of Commerce

Community of Churches for Social Action

Express-news Archives at http://mysanantonio.com
Appendix A

The Handbook of Texas online. www.tsha.utexas.edu/handbook/online/

The University of Texas, San Antonio. Microfilm collection of the Register

The San Antonio Public Library, Main Library, Texana collection. Microfilm collection of the San Antonio Light

The San Antonio Public Library, Main Library, Texana collection.
St. Philip’s College Archives

The Private Collection of Vera Williams Young

Special thanks to the input of community historians and their generous work to ensure that this history is not lost.

Mark Barnes, archivist at St. Philip’s College
Rev. Claude Black, pastor, Mt. Zion Baptist Church and former city councilperson
Travis Bishop, Assistant City Manager
Edwin Glossen, editor of The Register
Nettie Hinton, eastside activist
Ross Horne, lifelong eastside resident
Sterling Houston, playwright
Larry Maggott, owner of Maggott’s grocery
Sylvester Mitchell, eastside resident
Aaronetta Pierce, Martin Luther King Commission
Carlos Richardson, President, Denver Heights Neighborhood Association
Henrietta Stevenson, eastside resident
A.C. Sutton, Director, Sutton’s Paradise Funeral Home
Augusta Whittier, Widow of CA Whittier and lifelong eastside resident
Bernice Williams, artist and community activist
Mariah Pfieffer, community historian
Vera Williams Young, Director, Carter, Taylor, Williams Mortuary

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Appendix A

About the writer:

_Jenny Browne_ has a bachelor’s degree in African American studies from University of Wisconsin, Madison. She has worked and studied in Africa, Central America, Eastern Europe, and Asia as a travel correspondent. In San Antonio, she works as a journalist and as a poet in residence for the Texas Commission on the Arts, Arts San Antonio, and Gemini Ink. She was nominated for a 2000 Pushcart Prize and her poems will be featured with the other Texas poets in the Poetry Society of America’s Poetry in Motion Project in Austin, Texas. Her first collection, Glass was published in 2000 by Pecan Grove Press.

About **Gemini Ink**:

When the Office of Cultural Affairs began to work on developing the Neighborhood Discovery Tours, it contracted with Gemini Ink to handle the researching, writing and editing of the manuscripts.

Gemini Ink is San Antonio’s non-profit, literary arts center. It is located in new offices at 513 S. Presa, San Antonio, Texas 78205. Their phone is 210-734-WORD (9673) or Toll-free 877-734-WORD (9673). Fax is 210-737-0688 and email is info@geminiink.org

The mission of Gemini Ink is:

? to celebrate art in literature
? to expose as wide a segment of the area’s population as possible to the best current and classical literature in an entertaining, educational and enlightening fashion
? to design a program of the humanities, involving professional performers from several artistic disciplines for each performance, including writers, actors, singers, musicians, and academic scholars
? to celebrate individual bodies of literature which identify with various cultural or ethnic groups, thereby encouraging cross-cultural acceptance
? to offer university-and master-level classes in various types of writing, literature, theory, philosophy, psychology, and the related arts
**AACOG** – Alamo Area Council of Governments. An independent board that acts as a liaison between the Federal Government and localities that has programs that address: aging, criminal justice, natural resources, economic development, transportation, workforce development and housing.

**Abut or Abutting** - Having property lines in common.

**Access Management** - a plan showing the design of access, or the vehicular approach, for lots on a road segment, often developed jointly by the state, county, and local governments.

**Accessory Apartment** – A Dwelling Unit located within the Principal Dwelling, and that is accessory, supplementary, and secondary to the Principal Dwelling Unit. An Accessory Apartment may be constructed as an attached addition to the principal use or occupied as an accessory to the principal use. An Accessory Apartment is located within the same building as the Principal Dwelling Unit.

**Accessory building** – A building subordinate to the use of the primary building located on the same lot, such as a detached garage, out-building, or storage building.

**Accessory Dwelling Unit** – A dwelling unit that is accessory, supplementary, and secondary to the principal dwelling unit that may be constructed as an addition to the principal structure or as an accessory to the principal structure.

**Acequia** – Spanish term for irrigation ditch.

**ADA** – American with Disabilities Act.

**Adaptive reuse** – The development of a new use for an older building or for a building originally designed for a specific purpose.

**Affordable Housing** – A unit of housing, which does not exceed in cost 30% of the gross household income, including utilities and maintenance, for families as defined by the U.S. Department of Housing and Urban Development (HUD).

**AIA** – American Institute of Architects.

**Alley** – A road primarily used to access the rear of residences and businesses, not designed for general traffic.

**Amortization** – As related to zoning, a method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified time period.

**Annexation** – the procedure by which additional territory, usually previously unincorporated, is added to an existing municipality and becomes a part of it.
**Annual Improvement Project Report (AIRP)** - An annual report prepared by the Planning Department in coordination with the Housing and Neighborhood Action Team (HNAT) that details the capital and operating needs identified in neighborhood and community plans.

**Arterial Street** – A route used primarily for the movement of traffic, which may be both local and non-local in nature. Several classifications include:

- **Primary Arterial** – A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement to through traffic between activity centers of medium intensity.

- **Secondary Arterial** – A major thoroughfare, with limited at-grade access, which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity.

  Also see expressway, collector street, local access street, and alley

**At-Grade Crossing** – The general area where two or more roadways, railways, and/or pathways join or cross. For example, an at-grade railroad crossing has a street going across the railroad tracks.

**Base Flood** – The flood having a one percent chance of being equaled or exceeded in any given year. (i.e. 100-Year Frequency Flood)

**Best management practices (BMP)** - An effective integration of stormwater management systems, with appropriate combinations of landscape conservation, enhancement, structural controls, impervious cover, schedules of activities, prohibitions of practices, maintenance procedures and other management practices which provide an optimum way to convey, store and release runoff, so as to reduce peak discharge, remove pollutants, and enhance the environment.

**Bicycle Lane** – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.

**Bicycle Path** – A designated paved travelway intended for bicycle use, to the exclusion of routine motor vehicle use.

**Bicycle Trail** – A bicycle facility designed to accommodate bicycle travel on unpaved roads and trails.
Board of Adjustment (BOA) – A quasi-judicial appellate body responsible for holding hearings and making decisions on special exemptions to the zoning requirements of the Unified Development Code and the Sign Ordinance. In specific cases authorizes variances to the UDC where hardship is not solely financial and will not be contrary to the public interest. Appeals to the board’s decisions can be made to district court. The Board has eleven members and 4 alternates appointed by City Council for two-year terms. Meets the 1st and 3rd Mondays of each month at 1:30 PM in Development Business Service Center.

Bollard – A post or similar obstruction that prevents the passage of vehicles. The spacing of bollards usually allows the passage of bicycles and pedestrians. Bollards may incorporate lighting.

Buffer – A strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible, or to shield or block noise, lights or other nuisances. This can include fences and berms as well as shrubbery and trees.

Buffer Yard—A unit of yard together with enough planting to eliminate or minimize potential negative impacts such as dirt, litter, noise, glare of lights, signs and unsightly buildings between different land use intensity classes.

Building coverage – The percentage of the lot area covered by the building area.

Bungalow – Historic term popular in the early 20th century describing most any small, affordable, comfortable American suburban house.

Bungalow Style - Developed from a blend of Oriental, Arts and Crafts, and Prairie School influences, characteristics of this architectural style include low pitched roofs and wide eaves; exposed rafter ends and knee-brace eave brackets, asymmetrical facades with front porches supported by massive, battered piers, sometimes of rustic materials.

Bus Shelter – A roofed structure with at least three walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.

Bus stop bulb – A portion of the sidewalk that extends out to the lane of traffic at a bus stop providing wider sidewalk space and more room for waiting bus passengers and street furniture. This provides a minimum loss of on-street parking by allowing buses to pick up and drop off passengers while stopped in the traffic lane next to the bulb. Buses do not have to re-enter the flow of traffic, thus saving valuable transit time.

Bus only lanes – Curb lane segments on high-volume arterials that are dedicated exclusively to buses and other high-occupancy vehicles in order to help the speed and reliability of buses.

Bus pullout/turnout – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.
Bus zone landing pad – A paved area between the sidewalk and the curb for bus riders to board and disembark without having to step in the grass or mud in the planting strip. Especially useful for riders in wheelchairs or with strollers.

CAPCBC – College Access Project for Corporations and the Business Community.

Capital Improvements Program – The list of recommended capital improvements to be constructed during the forthcoming five-year period.

CDC – Community Development Corporation. A corporation established 1) by investors or membership, which develops housing, fosters economic growth and revitalization, creates small businesses, and supports other community development initiatives; 2) within a defined neighborhood or area; and 3) whose profits, dividends, tax credits and other distributions from equity investments or interest income are devoted to activities that primarily promote the public welfare.

Census tract – Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Certificate of occupancy (“C of O”) - A certificate indicating that the premises comply with all the provisions of this Chapter and the building code. Note: the certificate of occupancy is issued after approval of a building permit and construction has occurred pursuant to the building permit.

Charrette – Is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Chicane – A set of three landscaped curb bulbs that extend out into the street in order to narrow the road and force motorists to decrease vehicle speed. Also known as deviations, serpentesines, reversing curves and twists.

Choker – A set of two curb bulbs that extend out into the street that narrows the road and causes motorists to slow their speed. Can be located at the intersection or in mid-block. Also known as pinch points, constrictions, mid-block narrowings and mid-block yield points. Similar to curb bulbs.

CIP—Capital Improvements Program. The list of recommended capital improvements to be constructed in the forthcoming five-year period.

Clear Vision Area - The triangular area adjacent to the intersection of any street within which no obstruction may be placed which would block the sight lines for vehicular traffic.

Cluster development – A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.
Collector street – A street that carries traffic from minor streets to the major system of arterial streets and highways.

Community Development Block Grant (CDBG) – Federal entitlement funds that provide housing programs, street and drainage reconstruction, parks, neighborhood facilities, and other public services to directly benefit low and moderate income communities. The funds are administered by the City’s Housing and Community Development Department in compliance with the U.S. Department of Housing and Urban Development regulatory and policy requirements.

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Community Policing – The practice of crime prevention by assigning a police officer permanently to a specific sector for surveillance by foot or bicycle patrol. Community policing differs from the common practice of responding to emergencies by patrol car on a city-wide basis.

Community Revitalization Action Group (CRAG) – A 24 member blue-ribbon committee appointed by the City Council to identify impediments to revitalization, analyze methods for revitalization inside Loop 410, and focus on private investment and private/public partnerships.

Conservation District – See Neighborhood Conservation District.

Conservation Easement – A nonpossessory interest of a holder in real property that imposes limitations or affirmative obligations designed to 1) retain or protect natural, scenic, or open space values of real property or assure its availability for agricultural, forest, recreational, or open space use; 2) protect natural resources; 3) maintain or enhance air or water quality; or 4) Preserve the historical, architectural, archeological, or cultural aspects or real property.

Consolidated Plan – A five year comprehensive plan and strategy developed to assess housing, infrastructure, and social service needs that is submitted with an application for federal funds under the Housing and Urban Development’s formula grant programs.

COP – Cellular On Patrol. A program that prepares neighborhood residents to be the “eyes and ears” of the police and promote cooperation between residents and the city agencies that exist to serve them.

Corridor District – an overlay zoning district that addresses special siting and compatibility issues along arterials and expressways in the Major Thoroughfare Plan. Corridor Districts address site development standards such as signage, landscaping, building materials, tree preservation, and setbacks. Unlike Neighborhood Conservation Districts, a Corridor District does not include design standards.

COSA – City of San Antonio.
CPS – City Public Service. San Antonio’s municipal utility service provider.

Crosswalk – The marked or unmarked portion of the roadway designated for pedestrians to cross the street.

Curb bulb – An extension of the curb line into the roadway. This improves pedestrian crossings by providing better visibility between motorists and pedestrians, shortening the crossing distance, and reducing the time that pedestrians are in the street. They also prevent vehicles from parking in a crosswalk and may encourage motorists to drive more slowly. Intersections may have full or half-corner curb bulbs. Also known as flares.

Curb cut – An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

Curb radius – Refers to the degree of curvature of the curb at a corner. Other conditions being equal, a large curb radius allows right-turning vehicles to turn more quickly than a small curb radius. A reduced curb radius shortens the pedestrian crossing distance, improves visibility between pedestrians and motorists, reduces the speed at which motorists can turn, and may add parking spaces to the street.

Curb ramp – The area of the sidewalk, usually at the intersection, that allows easy access/transition for wheelchairs, strollers, and other wheeled equipment, between the sidewalk and the street.

Demolition – The complete or partial removal of a structure from a site.

Density—An objective measure of the number of people or residential units allowed per unit of land, such as employees or residents per acre.

