# Contact Information

<table>
<thead>
<tr>
<th><strong>Primary Contact:</strong></th>
<th>Janine Sisak</