Design Enhancements – Means unique artworks in a variety of media that are an integral part of eligible capital improvement projects, and produced by professional visual artists or craft persons, or an artist or craft person in collaboration with an architect, landscape architect or engineer. Works may be permanent or temporary, functional or non-functional.

Design Standards– Design standards are intended to provide a framework of design criteria within which physical planning can take place. The standards provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential standards while setbacks, canopies and signage may be emphasized in commercial standards.

Development – Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

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Downzoning – The reduction of the intensity of a zoning district through a formal zone change process.

Drainage swale – A shallow, grassy drainage channel that accommodates surface water runoff, treating the runoff as it passes through the channel by catching sediments. Used on streets without curbs and gutters. Can be planted with wildflowers or perennials.

Duplex – A building used exclusively for residential purposes containing two dwelling units.

Dwelling – A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling Unit – A building or portion or a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Easement – A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

Economic Development – Describes the process by which the functioning of economic markets is improved. Economic development may include equipping residents with the skills and resources to enable them to take advantage of the new market opportunities.

Effective sidewalk width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.

Egress – A means of exit.

Eminent domain – The authority of a government to take, or authorize the taking of, private property for public use. The Fifth Amendment to the U.S. Constitution requires just compensation for any taking and prohibits the taking of private property for private use unless declared blighted.

Empowerment Zone – Program run by the Department of Housing and Urban Development designed to generate new investment and employment in declining sub-areas of cities through targeted fiscal incentives and regulatory relief. The program provides tax incentives, grants and loans and regulatory relief to produce employment and expand enterprise. It also focuses on activities to support people looking for work such as job training, child care and transportation.

EPA – Environmental Protection Agency. Established pursuant to federal law, EPA’s mission is to protect human health and to safeguard the natural environment — air, water, and land — upon which life depends.
Expressway – A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.

Extraterritorial Jurisdiction (ETJ) – The unincorporated area generally within five miles of the San Antonio City Limits. Within the ETJ, the City may regulate the subdivision of land and the formation of special districts, such as Municipal Utility Districts.

Façade – the exterior wall of a building exposed to public view.

Family – (as defined by the Census Bureau) A group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

Family Households – (as defined by the Census Bureau) A household maintained by a householder who is in a family, and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

FHWA – Federal Highway Administration.

Flood Hazard Boundary Map – An official map of a community, issued by the Federal Emergency Management Agency, where the areas within the boundaries of special flood hazards have been designated as Zone A.

Floodplain – Any land area susceptible to being inundated by water from any source.

Four Square – A type of 1- or 2-story American house popular from 1910 – 1940, characterized by a pyramidal roof, central front dormer and symmetrical façade. The name reflects a square plan with four rooms per floor, sometimes divided by a central hall.

Frontage – That distance where a property line is common with a street right of way line.

Full street closure – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be build to allow passage of pedestrians, bicycles and wheel chairs.

Garage Apartment – A single unit apartment located above a garage and sited behind the primary residence.
Gateway – A physical threshold that mark one’s arrival or departure from a place.

Goal— An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

Grade-separated crossing – An interchange between roadways, railways, or pathways, that provides for the movement of traffic on different levels.

Granny Flat – A free-standing, single unit apartment located behind the primary residence.

Hazard Elimination Safety Program (HESP) – Each fiscal year 10% of the Surface Transportation Program funds apportioned to a state must be used for hazard elimination activities or rail-highway crossing activities. Funding for HESP activities may be used on any public road. The program is competitive and is administered by the Texas Department of Transportation.

Heritage Tree – A tree, or any species, having a trunk size of thirty (30 inches) DBH or larger.

Historic Preservation - The protection, rehabilitation and restoration of districts, sites, buildings, structures, and artifacts significant in history, architecture, archeology, or culture. This includes managing, stabilizing, and at times sensitive reuse of historic buildings.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

HOME – Home Investment Partnerships Program. HOME provides formula grants from the U.S. Department of Housing and Urban Development 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 or provide direct rental assistance to low-income people.

Homestead Exemption – A general residential exemption by the Bexar Appraisal District if the subject property is the applicant’s residence homestead, and a residence homestead exemption is not being claimed on any other property. To qualify for the exemption, an applicant must own and reside in his or her home on January 1 of the tax year. Applicants may also receive the Over-65 Homestead Exemption, the Over-55 Surviving Spouse of a Person who Received the Over-65 Exemption, or the Disability Exemption upon qualifying for the homestead exemption, if eligible.

Household – (as defined by the Census Bureau) Consists of all the people who occupy a housing unit.
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Housing Unit – (as defined by the Census Bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

HOV – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

Impervious Cover—Roads, parking areas, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this includes but is not limited to all streets and pavement within a community.

Indicator—A way to measure the impact of local actions to determine the progress of a community plan.

Infill Development – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

Infrastructure—Facilities and services needed to sustain any type of development—residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations.

Jobs-Housing Balance – A tool that measures the degree of equilibrium between the number and types of jobs with the amount of cost of housing in a given region. The jobs-housing ratio divides the number jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute (more jobs than housing); a ratio less than 1.0 indicates a net out-commute (more housing than jobs).

Kiosk – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

Landscaping Ordinance – Implemented in 1994 and revised in 2001 and 2003, the primary purpose of the City’s Landscaping Ordinance is to increase the attractiveness of commercial developments and reduce their negative environmental impact while adding value to the property. See also Tree Preservation Ordinance.

Land Trust – local, regional or statewide nonprofit conservation organizations directly involved in helping protect natural, scenic, recreational, agricultural, historic, or cultural property.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Land Use Plan—A plan that graphically depicts future land uses. A land use plan serves as a guide in the preparation of zoning ordinances and zoning district maps.

B-10 Arena District/Eastside Community Plan
Linear Parks– Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Livable Wage – An income sufficient to meet a family’s basic needs.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studies.

Local Access Street – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

Major Thoroughfare - Street routes that are identified in the Major Thoroughfare Plan, and as may from time to time be amended. Major thoroughfares are devoted to moving large volumes of traffic over long distances.

Major Thoroughfare Plan– That part of the City’s Master Plan designating the location, dimensions, and dedication requirements of expressways, primary arterials and secondary arterials.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Mass Transit – The transportation of passengers by surface, overhead, or underground means of transportation, or combination of those means, including motor bus, trolley, coach, rail, and suspended overhead rail transportation.

Master Plan – The City’s Master Plan Policies, adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Mean – The arithmetic average.

Median – 1) A solid yellow or cross hatched pavement marking or a physical barrier such as a long raised island at least 18” in width, which divides any street into two or more roadways.
Medians decrease accidents and give pedestrians a safe place to stop as they cross the street. By providing areas for planting street trees and ground cover, medians can make the street more attractive and pleasant. OR 2) The middle point in a mathematical distribution.

**Mediterranean** – An architectural style influenced by designs in the various European countries bordering the Mediterranean Sea, usually resulting in buildings with exterior walls of stucco and low pitched tile roofs.

**Metropolitan Transportation Plan (MTP)** – A 20- to 25-year master plan that identifies the existing and future land use trends and transportation needs, develops coordinated strategies to provide necessary transportation facilities, and assures the continuation of federal transportation funds for the San Antonio area. The MTP is administered by the Metropolitan Planning Organization(see MPO).

**Microenterprise** – A small business entity, usually employing less than five people.

**Mixed Use District** – A zoning district that provides residential, retail, service, or office uses in a concentrated environment subject to design standards.

**Mission Revival** – An architectural style beginning in the late 19th century influenced by Spanish missions of the U.S. Southwest, and characterized by curvilinear parapets, stucco walls with occasional ornamentation and bell towers.

**MPO**—San Antonio/Bexar County Metropolitan Planning Organization. An agency created by federal law to provide local input for urban transportation planning and allocating federal transportation funds to cities with populations of greater than 50,000.

**Municipal Management District** – A defined geographic area that established a separate taxing entity to provide funds for improvements within that area. Examples are TIFs (Tax Increment Financing districts) and PIDs (Public Improvement Districts).

**NAD** – The City of San Antonio Neighborhood Action Department.

**NAMP** – Neighborhood Accessibility and Mobility Program. A program administered by the City’s Public Works Department that funds a variety of neighborhood transportation projects such as sidewalks and bicycle routes.

**NAs** – Neighborhood Associations.

**Neighborhood Commercial Revitalization (NCR)** – A program administered by the City’s Neighborhood Action Deparment (NAD) that provides financial support to revitalize older commercial districts to create jobs, economic opportunity and a better quality of life in older neighborhoods.
Neighborhood Conservation District (NCD) – is an overlay zoning district that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Neighborhood Planning Process – A procedure by which neighborhood residents and property owners can develop neighborhood plans suitable for recognition as components of the City’s Master Plan by the Planning Commission and City Council.

Neighborhood Unit – A neighborhood unit encompasses an area that includes residences, businesses, parks, schools, and other community facilities. Populations may range from 4,000 to 10,000 people depending on the geographic area and boundaries. A neighborhood unit usually contains at least 1,500 housing units.

Node – A center of activity or development, often located at a major intersection.

Nonconforming Use – Generally, the use of an existing property or structure that does not comply with the use regulations applicable to the zoning district in which the property is located.

Nonpoint Pollution – Pollution that can not be traced to a single location. For example, exhaust from cars is a source of nonpoint pollution whereas a pipe dumping pollutants into a stream would be a point source of pollution.

Objective– A specific end, condition, or state that is an intermediate step toward attaining a goal. An objective should be achievable and when possible measurable and time specific.

Off-street parking – Publicly or privately owned parking outside the street right-of-way.

Open Space – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Ordinance – A municipally adopted law or regulation.

Overlay Zoning District– Is a zoning district that defines an additional set of requirements over and above the base zoning requirements. It is commonly used to show natural site limitations that may inhibit or prohibit the use of land as otherwise zoned. An example of an overlay zone is a Neighborhood Conservation District.

Pedestrian friendly – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

Pedestrian refuge island – A defined area in the center of the street that protects the pedestrian from moving traffic and provides a safe place to wait as they cross the street. They allow the
pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

**Pedestrian scale lighting** – Overhead street lighting which is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

**Planned Unit Development (PUD)** - A zoning classification created to accommodate master planned developments that include mixed uses, varied housing types, and/or unconventional subdivision designs. In San Antonio, public access to these areas may be restricted.

**Planning** – The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

**Planning Commission**—A nine member, at large body established pursuant to the City Charter that acts as an advisory body to the City Council on the City’s Master Plan and which approves plats and subdivision variances. Meets the 2nd and 4th Wednesday of each month at 2:00 PM at the Development Business Services Center.

**Planning Commission / City Council Recognition** – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community’s values. After Planning Commission recognition, the plan is forwarded to City Council for adoption as a component of the City’s Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making.

**Planting strip** – The street right-of-way area lying between the constructed curb and the sidewalk.

**Plat** – A complete and exact map representing a tract of land, showing the boundaries and location of individual lots, easements, and streets which has been approved by the Planning Commission and recorded in the Office of the County Clerk.

**Preservation** – Retaining the historic appearance of a property through continued maintenance and use.

**Principal Dwelling** – A Dwelling Unit that constitutes the principal building or principal structure on a lot or parcel, in which the principal use is conducted.

**Public Improvement District (PID)** – See Municipal Management District.

**Public Works** – A City department charged with the design, engineering and implementation of street and drainage projects; management of municipal building and parking facilities; managing public rights of way; public art and design enhancements; and other functions as directed by the
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City Manager and City Charter. In 2001 solid waste and environmental services were switched from Public Works to the Environmental Services Department.

Rehabilitation – A project that combines preservation, restoration, and adaptive use, generally to allow a property to retain its historic integrity while meeting modern requirements.

Replat—See subdivision.

Restoration – The return of a property (or an element such as the exterior or interior) to its appearance at a particular time during its history.

Revitalization – A coordinated program to capitalize on inner city assets such as commercial and residential buildings, an untapped workforce, and proximity to downtown to ensure the sustainability of the urban core.

Residential Parking Zone – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

Rezone – To change the zoning classification of particular lots or parcels of land.

Right-of-way – 1) A strip of land platted, dedicated, condemned, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device.

RIO - River Improvement Overlay District. A series of six overlay zoning districts created in 2002 to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the River.

Riparian Land - Land that is traversed or bounded by a natural watercourse or adjoining tidal lands.

Roof Pitch—The slope of a roof as determined by the vertical rise in inches for every horizontal twelve-inch length (“the run”). Pitch is expressed with the rise mentioned first and the run mentioned second. For example, a roof with a four-inch rise for every horizontal foot has a 4:12 pitch.

Roundabout – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

SAC – San Antonio College. A branch of the Alamo Community College District.
SADA – San Antonio Development Agency. The mission of the San Antonio Development Agency is to define and resolve problems of slum and blighting influences regarding both residential and commercial developments within the Greater San Antonio area, conserve existing housing stock and provide affordable housing opportunities for area residents.

SAFFE – San Antonio Fear Free Environment is a community policing program that consists of officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas within the city, and work closely with both residents and the district patrol officers assigned to those areas.

SARA – San Antonio River Authority. An authority created by the State of Texas to preserve, protect and manage the resources and environment of the San Antonio River and its tributaries. The SARA district spans Bexar, Goliad, Karnes and Wilson counties.

Sandwich boards – Stand-up A-shaped signs often placed on the sidewalk or street right-of-way to advertise a business or an attraction.

Sanitary Sewer – A piped system which is owned, operated, and maintained by a local municipality or sanitary district, and that is designated to carry only sewage.

SAWS—San Antonio Water System. A public utility owned by the City of San Antonio. In addition to water and wastewater service, SAWS has a planning role in watershed protection including the enforcement of certain city ordinances related to subdivision development.

School Zone – An established reduced speed area around a school.

Screen – A wall, a trellis or a dense planting of trees or shrubbery designed specifically to define a space, mask an undesirable view, or create a more private open space.

Section 8 Housing Assistance (HUD-8) – A rent subsidies program administered by local governments to eligible tenants – low (50 percent of median) income, elderly, disabled and handicapped tenants.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Shoulder – The paved or unpaved area between the roadway edge and the property line.

Sign, billboard (off-premise) – Any outdoor sign, description, device, figure, painting, drawing, message, placard, poster, structure or thing which directs the attention of the travelling public to a business, commercial product, commercial activity, or commercial service, conducted, sold or offered at a location other than the premises on which the sign is located.
Sign Ordinance – Rules and regulations that govern the posting of signs in a city. This includes billboards as well as signs affixed to a structure, window or other structural element.

Single-family detached dwelling – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

Smart Growth—A term that describes the efforts of communities across the United States to manage and direct growth in ways that minimize damage to the environment and which build livable towns and cities.

Special Districts – As it pertains to zoning, a special district is a zoning district that addresses unique situations and replaces the standards and requirements of the base zoning district.

Sprawl- Uncontrolled growth, usually of a low density nature, in previously rural areas and some distance from existing development and infrastructure.

Statewide Transportation Enhancement Program (STEP) – A reimbursement program funded through the Surface Transportation Program, and administered by the Texas Department of Transportation for the Federal Highway Administration of the U.S. Department of Transportation, transportation enhancement projects must establish a relationship to the surface transportation system. Eligible projects may include pedestrian and bicycle facilities, safety and education activities for pedestrians and bicyclists, acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs including tourist and welcome center facilities, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation facilities, preservation of abandoned railway corridors, including conversion and use for pedestrian and bicycle trails, archaeological planning and research, environmental mitigation, and transportation museums. A 20% local match is required.

Strategic Planning - A methodology that focuses on specific issues and action plans toward implementation.

Streets – See expressway, arterial, collector street, local access street and alley.

Street closure – partial – A curb bulb that physically blocks one direction of traffic at an intersection on an otherwise two-way street.

Street furniture – Accessories and amenities placed on sidewalks for the convenience and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.

Street tree – A tree planted along a street or roadway behind the right-of-way line or between a sidewalk and the edge of the paved surface of the roadway.

Street tree grates – Grates, usually metal and often decorative, that cover street tree pits and allow air and water to reach the soil.
Street tree pits – Cutouts from a sidewalk or paved planting strip, to allow air and water to reach the trees planted in the cutout.

Streetscape – A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, signs, and lighting.

Subdivision—A division of any tract of land into two (2) or more parts for the purpose of layout out lots, streets, alleys, or parks or other portions intended for public use, or the use of purchasers or owners of lots thereon or adjacent thereto. A subdivision includes a replat.

Sustainable Development - responsible development that enables a society to meet its needs without depriving future generations.

T-intersection – The meeting of two streets, usually perpendicular, where one street does not continue through.

Tax Increment Financing (TIF) – A technique used by local governments, through Chapter 311 of the Texas Tax Code, to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing the improvements. The developer will front related costs to finance public improvements. To repay the developer, the taxing jurisdiction agrees to set aside all tax revenues above the predefined base level (tax increment) generated in that area during the financing period. A TIF project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure.


Townhouse – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

TPWD – Texas Parks & Wildlife Department.

Traditional Neighborhood Development (TND) – A type of development that combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

Transfer of Development Rights (TDR) – A market based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (the “sending area”), to places where a community would like to see more development occur (the “receiving area”).

Traffic calming – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.
Traffic circle – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. A traffic circle is similar to a roundabout but at a smaller scale.

Transit oriented development (TOD) – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities is offered, providing an alternative to typical suburban growth patterns. Usually a 1/4 mile radius around a transit stop and core commercial area that is designed to emphasize a pedestrian-oriented environment where it is convenient for residents and employees to travel by transit, bicycle or foot, as well as by car.

Transit signal queue jump – A traffic lane on a major arterial that allows transit vehicles in the outside lane to continue through to the far side of the intersection, permitting buses to “jump” ahead of the normal flow of traffic.

Transportation Improvement Plan (TIP) – A short-range, three-year programming document that allocates funding for all transportation projects and activities in the area. The TIP must include all roadway and transit projects that are to receive federal funds. The TIP is reviewed and approved by the Metropolitan Planning Organization.

Tree Preservation Ordinance (TPO) – Implemented in 1997 and revised in 2003, the primary purpose of the City’s Tree Preservation Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants. The TPO works in conjunction with the Landscaping Ordinance.

Two-way left turn lane – A lane in the center of the street that can be used by left-turning vehicles travelling in either direction.

TxDOT – Texas Department of Transportation. Formerly known as the Highway Department.

TxABC – Texas Alcohol and Beverage Commission.

Uncontrolled intersection – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.


Urban Design – A process to creatively shape the City’s physical form, image or identity that incorporates broad community and professional involvement to visually improve the character of the City at a scale and level ranging from streetscapes, to individual buildings, to neighborhoods and to the City as a whole.
Use – The purpose for which land or structures thereon is designated, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Utility Conversion District – A zoning overlay district that identifies and designates specific urban corridors to require the various utility companies to implement projects as part of public works or civic improvement projects and to require property owners and utility customers to modify their property as necessary to receive utility services from underground, relocated or redesigned distribution systems.

Variance - A request for permission to vary or depart from a requirement of the Municipal Code where, due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship. Variance requests from the zoning text and the sign ordinance are heard by the Board of Adjustments. The Planning Commission hears variance requests from the subdivision ordinance.

Vegetative Buffer Yard – A unit of yard together with the required installation of landscaping and screening materials to minimize potential negative impacts such as dirt, litter, noise, glare of lights, signs and unsightly buildings between different land use intensity classes.

Vested Rights – The right of a property owner or developer to complete a project under the rules, regulations and ordinances in effect at the time the project was initiated through a permit as defined in the Unified Development Code. When vested rights exist for property within the boundaries of a project, certain ordinances passed after the date the project is initiated shall not apply to the project except as specifically provided by State Law or the Municipal Code.

VIA—VIA Metropolitan Transit. Public transit operator for San Antonio and Bexar County.

Viewshed – Any area of open sky or view behind: 1) the major entrance to a designated historic landmark, building, object, site or structure; 2) the primary access point or points to a designated historic district; 3) the primary access to a major tourist attraction or amusement park; or 4) the primary view or access point to the San Antonio Riverwalk, a city lake or amusement park that has been defined as a viewshed in the Unified Development Code. An overlay zoning district may be established for viewshed protection.

Walking Distance – Defined as the distance that may be covered by a five-minute walk at an easy pace from the outer limit of the neighborhood proper to the edge of the neighborhood center. This is the distance that most persons will walk rather than drive, providing the environment is pedestrian-friendly. This dimension is by convention one-quarter of a mile or 1,320 feet. In conventional suburban development, the extent of parking lots and the length of shopping malls is systematically disciplined by this gauge of walking distance.

WIC – Women Infants and Children. A U.S. Department of Agriculture program designed to safeguard the health of low-income women, infants and children up to age five who are at nutritional risk by providing nutritious foods to supplement diets, information on healthy eating, and referrals to health care.
Zero Lot Line—The location of a building on a lot in such a manner that one (1) or more of the sides of the building lies directly on or immediately adjacent to the lot line.

Zoning—Regulates building size, bulk, density and the way land is used through the establishment of zoning districts.

Zoning Commission—an eleven-member body appointed by City Council district which is advisory to the City Council on zoning district boundaries and the regulations to enforce zoning. Meets the 1st and 3rd Tuesday of each month at 1:00 PM at the Development Business Services Center.

Zoning Districts—Zoning districts are established to promote compatible patterns of land use. Distinct zoning districts exist for residential, office, commercial and industrial uses. Furthermore, specific use restrictions, site development regulations or performance standards may apply to zoning districts combined with special overlay zoning districts.

Zoning Map—The zoning map shows the locations of adopted zoning districts.

Zoning Text—The zoning text establishes zoning districts and sets forth regulations governing land use and development. The Unified Development Code contains the City’s zoning text.
RESOLUTION NO. 03-09-01

RECOMMENDING THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY’S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO “COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS.”

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the Unified Development Code (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the Arena District/Eastside Community Plan area is bound by IH-35 and the Government Hill Neighborhood Plan boundary on the north; IH-Loop 410 on the east; IH-10 on the south, and IH-37/US 281 and the Downtown Neighborhood Plan boundary (Monumental) on the west; and

WHEREAS, the plan area is approximately 7.9 square miles and includes about 32,062 residents located in City Council District 2; and

WHEREAS, the Arena District/Eastside Community Plan is a project of the Eastside Community with the City of San Antonio, Bexar County, Community Economic Revitalization Agency, and the San Antonio Spurs, the four funding partners; and Economics Research Associates prepared the real estate, land use and community facilities plan elements; and

WHEREAS, the San Antonio-Bexar County Metropolitan Planning Organization jointly participated in the community planning process through the development Eastside Multi-Modal Alternatives Plan by Parsons Transportation Group, which was accepted by the Metropolitan Planning Organization on April 28, 2003; and the executive summary of the Eastside Multi-Modal Alternatives Plan is the transportation element of the plan; and

WHEREAS, the public involvement process included a series of community meetings hosted by the planning partners at St. Philips College on October 8, 2002, November 19, 2002 and February 11, 2003; and

WHEREAS, the San Antonio Planning Commission has reviewed the Arena District/Eastside Community Plan and found the plan to be consistent with City policies, plans and regulations and
in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on September 10, 2003.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1:** The Arena District/Eastside Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission’s recommendation for approval by the City Council that it be adopted as a component to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th day of September 2003.

Approved:

[Signature]

Heriberto Herrera  
Chairperson  
San Antonio Planning Commission

Attest:

[Signature]

Executive Secretary  
San Antonio Planning Commission
AN ORDINANCE


WHEREAS, the City of San Antonio adopted a Master Plan on May 29, 1997; and

WHEREAS, the Arena District/Eastside Community Plan includes 7.9 square miles and approximately 32,062 residents; and

WHEREAS, the planning process was initiated in August 2002, a Steering Committee established, and more than 654 hours of citizen participation were devoted to the development of the plan in 3 community meetings; and

WHEREAS, a public hearing allowing all interested citizens to be heard was held on September 10, 2003; and

WHEREAS, the San Antonio Planning Commission reviewed the Arena District/Eastside Community Plan on September 10, 2003 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420; and

WHEREAS, the Planning Commission recommends adoption of the Arena District/Eastside Community Plan as a component of the Master Plan of the City, NOW THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Arena District/Eastside Community Plan is hereby adopted as a component of the Master Plan of the City of San Antonio. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

SECTION 2. This ordinance shall take effect on December 14, 2003.

PASSED AND APPROVED on this 4th day of December 2003.

MAYOR
EDWARD D. GARZA

ATTEST:    March
City Clerk

APPROVED AS TO FORM:  [Signature]
City Attorney
Bond Projects in CRP Area

Seven (7) bond projects totaling approximately $23 million have been approved within the boundaries of the Arena District/Eastsider Community Plan Area, which serves as further evidence of sufficient funding being spent to revitalize the area. Two of these projects are complete and five are in progress. The projects not already complete are anticipated to be complete by 2024, four years after the 2020 Housing Tax Credit funding round.

1. Reconstruction of Lamar Street from Austin street to North New Braunfels with curbs, sidewalks and driveway approaches - **$4,806,696 appropriated.**

2. Improve North New Braunfels corridor from East Houston to Burleson with construction of sidewalks and other street amenities – **$9,160,304 appropriated.**

3. Martin Luther King Plaza improvements to underground utility conversion, lighting and landscaping - **$650,000 appropriated.**

4. Lincoln Park general park rehabilitation and improvements - **$2,000,000 appropriated.**

5. Dawson Park general park improvements to include underground utility conversion, lighting, gazebos and Wi-Fi - **$750,000 appropriated. Project complete.**

6. Reconstruct Cherry Street from Dawson Street to Milam Street with curbs, sidewalks, driveway approaches, and underground drainage - **$5,638,116 appropriated.**

7. Lincoln Park improvement of basic park infrastructure to include walking trail development - **$196,764 appropriated. Project complete.**
Lamar Street (Austin Street to North New Braunfels Avenue) -- Reconstruct Lamar Street from Austin Street to N. New Braunfels with curbs, sidewalks and driveway approaches as appropriate and within available funding.
AN ORDINANCE 2017-06-01-0390


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WHEREAS, on Thursday, February 9, 2017, the City Council of the City of San Antonio, Texas, ordered an election to be held on Saturday, May 6, 2017 ("Election"), to determine whether the qualified voters of the City would authorize the issuance of general obligation bonds by the City in the amount of $850 Million over five (5) years for the 180 projects ("Projects") included in six (6) propositions ("Propositions") comprehensively described in Ordinance No. 2017-02-09-0067 incorporated herein for all purposes; and

WHEREAS, the Propositions were submitted to the voters, the Election was held and conducted, all as required by the Texas Election Code, the City Charter, and the laws of the State of Texas; and

WHEREAS, each of the Propositions were approved by the voters voting in the Election, and the results of the Election were canvassed and declared on May 17, 2017, pursuant to Ordinance No. 2017-05-17-0329; and

WHEREAS, it is now necessary to appropriate over a five (5) year period the funds approved for each of the Projects; and

WHEREAS, it is also necessary to amend the FY 2017-2022 Capital Improvements Program ("CIP") that was approved pursuant to Ordinance No. 2016-09-15-0693 to include the Projects in the CIP; NOW, THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The amount of $850,000,000.00 in connection with the 2017-2022 Bond Program is hereby appropriated over a five (5) year period and is contingent upon the sale of City of San Antonio, 2017-2022 General Obligation Bonds.

a) The amount of $850,000,000.00 is appropriated in the funds in the subsequent table, SAP GL account 6102100 - Interfund Transfer Out. The amount of $850,000,000.00 is authorized to be transferred to funds as stated in Attachment I, which is incorporated herein by reference for all purposes.
The Deputy Chief Financial Officer or his designee is hereby authorized and directed to take any and all actions necessary to accomplish and implement all accounting entries and financial transactions approved by this Ordinance.

b) The budgets in SAP Funds in Attachment I, shall be revised by increasing the SAP WBS Elements as stated in Attachment I, SAP GL account 6101100 - Interfund Transfer In, by the amount of $850,000,000.00

SECTION 2. The FY 2017 – FY 2022 Capital Improvements Program and the expenditure of FY 2017 through FY 2022 Capital Improvements Program Funds, as approved by Section 20 of the FY 2017 Budget Ordinance, Ordinance No. 2016-09-15-0693, is hereby amended to include each of the Projects shown on Attachment II in the CIP. Attachment II is attached hereto and incorporated herein by reference for all purposes.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.
SECTION 4. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 1st day of June, 2017.

MAYOR
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney
**Agenda Item:** 6 (in consent vote: 4, 5, 6, 7, 10)  
**Date:** 06/01/2017  
**Time:** 09:35:04 AM  
**Vote Type:** Motion to Approve  
**Description:** An Ordinance authorizing the appropriation of funds over a five-year period for delivery of the 180 projects listed under the six propositions in the 2017-2022 Bond Program totaling $850 Million and amending the FY 2017-2022 Capital Improvements Program to include all projects approved as part of the Bond Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]  
**Result:** Passed

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6/1/2017
ATTACHMENT I
2017 GO Bond Project Plan Amounts and Funding

Project
Definition
23-01558
23-01559
23-01560

Proj ect Name
1604/Bulverde Road Turanarounds
Applewhite Road Intersection (South of Watson Road)
Bitters Road Intersection & Sidewalks (Savannah Pass to Blanco

23-01561

Broadway Street Corridor (East Houston Street to East Hildebrand

23-01562
23-01563

Brooks City Base Inner Circle Road (Louis Bauer Drive to Resear
Brooks City Base South New Braunfels Avenue (Lyster Road to A

23-01564
23-01565

Brooks Clly Base Stinson Corridor (Research Plaza to South Pres
Bulverde Road Phase 1 (Butter1eigh Drive to North of Quiet Mead

23-01566

Bynum Avenue (West Gerald Avenue to Southwest Military Drive

23-01567

Camaron Street {West Houston Street to Fox Tech High School)

23-01568
23-01569
23-01570
23-01571
23-01572

Commerce Street (St. Mary·s Street to Santa Rosa Street)
Commerce Street (Frio Street to Santa Rosa Street)
OeZavala Road {HO Frontage Road to lockhill Selma Road)
District 1 Pedestrian Mobility & Streets
District 2 Pedestrian Mobility & Streets

23-01573

Distncl 3 Pedestrian Mobility & Streets

23-01574

District 4 Pedestrian Mobility & Streets

23·01575

District 5 Pedestrian Mobility & Streets
District 6 Pedestrian Mobility & Streets

23-01576
23-01577
23-01578
23-01579

Dis trict 7 Sidewalks

Bond
S500,000
S1 ,000,000
S5 ,080,000
$42 ,000,000
$3,000,000
S10,400,000
$10,000,000

$17,000,000
S7,730,000
S4 ,500,000
S6,000,000

S14,000,000
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$4 ,800 ,000
S9,000 ,000
$7 ,000,000
S6,500,000
$5 ,000,000
$2 ,800,000

District 9 Pedestrian Mobility & Streets

$4 ,000,000

Enrique M. Barrera Parkway Phase 1 (Old Highway 00 Area)

S9,000,000
S2,700,000
S1,725,000

2 3-0 1580

Evans Road (Highway 281 lo Caliza Drive)

23-01581

Fort Sam ISO New Roadway (Winans Road to Rittiman Road)

23-01582
23-0 1583

Fredencksburg Road (North Flores Street to West Woodlawn Ave
Goliad Road (Fair Avenue to East Southcross Boulevard)

23-01584

Hardberger Park

23·01585

Hardy Oak Boulevard and Huebner Road Extensions

23-01586

Hany Wurzbach Road/Auslin Highway Connectors

23-01587
23-01588

Heath Road/Grissom Road Intersection
Hemisfair Park Streets Phase 2

23-01589
23-01590

Ingram Road (Potranco Road to Dead End)
Jones Mansberger Road/Bummg Trail Intersection

23-01591

Lamar Street (Austin Street to North New Braunfels Avenue)

23-01592

lone Star Boulevard (Area Streets)

23-01593

Medical Cenler (Louis Pasteur Drive at Babcock Road lntersect10

23-01594

Medical Center Phase 10 (Ewing Halsell Drive/Louis Pasleur Driv

23-01595

Mission Road (San Antonio River to Southeast Miiitary Drive)
Monticello Park (Area Streets)

23-01596
23-01597

North Flores StreeUFredericksburg Road (Five Points)

23-015 98
23-01500

North Main Avenue & Soledad Street (Pecan Street to Navarro St
North New Braunfels Avenue Phase 1 (East Houston Street to Bu

23-0 1600
23-0160 1

North St . Marv's Street (East Mistletoe Avenue to West Josephim
O .P . Schnabel Pa rk Entrance & Bridge

23-01602

Probandt Street (South Alamo Street to US HiQhwav 00)

23-01603

Prue Road (Babcock Road to laureate Drive}

23· 01604

Rittiman Road (1-35 to Castle Cross Drive}

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2J.01605 Roosevelt Avenue (1-1 0 to South SI. Marv's Street)
S5 ,000,000
23-01606 Roosevelt Avenue (US HiQhwav 90 to Southeast loop 410)
$6,000,000
23-01607 Sa n Saba Street (Nueva Street to Martin Street)
$6,000,000
23-01608 Santa Rosa Street (Cesar E. CMvez Boulevard to Martin Streetl
$12 ,000,000
23-01609 South Alamo Street Improvements {Market Street to East Chsar E
S9,000,000
23-01610 South Presa Street (Southeast Mihtarv Drive to Southcross Boule
$5 ,000 ,000
23-01612 South Zarzamora Street Over·pass at Union Pacific Railroad/Frio 1 $10,000 ,000
23-01611 South Zarzamora StreeVApplewhite Road Intersection
S900 ,000
23-01613 Southcross Boulevard (l-37 to l-35)
$5,000,000
23-01614 The Alamo (Area Streets)
513,736,000
23-01615 Thomas Jefferson HiQh School {Area Street}
53,600,000
2J.01616 Thousand Oaks Drive {Wetmore Road to Perrin Beitel Road\
S3 ,000,000
23-01617 West Commerce Street (Frio Street to Colorado Street)
$10 ,000,000
23-01618 West Militarv Drive & lnaram Road Connectors
$10 ,000,000
23-01619 World Heritaae Trail SiQnaqe & Wavfindinci
S5 ,000,000
23-01620

Wurzbach Road (Northwest Military Highway to Fredericksburg Re

$2 ,000,000

2J.01621

Public Art (Streets)

23-01622

Auldlne Drive & Burr Oak Drive (Alley to Outlall)

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$1,100,000 2017 GO Streets

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**Total Funding Amount:** $4,000,000
ATTACHMENT II
## Streets, Bridges & Sidewalks Improvements

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<td>Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing)</td>
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<td>Brooks City Base Stinson Corridor (Research Plaza to South Presa Street)</td>
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<td>Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow Street)</td>
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<td>Fort Sam ISD New Roadway (Winans Road to Rittiman Road)</td>
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<td>Lone Star Boulevard (Area Streets)</td>
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## Streets, Bridges & Sidewalks Improvements

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<td>North New Braunfels Avenue Phase 1 (East Houston Street to Burleson Street)</td>
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## Drainage & Flood Control Improvements

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# 2017-2022 BOND PROGRAM

## APPROVED PROJECTS

### Parks, Recreation & Open Space Improvements

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<td>Lockwood &amp; Dignowity Parks</td>
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Prepared by Transportation Capital Improvements

June 1, 2017
### Parks, Recreation & Open Space Improvements

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# 2017 - 2022 BOND PROGRAM

## APPROVED PROJECTS

### Parks, Recreation & Open Space Improvements

<table>
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<th>Amount</th>
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<tbody>
<tr>
<td>Tom Slick Creek Park</td>
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<td>UTSA Athletics Complex</td>
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### Library & Cultural Facilities Improvements

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<td>Forest Hills Branch Library</td>
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### Public Safety Facilities Improvements

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### Neighborhood Improvements

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**Urban Renewal Plan Funding**
AN ORDINANCE 2012-01-12-0002

APPROVING A FINAL LIST OF $596 MILLION IN BOND PROJECTS FOR THE CALL OF A SPECIAL BOND ELECTION FOR THE PROPOSED 2012-2017 BOND PROGRAM ON FEBRUARY 16, 2012.

* * * * *

WHEREAS, in June 2011, City Council was presented with a recommendation that the development of the 2012-2017 Bond Program follow the 2007 Bond Program development model, which included the utilization of Community Bond Committees to serve in an advisory capacity with the responsibility of recommending to the City Council capital improvement projects to consider for possible inclusion within the Bond Program; and

WHEREAS, on September 15, 2011, City Council approved 12 Guiding Principles for the development of the proposed $596 million Bond Program with the allocation and creation of four committees to review the four categories, including 1) Streets, Bridges, Sidewalks; 2) Drainage; 3) Parks; and 4) Facilities & Community Initiatives in a roughly proportional distribution across Council Districts; and

WHEREAS, each committee consists of two co-chairs, appointed by the Mayor and thirty (30) members per committee, with each City Council Member appointing three (3) members for each committee; and

WHEREAS, this Ordinance will approve the attached list of $596 million in bond projects for the purpose of calling a Special Bond Election on February 16, 2012 to guarantee sufficient time to meet State and Federal requirements, post the notice of election, and make appropriate translations for all election materials and proceedings in Spanish; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. A final list of $596 million in bond projects for the call of a Special Bond Election for the proposed 2012-2017 Bond Program on February 16, 2012 is hereby approved. A copy of the final list of $596 million in Bond Projects is affixed hereto and incorporated herein as Attachment I.

SECTION 2. No portion of the proceeds from the sale of any bonds issued as a result of the approval of any Proposition(s) by a majority of the voters at the May, 2012 Bond Election, nor any cost savings, shall be expended, used for reimbursement, or otherwise disbursed by the City or any third party recipient of any such proceeds or savings on the VIA Street Car Project.

SECTION 3. There is no financial impact with this Ordinance.
SECTION 4. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 12th day of January, 2012.

MAYOR
Julián Castro

ATTEST:
Letícia M. Vadek, City Clerk

APPROVED AS TO FORM:
Michael D. Bernard, City Attorney
## Proposed 2012-2017 Bond Program Projects

### City Council "A" Session, Agenda Item 6

January 12, 2012

### Proposed 2012-2017 Bond Program

**Streets, Bridges, Sidewalks**

<table>
<thead>
<tr>
<th>District</th>
<th>Project Name</th>
<th>Committee Recommendation ($ in Thousands)</th>
<th>Proposed Council Recommendation ($ in Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citywide</td>
<td>36th Street Phase II B (Billy Mitchell to General Hudnell)</td>
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<td>Peggy Road Extension</td>
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<td>Redland Road (Loop 1604 to Ridgewood Pkwy)</td>
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<td>Presa Ramps at Highway 90</td>
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Attachment I

Prepared By:
Capital Improvements Management Services

1/12/2012
## Proposed 2012-2017 Bond Program
### Drainage

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<tr>
<th>District</th>
<th>Project Name</th>
<th>Committee Recommendation ($ in Thousands)</th>
<th>Proposed Council Recommendation ($ in Thousands)</th>
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<td>McCullough Ave Area Drainage</td>
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<td>Elmendorf Lake Area Improvements</td>
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<td>8</td>
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<td>Mountain View Estates Phase III</td>
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<td>12</td>
<td>Hausman Road (Loop 1604 to IH 10)</td>
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<td>13</td>
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**Attachment I**

Prepared By:
Capital Improvements Management Services

1/12/2012
## Proposed 2012-2017 Bond Program
### Parks & Recreation

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<tr>
<th>District</th>
<th>Project Name</th>
<th>Committee Recommendation ($ in Thousands)</th>
<th>Proposed Council Recommendation ($ in Thousands)</th>
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<td>Citywide</td>
<td>Alamo Plaza</td>
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<td>Citywide</td>
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**Attachment I**

Prepared By: Capital Improvements Management Services 11/12/12
<table>
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<tr>
<th>District</th>
<th>Project Name</th>
<th>Committee Recommendation ($ in Thousands)</th>
<th>Proposed Council Recommendation ($ in Thousands)</th>
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**Attachment I**

Prepared By: Capital Improvements Management Services

11/12/12
# Proposed 2012-2017 Bond Program
## Facilities/Community Initiatives

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<th>Project Name</th>
<th>Committee Recommendation ($ in Thousands)</th>
<th>Proposed Council Recommendation ($ in Thousands)</th>
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<td>Citywide</td>
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**Attachment I**

Prepared By: Capital improvements Management Services

1/12/12
ORDINANCE 2018-12-13-0996

AMENDING THE CENTER CITY HOUSING INCENTIVE POLICY (CCHIP) AND EXTENDING THE CCHIP PROGRAM FOR A PERIOD OF TWO (2) YEARS; AND REPLACING THE CITY’S INNER CITY REINVESTMENT/INFILL POLICY (ICRIP) WITH THE CITY OF SAN ANTONIO FEE WAIVER POLICY.

* * * * * * *

WHEREAS, in 2010, the ICRIP was approved by City Council to encourage infill activity and the creation of sustainable neighborhoods that are safe, walkable, mixed-use, compact and well-designed; and

WHEREAS, in June 2012, City Council adopted the CCHIP, an as-of-right housing incentive program designed to encourage economic development in the center city; and

WHEREAS, the CCHIP was renewed with amendments in 2016, reducing the program boundary, improving administrative operations, and extending the program through June 2018; and

WHEREAS, on October 2, 2017, a Council Consideration Request was issued requesting a review of City incentives for residential and commercial developments to include the City’s CCHIP and ICRIP programs; and

WHEREAS, on January 11, 2018, City Council approved a temporary moratorium on administrative approvals of CCHIP agreements, directing staff to reevaluate the existing program and to prepare recommendations to present to City Council; and

WHEREAS, City staff is recommending amendments to both the CCHIP and ICRIP programs in accordance with Exhibit A; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby approves amendments to the CCHIP and ICRIP programs as provided in Exhibit A and approves an extension of the CCHIP Program for an additional two year period.

SECTION 2. This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes or effective ten (10) days after its passage by fewer than eight (8) votes.

1
PASSED AND APPROVED this 13\textsuperscript{th} day of December, 2018.

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\textbf{MAYOR} \\
Ron Nirenberg \\
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\textbf{ATTEST:} \\
Leticia M. Vacek, City Clerk \\
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\textbf{APPROVED AS TO FORM:} \\
Andrew Segovia, City Attorney \\
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Agenda Item: 4  
Date: 12/13/2018  
Time: 01:44:28 PM  
Vote Type: Motion to Cont/Post  
Description: Ordinance adopting amendments to the Center City Housing Incentive Policy (CCHIP) and Inner City Reinvestment/Infill Policy (ICRIP) [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]  
Result: Failed

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Exhibit A
CITY OF SAN ANTONIO
FEE WAIVER PROGRAM
APPLICATION OPENS OCTOBER 2019

FEE WAIVERS AVAILABLE CITYWIDE
FOR ELIGIBLE PROJECTS IN FOUR CATEGORIES

- AFFORDABLE HOUSING
- OWNER-OCCUPIED REHABILITATION
- HISTORIC REHABILITATION
- BUSINESS DEVELOPMENT

ELIGIBLE PROJECTS MAY RECEIVE
100% OF APPLICABLE CITY FEES

ELIGIBLE PROJECTS MAY RECEIVE UP TO
$150,000 IN SAWS IMPACT FEE WAIVERS
(UP TO $250,000 FOR AFFORDABLE HOUSING)

CLICK HERE TO SEE PROGRAM GUIDELINES FOR DETAILS

CONTACT OUR DEVELOPMENT TEAM AT 210.207.4081
OR COSAFEFEWAIVERS@SANANTONIO.GOV
City of San Antonio Fee Waiver Program Guidelines
Effective January 2, 2019

1. Policy Statement
It is the policy of the City of San Antonio to encourage responsible development in the city. The City of San Antonio Fee Waiver Program specifically addresses these goals by encouraging the development and preservation of affordable/workforce housing, the rehabilitation of historic properties, and to foster business development. The policy becomes effective January 2, 2019.

2. Program Description
Eligible projects under this program may receive a full or partial waiver of City development fees and/or SAWS water and sewer impact fees. Fee waivers are funded by annual appropriations from the General Fund and from the San Antonio Water System, respectively. All fee waivers are subject to funding availability and are administered by the Center City Development and Operations Department (CCDO).

3. Program Goals
Fee waivers will support the overall policy goals of the COSA Fee Waiver Program as outlined below:

1. Support the creation and preservation of affordable/workforce housing citywide.
2. Increase redevelopment of underutilized buildings through the rehabilitation, upgrade, and adaptive reuse of existing structures.
3. Encourage the development and expansion of small businesses, legacy businesses, and targeted industry development projects.

4. Eligibility
Fee waivers will support eligible projects through one of four (4) categories: Affordable Housing, Owner-Occupied Rehabilitation, Historic Rehabilitation, and Business Development. In no case shall City fee waivers exceed the total cost of fees incurred by the project. SAWS fee waivers shall not exceed $150,000.00 per project ($250,000.00 for projects qualifying under the Affordable Housing category), except where approved by City Council. Unless otherwise noted, criteria and waiver amounts for one category of the Fee Waiver Program will not apply to another category.

1. For the purposes of this program, a project is defined as a development on a contiguous property or properties consisting of new construction, rehabilitation, repair or maintenance of existing structures, or any combination thereof. A project may include multiple structures (e.g. a multifamily complex) or a single structure (e.g. a single-family house). For developments consisting of multiple phases on adjacent or nearby parcels, each phase may be considered one project.

2. The following projects are NOT ELIGIBLE for fee waivers:
   a. Projects over the Edwards Aquifer Recharge or Contributing Zones that result in additional impervious cover (does not apply to residential projects that include at least 75 percent affordable housing units).
   b. Projects within a FEMA-designated 100-year floodplain.
c. Religious or sectarian facilities.

d. Surface parking lots that are not part of a larger development or expansion project.

e. 100% publicly-funded projects. This includes bond-funded projects and projects on military installations.

f. Schools, including all public, private, and charter institutions.

g. Hotels, motels, pawn shops, nightclubs, bars, gun shops, liquor stores, tattoo parlors, tanning salons, tobacco/tobacco-like related establishments, specified financial institutions (see UDC Section 35-A101), kiosks, sexually-oriented businesses, and non-permanent structures such as manufactured homes.

h. Projects located outside the current city limits, including the extraterritorial jurisdiction and areas of limited-purpose annexation.

3. Projects must be appropriately zoned for the intended use at the time the application is submitted. Fee waivers shall not be used to cover the cost of rezoning a property to allow for its intended use.

4. For a period of five (5) years following Certificate of Occupancy or other appropriate proof of project completion, projects participating in this program shall not be eligible to receive a Short Term Rental permit that results in an entire unit being offered for rent on STR platforms such as Airbnb or VRBO.

A. Affordable Housing

Project eligibility shall be determined using the criteria below and will be confirmed by the Center City Development and Operations Department with input from the Neighborhoods and Housing Services Department as needed.

1. The project must include at least 25% percent affordable housing units, and an additional 25% of units in the project must either be affordable or workforce housing units. Affordable units and workforce units are defined as follows:

   a. Affordable Rental units reserved for households earning at or below 60% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable. To qualify under this policy, rents charged for affordable units shall not exceed approximately 30% of the household’s gross monthly income.

   b. Workforce Rental units reserved for households earning between 61% - 80% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable. To qualify under this policy, rents charged for affordable units shall not exceed approximately 30% of the household’s gross monthly income.

   c. For-sale units reserved for households earning at or below 120% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable. To qualify under this policy, homes sold to income-qualified households must be the owner’s primary residence.

2. All affordable rental housing units that receive fee waivers through this program must demonstrate affordability for a minimum of fifteen (15) years and be qualified through a local, state, or federal affordable housing program that includes a minimum affordability term and regular compliance requirements (e.g. Housing Tax Credits, HOME, etc.). For-sale units must
demonstrate affordability to a qualified homebuyer at the time of sale and include a resale restriction for a minimum of five (5) years following the initial sale.

3. The unit mix of affordable housing units shall be comparable to the unit mix of any market-rate units provided in the same project (for example, if 20 percent of market-rate units contain two bedrooms, 20 percent of affordable units shall also contain two bedrooms).

B. Owner Occupied Rehabilitation
Project eligibility shall be determined using the criteria below and will be confirmed by the Center City Development and Operations Department with input from the Neighborhoods and Housing Services Department as needed.

1. Recipients of housing repair/rehabilitation programs administered by the Neighborhood and Housing Services Department (NHSD) or an eligible nonprofit organization are considered eligible under the Fee Waiver Program.
   a. Eligible NHSD programs include, but are not limited to, Owner-Occupied Rehabilitation, Minor Repair, Under 1 Roof, Let’s Paint, and Green & Healthy Homes.
   b. Eligible nonprofit organizations include, but are not limited to, certified Community Housing Development Organizations (CHDOs).

C. Historic Rehabilitation
Project eligibility shall be determined using the criteria below and will be confirmed by the Center City Development and Operations Department with input from the Office of Historic Preservation as needed.

1. The project must qualify for the Local Tax Exemption for Substantial Rehabilitation, i.e. the property must be a national, state, or locally designated historic landmark or be located within a national or local historic district, and the owner must invest substantial rehabilitation efforts that prolong the life of the building.
2. For residential structures, the incentive must result in the property retaining its residential use. Commercial structures receiving fee waivers may remain commercial in use or may be converted to residential use. All improvements must be coordinated with the Office of Historic Preservation.

D. Business Development
Project eligibility shall be determined using the criteria below and will be confirmed by the Economic Development Department or, for the Legacy Business component, the Center City Development and Operations Department with input from the Office of Historic Preservation and/or World Heritage Office as needed.

1. Targeted-industry and exceptional project eligibility:
   a. As defined in the Economic Development Business Fee Waiver Program Guidelines.
2. Small business development eligibility:
   a. As defined in the Economic Development Business Fee Waiver Program Guidelines.
3. Legacy business development eligibility:
a. The project must qualify for the Legacy Business Program offered through the Office of Historic Preservation, i.e., the business has been operational for 20 years or more and contributes to the history, culture, and authentic identity of San Antonio.

5. Waiver Amounts

City Fee Waivers are made available on an annual basis through the City’s General Fund. For Fiscal Year 2019 the amount is $2,500,000.00. Of this allocation, $1,500,000.00 will be made available to projects meeting the criteria herein; the actual amount available to projects may be prorated based on the actual amount of City Fee Waivers available for the given fiscal year and may be adjusted based on demand with administrative approval by the Director of the Center City Development & Operations Department.

SAWS Fee Waivers have been made available to the City through Ordinance 2014-05-29-0363 that covers a six-year period from FY 2015 to FY 2020, in an annual amount of approximately $3,000,000.00. Of this annual allocation, $1,500,000.00 will be made available to projects meeting the criteria herein; the actual amount available to projects may be prorated based on the actual amount of SAWS Fee Waivers available for the given fiscal year. All Fee Waivers are subject to funding availability.

On an annual basis, $800,000.00 in City Fee Waivers and $700,000.00 in SAWS Fee Waivers will be made available for projects meeting the Affordable Housing, Owner-Occupied Rehabilitation, Historic Rehabilitation, and Legacy Business criteria, subject to proration based on total annual allocations. A total of $500,000.00 in City Fee Waivers and $500,000.00 in SAWS Fee Waivers will be made available for projects meeting the targeted industry and exceptional project Business Development criteria, and $200,000.00 in City Fee Waivers and $300,000.00 in SAWS Fee Waivers will be made available for projects meeting the small business project criteria (excluding Legacy Business projects), subject to proration based on total annual allocations.

A. Affordable Housing

Projects meeting the Affordable Housing eligibility criteria per Section 4.A may receive fee waivers as follows:

1. City fee waivers granted under this Section 5.A are not limited in amount per project.
2. SAWS impact fee waivers granted under this Section 5.A.2 are limited to $250,000 per project and at the following per-unit rates:
   a. Up to 1.0 Equivalent Dwelling Unit (EDU) per residential affordable unit.
   b. 0.5 EDU per any other residential unit not qualifying as affordable under this program.
3. SAWS impact fee waiver requests of more than $250,000 require City Council approval, not including waivers granted under Section 6.4 below.

B. Owner-Occupied Rehabilitation

Projects meeting the Owner-Occupied Rehabilitation eligibility criteria per Section 4.B may receive fee waivers as follows:

1. City fee waivers granted under this Section 5.B are not limited in amount per project.
2. SAWS impact fee waivers granted under this Section 5.B.2 are limited to $10,000 or 1.0 Equivalent Dwelling Unit (EDU), whichever is lower.
C. Historic Rehabilitation
Projects meeting the Historic Rehabilitation eligibility criteria per Section 4.C may receive fee waivers as follows:

1. City fee waivers granted under this section 5.C are not limited in amount per project.
2. SAWS impact fee waivers granted under this Section 5.C.2 up to 1.0 Equivalent Dwelling Unit (EDU) per residential unit or 100 percent of total impact fees incurred for commercial projects, up to $150,000 per project.
3. SAWS impact fee waiver requests of more than $150,000 require City Council approval, not including waivers granted under Section 6.4 below.

D. Business Development
Projects meeting eligibility criteria may receive fee waivers as follows:

1. City fee waivers granted under this Section 5.D are not limited in amount per project.
2. Targeted-industry and exceptional projects:
   a. Eligible projects per Section 4.D.1 may receive SAWS impact fee waivers, up to a maximum waiver of $150,000.
   b. SAWS impact fee waivers exceeding $150,000 awarded under this Section 5.D.2 require City Council approval.
3. Small business development:
   a. SAWS impact fee waivers for small businesses will be determined based on the eligibility criteria in Tier 1, Tier 2, and Tier 3 as defined in the Small Business Section of the Economic Development Business Fee Waiver Guidelines.
4. Legacy business development:
   a. SAWS fee waivers granted under this section 5.D.4 may be up to 100 percent of the total impact fees incurred, up to $150,000 per project.

6. Additional Requirements and Conditions

1. All projects awarded waivers are subject to verification of project investment.
2. SAWS impact fee waiver requests exceeding $50,000 must be accompanied by an official SAWS Impact Fee Estimate.
3. Waivers are not retroactive. Reimbursements will not be granted for fees already paid.
4. Waivers awarded for housing projects under the Center City Housing Incentive Policy (CCHIP) will be granted per the terms of the CCHIP.
5. An administrative processing charge of $100 is required to activate any fee waivers awarded under this program. This charge applies to each waiver, City or SAWS, or $200 for both.
   a. Exceptions.
      i. Eligible participants in a repair/rehabilitation program administered by NHSD or an eligible nonprofit organization are exempt from this processing charge.
      ii. Eligible small businesses participating in the Business Development component of this program are exempt from this processing charge.
      iii. For a subdivision consisting of multiple single-family lots, only one administrative processing charge shall apply.
6. City fee waivers are valid for one year. SAWS fee waivers are valid for six (6) months. Each waiver is eligible for one renewal at no additional cost. The administrative fee of $100 will apply for each renewal thereafter as defined in Section 6.5 above. Projects are limited to two (2) renewals per waiver type.

7. The processing charge outlined in Sections 6.5 and 6.6 above are non-refundable. No exceptions. This includes failure to use a waiver before it expires.

7. Application Process

1. Applications will be received by the Center City Development and Operations Department (CCDO). Eligibility will be determined by the department responsible for the Fee Waiver category for which the application is received. CCDO will administer the issuance of Waiver IDs and all subsequent renewals.

2. Each applicant must complete an online application. Applicants may contact CCDO for assistance if needed.

3. If approved, applicant will be notified and receive a Waiver ID which will be activated upon payment of the applicable administrative fee.

4. Notifications are primarily through email. Alternative notification methods can be made by contacting CCDO.

5. Upon activation, the Waiver ID can be presented to the appropriate staff person to waive the applicable development/impact fees.
Center City Housing Incentive Policy  
Effective January 2, 2019

Section 1. Background
In spring 2011, Centro Partnership San Antonio initiated the creation of a Downtown Strategic Framework Plan. In an effort to ensure the execution of the Framework Plan, the Center City Development Office created the Center City Implementation Plan.

The Center City Implementation Plan provided recommendations on how to best implement the Downtown Strategic Framework Plan through increased public investment, creation of a housing finance strategy, coordinated management, and regulation of development. The Implementation Plan recommended that the City establish a predictable housing incentive system for housing in the Center City. Such a system would assist in normalizing land values, provide greater certainty, increase the speed of approvals, and reduce the risk associated with infill development. Therefore, the Center City Development Office developed the Center City Housing Incentive Policy (CCHIP).

The CCHIP incorporates the goals and objectives of the Implementation Plan and provides greater incentives to housing projects within targeted growth areas identified in the Downtown Strategic Framework Plan and prioritizes the Downtown Core. The Policy leverages increasing development in the Center City in order to facilitate the creation and preservation of affordable housing, incorporating recommendations developed by the Mayor’s Housing Policy Task Force. The program also recognizes the need for incenting affordable housing throughout the City’s Regional Centers in accordance with SA Tomorrow.

Section 2. Eligibility
The CCHIP applies to high density rental and for-sale housing projects (Projects) within the Greater Downtown Area (GDA), Regional Centers, and Transportation Corridors identified in the Via 2040 plan. Eligible Projects may receive City Fee Waivers, SAWS Impact Fee Waivers, Real Property Tax Reimbursement Grants, and infrastructure grants based on the terms outlined in the CCHIP.

Projects with an approved building permit at time of agreement execution are not eligible for CCHIP incentives. All projects must receive approval from the Historic and Design Review Commission prior to project commencement.

The CCHIP Policy was last amended by City Council on June 16, 2016. That policy revision established that properties zoned as “Single Family Residential” (e.g. “R-6,” “R-5,” “R-4”) and “Mixed Residential” (e.g. “RM-4”, “RM-5”, “RM-6”) are ineligible for incentives under this policy. No properties that were zoned as “Single Family Residential” or “Mixed Residential” as of June 16, 2016, are eligible for incentives under this policy. Rezoning the property to an eligible zoning type does not make the property eligible for incentives.

Properties with zoning of “Neighborhood Preservation” (e.g. “NP-8”, “NP-10”, “NP-15”) or that allow for Manufactured Housing (e.g. “MH”, “MHP”, “MHC”) are ineligible for incentives as of the effective date of the 2018 CCHIP policy. Rezoning the property to an eligible zoning type does not make the property eligible for incentives.

Any project receiving incentives through the CCHIP are not eligible to receive a permit through the Short Term Rental (STR) program that results in an entire housing unit being offered for rent on STR platforms such as Airbnb or VRBO.

Projects including a hotel component are not eligible for incentives through CCHIP.

Projects over the Edwards Aquifer Recharge or Contributing Zones, and projects located outside the current city limits, including the extraterritorial jurisdiction and areas of limited-purpose annexation, are not eligible for incentives through CCHIP.
Section 3. Definitions

Adaptive Reuse – The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use.

Affordable Housing and Workforce Housing (also Affordable Unit and Workforce Unit) –

- **Affordable Rental Units** are reserved for households earning at or below 60% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable (Affordable Housing).

- **Workforce Rental Units** are reserved for households earning between 61% - 80% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable (Workforce Housing).
  
  a. To qualify under this policy, rents charged for affordable units and workforce units shall not exceed approximately 30% of the household’s gross monthly income. Affordable rental units and workforce rental units shall demonstrate affordability for a minimum of fifteen (15) years or be qualified through a local, state, or federal affordable housing program that includes a minimum affordability term and regular compliance requirements (e.g. Housing Tax Credits, HOME, etc.).

- **For-sale Units** reserved for households earning at or below 120% of the Area Median Income (AMI) for the San Antonio-New Braunfels metropolitan area using HUD and/or TDHCA income limits as applicable will be deemed affordable. To qualify under this policy, homes sold to income-qualified households must be the owner’s primary residence. For-sale units must demonstrate affordability to a qualified homebuyer at the time of sale and include a resale restriction for a minimum of five (5) years following the initial sale.

City of San Antonio Fee Waiver Program – A City Council adopted Policy of the City of San Antonio to promote the development and preservation of affordable housing, the rehabilitation of historic structures, and small business and industry development through the use of development fee waivers. The City of San Antonio Fee Waiver Program replaces the Inner City Reinvestment/Infill Policy (ICRIP). Fees eligible for waiver will be reviewed administratively.

Historic Rehabilitation – The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural and cultural values.

Inner City Reinvestment/Infill Policy (ICRIP) – see City of San Antonio Fee Waiver Program.

Market-Rate Housing – A Project in which more than 85% of the units are priced for rental or sale subject to market conditions, without temporary or permanent pricing restrictions.

Mixed-Income Housing – A Project in which at least 15% of the housing units are priced for rental or sale to households or persons at or below 80% of the Area Median Income.

Project – A rental or for-sale housing development that creates multiple housing units at a density of at least:

- 18 dwelling units per acre for adaptive reuse or historic rehabilitation projects within the Greater Downtown Area (Level 1 or Level 2 areas) or in Level 3
- 33 dwelling units per acre for multifamily projects (25 dwelling units per acre for projects consisting exclusively of for-sale housing units) outside the Central Business District (Level 2 and Level 3 areas)
- 50 dwelling units per acre for all projects in the Central Business District (Level 1 Area)
Section 4. Geographic Area
The incentives provided by the CCHIP is based on the Project’s location and future land use classification within the Greater Downtown Area (GDA). Properties with a future land use classification of “Urban Low Density Residential,” “Medium Density Residential,” and “Parks/Open Space” in an SA Tomorrow Regional Center or Community Plan shall not qualify for incentives under CCHIP. See attached map in Exhibit A for program areas. If there is conflict between an area described and Exhibit A, then Exhibit A controls.

Projects within the Central Business District (CBD) are within the Level 1 Incentive Area, projects located in the Greater Downtown Area and outside of the CBD are within the Level 2 Incentive Area. The Level 3 Incentive Area includes properties with eligible zoning in the SA Tomorrow Regional Centers and parcels with eligible zoning that are abutting Via’s Primary Transportation Corridors under the 2040 Long Range Plan.

Level 3 Incentive Areas will go into effect when City Council adopts the Land Use Plan for the corresponding Regional Center or when Via determines the route locations for primary transit corridors through Via 2040.

Section 5. Affordability Requirements
Projects in the Level 2 Area that are under 5 stories must include a minimum of 10% affordable units, and an additional 10% of units in the project must either be affordable or workforce units. Projects in Level 3 Area must include 20% affordable units. For projects consisting of rental housing in Level 2 and Level 3, the unit mix of affordable and workforce housing units shall be comparable to the unit mix of any market-rate units provided in the same project (for example, if 20 percent of market-rate units contain two bedrooms, 20 percent of affordable units shall also contain two bedrooms).

All projects with for sale units are ineligible for incentives if more than half of the for sale units have an initial sale price above the Federal Housing Administration’s Forward Loan Limit. (see: https://entp.hud.gov/idapp/html/hicostlook.cfm). [Note: the FHA Forward maximum loan amount differs from the maximum loan amount available through Fannie Mae/Freddie Mac loan. The FHA Forward loan amount is the maximum sale price for eligibility under this policy.]

All rental housing projects must have average residential rents (the average rent across all residential units) less than $2.75 per square foot (“Maximum Rent Rate”). The developer must recertify rents annually. If rents rise above the Maximum Rent Rate in the first five years of occupancy from the date a Certificate of Occupancy is issued, then all incentives under this policy must be reimbursed. If rents rise over the Maximum Rent Rate after five years of building occupancy, then the owner will no longer be eligible for ongoing tax reimbursement grants, however they will not be required to reimburse incentives already received under the policy. The Maximum Rent Rate shall adjust annually based on the percentage change in AMI.

For projects approved by the Public Facility Corporation’s (PFC) Board, the PFC’s adopted affordability rules and requirements govern over the affordability requirements listed above.

Section 6. Fee Waivers
All projects eligible for incentives under this policy will receive City Fee Waivers as permitted by the City of San Antonio Fee Waiver Program.

A Project within the CBD (Level 1 Area) is also eligible to receive a SAWS Impact Fee Waiver equal to 100% of the Project’s SAWS water and impact fees, not to exceed $1,000,000. Projects within the GDA outside of the CBD (Level 2 Area) are eligible for SAWS fee waivers equal to 100% of the Project’s SAWS impact fees, not to exceed $500,000. Projects within Level 3 are eligible for SAWS fee waivers equal to 100% of the Project’s SAWS impact fees, not to exceed $250,000.
City Fee Waivers are made available on an annual basis through the City’s General Fund. For Fiscal Year 2019, the amount is $2,500,000.00. Of this annual allocation, $1,000,000.00 will be made available to projects meeting the criteria herein; the actual amount available to CCHIP projects may be prorated based on the actual amount of City Fee Waivers available for the given fiscal year and may be adjusted based on demand with administrative approval by the Director of the Center City Development & Operations Department.

SAWS Fee Waivers have been made available to the City through Ordinance 2014-05-29-0363 that covers a six-year period from FY 2015 to FY 2020, in an annual amount of approximately $3,000,000.00. Of this annual allocation, $1,500,000.00 will be made available to projects meeting the criteria herein; the actual amount available to CCHIP projects may be prorated based on the actual amount of SAWS Fee Waivers available for the given fiscal year. All Fee Waivers are subject to funding availability.

Section 7. Real Property Tax Reimbursement Grant

Eligible projects will receive a Real Property Tax Reimbursement Grant (Grant) disbursed over 15 years for Level 1 projects or 10 years for projects within Level 2 and Level 3. The reimbursement grant will be a rebate of 75% of the previous year’s Maintenance & Operations (M&O) portion of the City’s real property tax revenue remitted to the City (approximately 62.5% of City portion of the real property tax bill, subject to change). The remaining 25% of the M&O portion of the City’s tax revenue will be deposited in a fund established for the purpose of creating and/or preserving affordable housing units, to be administered by the Neighborhood and Housing Services Department. The City’s real property tax increment generated as a result of the Project is the funding source of the Grant. Rebate payments through the Real Property Tax Reimbursement Grant may be requested after Project completion on an annual basis, and payments will be disbursed annually as funds become available.

If a Project is within a Tax Increment Reinvestment Zone it will receive a rebate of the previous year’s real property tax increment remitted to the City over a period of time that is determined based on the Projects geographic location or type. The rebate is based on the City’s participation level in the Tax Increment Reinvestment Zone where the Project is located (this includes both the debt rate and the M&O rate). Recipient must remit 25 percent of the annual property tax rebate they receive back to the City. The funds remitted back to the City will be deposited in the affordable housing fund to be administered by the Neighborhood and Housing Services Department. Recipient and project are not eligible for any tax reimbursements under this policy if 25% of funds previously remitted to the project have not been paid to City.

Additionally, if the Project qualifies for a Historic Tax Exemption or Historic Tax Credit per the Office of Historic Preservation, the Tax Rebate Grant and the Tax Credit or Exemption will be used together when possible in order to maximize the incentive.

Section 8. Infrastructure Grant

A Project qualifies for an Infrastructure Grant if the Project is located in the CBD (Level 1 Area) and at least 10% of the units qualify as affordable or workforce housing. The infrastructure grant is designed to assist with infrastructure upgrades and repairs considered typical for urban infill development, and may be used toward the following expenses:

- Water and/or sewer line repairs, upgrades, or extensions
- Electric service upgrades or repairs
- Public right-of-way improvements to include street and/or sidewalk enhancements, landscaping, and lighting
- Street-level façade improvements (for adaptive reuse or historic rehabilitation projects only)

A qualifying project will receive $10,000 for each affordable or workforce housing unit provided on site, up to a maximum of $500,000. Projects outside the CBD (Level 2 Area) are not eligible. The infrastructure grant is subject to funding availability.
Section 9. Density Bonus
Construction costs escalate as developers create height and density. Within Level 1 and Level 2 of the program area, residential density supports healthy street level retail, allows for a reduction in transportation demand, and increases property valuations and tax base, in turn generating dollars that can be used for public improvements and programs. Within Level 1 and Level 2, a density bonus of $0.10 per sq ft to the Maximum Rent Rate when the project is a “High Rise Building”, as defined by the 2015 International Building Code.

Section 10. Displacement of Residents
Projects resulting in the direct displacement of residential tenants are not eligible for as-of-right CCHIP incentives.

Section 11. Additional Protections for Single Family Units
Any existing single family dwelling unit located on a property eligible for incentives may not be demolished, unless applicant demonstrates that the building is a “Dangerous Building” per Article VIII, Sec. 6-156 of the City Code. An applicant may submit a request to the Director of Development Services (or his/her designee) to request certification that the dwelling meets the definition of a “Dangerous Building”. Notwithstanding the process identified above, any eligible project with a single family dwelling unit with historic designation that will be demolished as a result of the project must follow existing process in the City Code to completion (obtain a demolition permit) before the project can be eligible for incentives.

If a single family dwelling unit is present on a parcel at the time this policy is adopted and is subsequently demolished, the property will be ineligible for as of right incentives under this policy.

Section 12. Requirements for Additional Bike and Scooter Parking
A project seeking incentives under this policy must exceed the bike parking requirements from Sec. 35-526 of the Unified Development Code by 20% [See Chapter 35, Sec. 35-526 (b)(8) & (b)(9)], as well as accommodate parking for scooters on the property.

Section 12. Exceptions
Any exceptions to the CCHIP require City Council approval.

Section 13. Review and Term
The City will initiate a housing study for the CCHIP area every two years to inventory the total number of housing units, monitor the rental rates and sales values, and identify any necessary adjustments to the policy. Unless the City Council extends and or amends the terms of the CCHIP, it will expire within 2 years of the date of City Council adoption.

CCHIP Agreements will include a provision for the recapture of the incentives (e.g. grants and loans) in the event Agreement terms and requirements are not met. These recapture provisions will survive any subsequent assignment of the Agreement.

Section 15. Administration
The Center City Development & Operations (CCDO) Department will administer the CCHIP and any associated program fees. The CCDO Director is authorized to make non-substantive program changes as necessary for administrative purposes.

Section 16. Legal Documents
The legal documents used to officiate this policy include the CCHIP Application and the CCHIP Incentive Agreement as described in Exhibits B and C, which may be amended as necessary. The City Attorney’s Office, in conjunction with the City Manager or her designee, may negotiate additional terms of the agreement as long as those terms do not change the total incentive amount. The City Manager or her designee will be the signatory of the agreement.
Exhibit A – Eligible CCHIP Program Area
Map Showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule
Legend

- Blue circle: 1/2 mile buffer
- Black circle: 1 mile buffer
- Orange circle: 3 mile buffer

Amenity 1
Via Bus Stop ID 45677
Distance from Site 0.2 miles

Amenity 2
FastMed Urgent Care
Distance from Site 1.9 miles

Amenity 3
St. Phillips College
Distance from Site 1.6 miles

Amenity 4
District 5 Senior Center
Distance from Site 0.5 miles

Amenity 5
La Mision Child Care
Distance from Site 0.6 miles

Amenity 6
Roosevelt Park
Distance from Site 0.4 miles

Amenity 7
St. Cecilia’s Catholic Church
Distance from Site 0.3 miles
VIA Bus Stop ID: 45677 located 0.2 miles from Village at Boyer Site
### WESTBOUND: TRAVELS FROM A → B → C → D → E → F → G

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### BIKE & RIDE:
- Normal service is provided until 2 p.m. on weekdays and 5 p.m. on Saturdays.
- On Sundays and evenings, schedules may vary, so check goMobile for details.

### HOLIDAY AND FIESTA SCHEDULES
- Bus service on VIA observed holidays will be provided as follows:
  - Special schedules are in effect on New Year's Day, Martin Luther King Jr. Day, Memorial Day, Labor Day, Thanksgiving, Christmas, and Martin Luther King Jr. Day.

### ON BOARD SAFETY TIPS:
- Make sure your handbags are secure and not in the aisle.
- Keep your phone uncased and in hand.
- Keep your phone uncased and in hand.
- Keep your phone uncased and in hand.

### PERSONAL TRIP PLANNER:
- Plan your own trip online 24 hours a day at VIA’s website. You can also get directions by calling 210-362-2020 or TTY 210-362-2019.

### SERVICES FOR RIDERS WITH DISABILITIES:
- All VIA buses and stops are accessible to riders with disabilities.
- VIA goes to a nearby garage at 10212 San Pedro.

### PRICE TO RIDE:
- You and your bike can go anywhere VIA goes. On Primo there are bike racks inside the vehicle and on all other buses the bike rack is outside the bus in the front. It takes only seconds to load your bike and be on your way. Call Customer Service at 210-362-2020 for more information.

### TRAVELS FROM H → A → B → C → D → E → F → G

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  - New Year's Day, Martin Luther King Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas
  - Special schedules are in effect on New Year's Day, Martin Luther King Jr. Day, Memorial Day, Labor Day, Thanksgiving, Christmas, and Martin Luther King Jr. Day.

### ON BOARD SAFETY TIPS:
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**HOLIDAY & FIESTA SCHEDULES**

- Bus service on VIA observed holidays will be provided as follows:
  - Saturday Schedule - Martin Luther King Day, Memorial Day & Friday after Thanksgiving
  - Sunday Schedule - New Year's Day, Labor Day, Thanksgiving and Christmas

**Fiesta Schedule**

- Times are subject to change during the Fiesta parade. Please refer to the Fiesta Remote Schedule flyer for details.

- Please look for notice on the bus, at VIAinfo.net or call Customer Service at 362-2020 (select option 5) for all other observed holidays.
LOCATIONS IN TEXAS

San Antonio, TX Urgent Care Walk-In Clinic on New Braunfels Ave

4130 New Braunfels Ave, Suite 112
San Antonio, TX 78223

P: 210-290-9537
F: 210-290-9465
Avg. Rating: ★★★★★

Request a Ride:

$20 FLU SHOTS AVAILABLE NOW*

Located in McCreless Corner Shopping Center on S. New Braunfels Ave., next to Frost Bank and near Chick-fil-A.

WE'RE OPEN TODAY UNTIL 9 PM

Hours

Monday – Friday: 9:00 AM - 9:00 PM

Saturday - Sunday: 9:00 AM - 6:00 PM

**Holiday Hours:**

We are open from 09:00 AM to 04:00 PM on Thanksgiving, Christmas Eve, Christmas Day, New Year's Day, New Year's Eve, Easter Sunday, Memorial Day, July 4th, and Labor Day.

**TREATMENTS**

- Sprains, Strains, and Broken Bones
- Dislocations
- Cuts, Scrapes, Wounds, Abrasions, and Burns
- Wound Care
- Urinary Tract Infections
- Bee Stings, Insect Bites, and Allergic Reactions
- Sore/Strep Throat
- Dehydration
- Sinus Infections
- Respiratory Infections

**MORE SERVICES**

- Digital X-rays
- EKG
- Sutures and Stitches
- Labs & X-rays
- Physicals
- Vaccinations & Immunizations

**Patient Reviews**
"I took my son to get an injured foot looked at. In and out with kind service. Thanks"

"Quick and easy process. Helpful in meeting my medical needs. From start to finish professional and excellent service."

"Awesome here. Had to do a drug screen for employment. They were helpful and friendly. I was seen quickly. no... MORE ➔

"Love the friendly staff and fast in and out services"

READ MORE ➔
### Public Community Colleges

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamo Community College - Northeast Lakeview College</td>
<td>Veronica Garcia</td>
<td>(210) 485-0000</td>
</tr>
<tr>
<td>Alamo Community College - Northwest Vista College</td>
<td>Ric Baser</td>
<td>(210) 486-4900</td>
</tr>
<tr>
<td>Alamo Community College - Palo Alto College</td>
<td>Robert Garza</td>
<td>(210) 486-3880</td>
</tr>
<tr>
<td>Alamo Community College - San Antonio College</td>
<td>Robert Vela</td>
<td>(210) 486-0959</td>
</tr>
<tr>
<td>Alamo Community College - St. Philip's College</td>
<td>Adena Loston</td>
<td>(210) 486-2900</td>
</tr>
<tr>
<td>Alamo Community College District</td>
<td>Bruce Leslie</td>
<td>(210) 485-020</td>
</tr>
<tr>
<td>Alvin Community College</td>
<td>Christal Albrecht</td>
<td>(281) 756-3500</td>
</tr>
<tr>
<td>Amarillo College</td>
<td>Russell Lowery-Hart</td>
<td>(806) 371-5000</td>
</tr>
<tr>
<td>Angelina College</td>
<td>Michael Simon</td>
<td>(936) 639-1301</td>
</tr>
<tr>
<td>Austin Community College</td>
<td>Richard Rhodes</td>
<td>(512) 223-7000</td>
</tr>
<tr>
<td>Blinn College District</td>
<td>Mary Hensley</td>
<td>(979) 830-4000</td>
</tr>
<tr>
<td>Brazosport College</td>
<td>Millicent Valek</td>
<td>(979) 230-3000</td>
</tr>
<tr>
<td>Central Texas College</td>
<td>Jim Yeonopolus</td>
<td>(254) 526-7161</td>
</tr>
<tr>
<td>Cisco College</td>
<td>Thad Anglin</td>
<td>(254) 442-5000</td>
</tr>
<tr>
<td>Clarendon College</td>
<td>Robert Keith Riza</td>
<td>(806) 874-3571</td>
</tr>
<tr>
<td>Coastal Bend College</td>
<td>Beatriz T. Espinoza</td>
<td>(361) 358-2838</td>
</tr>
<tr>
<td>College of the Mainland Community College District</td>
<td>Warren Nichols</td>
<td>(409) 938-1211</td>
</tr>
<tr>
<td>Collin County Community College District</td>
<td>H. Neil Matkin</td>
<td>(972) 758-3801</td>
</tr>
<tr>
<td>Dallas Community College - Brookhaven College</td>
<td>Thom Chesney</td>
<td>(972) 860-4700</td>
</tr>
<tr>
<td>Dallas Community College - Cedar Valley College</td>
<td>Joe Seabrooks</td>
<td>(972) 860-8200</td>
</tr>
<tr>
<td>Dallas Community College - Eastfield College</td>
<td>Eddie Tealer</td>
<td>(972) 860-7001</td>
</tr>
<tr>
<td>Dallas County Community College - El Centro College</td>
<td>Jose Adams</td>
<td>(214) 860-2000</td>
</tr>
</tbody>
</table>
DEPARTMENT OF HUMAN SERVICES

HUMAN SERVICES HOME (/HUMANSERVICES)
ABOUT (/HUMANSERVICES/ABOUT)
COMMUNITY CENTERS & FACILITIES (/HUMANSERVICES/FACILITIES)
EARLY EDUCATION & CHILD CARE ASSISTANCE (/HUMANSERVICES/EARLYEDUCATION/CHILD CARE)
EDUCATION SERVICES (/HUMANSERVICES/EDUCATIONSERVICES)
FAITH-BASED INITIATIVE (/HUMANSERVICES/FAITHBASED)
FINANCIAL & EMERGENCY ASSISTANCE (/HUMANSERVICES/FINANCEEMERGENCY)
NEWS & MEDIA CENTER (/HUMANSERVICES/NEWSMEDIACENTER)
HOMELESS SERVICES (/HUMANSERVICES/HOMELESSSERVICES)
SENIOR SERVICES (/HUMANSERVICES/SENIOR SERVICES)
SA.GOV RELATED SITES
HEAD START (HTTP://WWW.SAHEADSTART.ORG/)
FINANCIAL EMPOWERMENT CENTER (HTTP://SANANTONIOFEC.ORG/)
HELPFUL LINKS
CAFÉCOLLEGE (HTTP://WWW.CAFECOLLEGE.ORG/HOME)
HAVEN FOR HOPE (HTTP://WWW.HAVENFORHOPE.ORG/NEW/)
VOLUNTEER INCOME TAX ASSISTANCE (VITA) (HTTP://WWW.VITASA.ORG/)
OFFICE
Address
106 S. St. Mary's, 7th Floor
San Antonio, TX 78205

Phone
210.207.8198

Fax
210.207.4254

HISTORY
In 2003, the City/County Joint Commission on Elderly Affairs, an advisory board comprised of seniors 60+, recommended the creation of centers where seniors could congregate to share meals, participate in activities and access needed services.

It was through the vision of the Elderly Commission that these centers were realized and now benefit seniors of the San Antonio/Bexar County community.

PROGRAMS / ACTIVITIES
- Daily Nutritious Meal
- Social Services
- Arts and Crafts
- Exercise Classes
- Library
- Recreation and Dance
- Arts and Crafts
- Computer Classes
- Basic Health Screenings
- Work Search Programs

All Senior Centers (/humanservices/Facilities.aspx#5455252-senior-centers)
# Child Care Search Result Details

**Operation Details**

You may click on the question mark image (?) to view the [Frequently Asked Questions (FAQ)](https://example.com) page.

<table>
<thead>
<tr>
<th>Operation Number:</th>
<th>1524251</th>
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</thead>
<tbody>
<tr>
<td>Operation Type:</td>
<td>Licensed Center</td>
</tr>
<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
</tr>
<tr>
<td>Operation/Caregiver Name:</td>
<td>La Mision Child Care and Kid Kamp</td>
</tr>
<tr>
<td>Location Address:</td>
<td>2211 S HACKBERRY&lt;br&gt;SAN ANTONIO, TX 78210</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>2211 S HACKBERRY&lt;br&gt;SAN ANTONIO, TX 78210</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>210-534-3836</td>
</tr>
<tr>
<td>County:</td>
<td>BEXAR</td>
</tr>
<tr>
<td>Website Address:</td>
<td><a href="mailto:lamisionchildcare1@yahoo.com">lamisionchildcare1@yahoo.com</a></td>
</tr>
<tr>
<td>Administrator/Director Name:</td>
<td>Debra Ameschutz</td>
</tr>
<tr>
<td>Second Director Name:</td>
<td>Cecilio DeJesus</td>
</tr>
<tr>
<td>Type of Issue:</td>
<td>9</td>
</tr>
<tr>
<td>Issuance Date:</td>
<td>4/1/2014</td>
</tr>
<tr>
<td>Permit Renewal Due By Date:</td>
<td>4/1/2022</td>
</tr>
<tr>
<td>Conditions on Permit:</td>
<td>Yes</td>
</tr>
<tr>
<td>Accepts Child-Care Subsidies:</td>
<td>Yes</td>
</tr>
<tr>
<td>Hours of Operation:</td>
<td>07:00 AM-06:00 PM</td>
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<tr>
<td>Days of Operation:</td>
<td>Monday - Friday</td>
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<tr>
<td>Total Capacity:</td>
<td>90</td>
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<tr>
<td>Licensed to Serve Ages:</td>
<td>Infant, Toddler, Pre-Kindergarten, School</td>
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<tr>
<td>Total Capacity:</td>
<td>90</td>
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<tr>
<td>Number Of Admin Penalties:</td>
<td>0</td>
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<tr>
<td>Corrective Action:</td>
<td>No</td>
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<tr>
<td>Adverse Action:</td>
<td>No</td>
</tr>
<tr>
<td>Temporarily Closed:</td>
<td>No</td>
</tr>
</tbody>
</table>

## Five Year Inspection Summary

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

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

### In the last five years, Licensing conducted the following:

- **30** - Inspections
- **0** - Assessments
- **7** - Self Reported Incidents
- **5** - Reports

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

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

## Five Year Compliance Summary

- During the last five years, 2965 standards were evaluated for compliance at this operation.
• Of the standards evaluated 49 deficiencies were cited.

  Click on the number of deficiencies to see additional details.

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

• The weights of the standard deficiencies cited in the past five years are as follows:
  
  11 were weighted as High
  20 were weighted as Medium - High
  8 were weighted as Medium
  0 were weighted as Medium - Low
  1 was weighted as Low

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
La Mision Child Care and Kid Kamp
2211 S Hackberry
San Antonio, TX 78210
210-534-4915 (tel:2105344815)

Cost (per week): $110 
Ratings: 
Availability: --

AT A GLANCE
In Business Since: 1991
Total Employees: 2-10
Credentials: State Licensed

HOURS
Monday: 6:30AM - 6:00PM
Tuesday: 6:30AM - 6:00PM
Wednesday: 6:30AM - 6:00PM
Thursday: 6:30AM - 6:00PM
Friday: 6:30AM - 6:00PM
Saturday: Closed
Sunday: Closed

PROGRAM DETAILS
Type: Child Care Center/Day Care Center, Preschool (or Nursery School) or Pre-K, Kindergarten
Program Capacity: 90

COST & AVAILABILITY

Offerings
Full Time (5 days/wk)
Extended Care (Before School)
Extended Care (After School)

RATINGS & REVIEWS
No reviews yet
Rate This Business

CONNECT WITH OTHER BUSINESSES

Hope Lutheran Day Care Center (https://hope-lutheran-day-care-center/san-antonio-tx-5714-callaghan-rd)
5714 Callaghan Rd
San Antonio, TX 78228

Guardian Angels (https://guardian-angels/san-antonio-tx)
1630 Pleasant Rd
Rate & Review
PARKS & FACILITIES DETAILS

Roosevelt Park

Pools
Address: 330 Roosevelt / Phone Number: 210.532.6091

San Antonio parks give people an opportunity to spend time enjoying the outdoors, with fresh air, sunshine and exercise on tap for visitors. Take a walk, enjoy the scenery, and de-stress. Studies show people who spend time in parks will be sick less often, which means less time missing from school and work, as well as lower healthcare costs and better overall health. And it's fun and refreshing. Visit a San Antonio park today!

Alcohol is prohibited; amenities are first come, first serve with the exception of the ones listed below.
For information on hours of operation, class and lesson schedules and other other programming visit our Swimming and Aquatics Page.

Amenities Available for Rental

The following amenities are available for rental. Use the links below to view facility details or calendar availability. Learn how to make a reservation.

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Details</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clubhouse</td>
<td>View Details</td>
<td>View Availability</td>
</tr>
<tr>
<td>Pavilion</td>
<td>View Details</td>
<td>View Availability</td>
</tr>
</tbody>
</table>

The cost to rent the pavilion Monday through Thursday is $15 an hour with a 4-hour minimum. The cost for Friday through Sunday and holidays is $30 an hour with a 4-hour minimum.

Clubhouse is available for medium-sized gatherings and includes: tables, chairs, stove and kitchen with refrigerator. Rental requires 48 hours notice and the cost to rent is $50 an hour with a four hour-minimum. $100 refundable cleaning/damage deposit.

Related Facilities
- Pool
- Roosevelt Clubhouse

Park History
This 12.9 acre park was created from an old gravel pit once owned by Bexar County and later given to the City of San Antonio. In 1920 it was named Roosevelt Park for President Theodore Roosevelt, and in 1928, the name was changed to Lambert Park, honoring the City's much-admired Parks Commissioner, Ray Lambert. The name Roosevelt was then given to old Riverside Park, which had been purchased by the City from private owners.

Roosevelt/Lambert Park was developed by the City to serve the surrounding residential neighborhoods. In the 1920s, a branch library was constructed just across the street and a swimming pool and tennis courts were built in the park. At the urging of a group called the SouthSide Improvement League, swings and benches were added to the park. By the middle 1940s, Lambert Park had been re-named Roosevelt Park, and the park and golf course to the south were once more called Riverside.

More Info
- Park Safety & Rules
- Trail Safety & Etiquette

Programs & Classes
Contact Us

- San Antonio Parks & Recreation Department
  Phone: [Phone Directory](#)
- Mailing Address: PO Box 839966
  San Antonio, TX 78283-3966
- Physical Address: 5800 Enrique M. Barrera Parkway (formerly 5800 Old Highway 90 West)
- San Antonio, TX 78227
- Ron Darner Parks and Recreation Operations Headquarters
- Reservations: 210.207.7275 / [Reservation How To](#)
MISSION STATEMENT.

We the members of Saint Cecilia Catholic Church, a welcoming community of Christians, are committed to:

+ Understanding and sharing our faith and to living the Gospel values as proclaimed by Jesus Christ and taught by the Catholic Church.
+ Deepening and strengthening our spiritual life through the sacraments, prayer, service, ministry, and education.
+ Joyfully embracing the Kingdom of God here on earth, in ourselves, our families, and our community.
MINISTRIES.

‘The Christian faithful are those who, inasmuch as they have been incorporated in Christ through Baptism, have been constituted as the people of God; for this reason, since they have become sharers in Christ's priestly, prophetic, and royal office in their own manner, they are called to exercise the mission which God has entrusted to the Church to fulfill in the world, in accord with the condition proper to each one.’

CCC 871.
125 W. Whittier St.
San Antonio, TX 78210
Tel. 210.533.7109

Map data ©2019 Google
Quinceañera Retreat and Celebration

When: Sat., April 21, 8:30 a.m.-5 p.m. 2018
Price: $20
www.sanantonio300.org/event/quinceanera-retreat-and-celebration-southeast-urban-deanery-
seu

Young ladies and their families from across the deanery and the city will join us to share the blessings and joys of the Quinceanera tradition.
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application.pdf
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
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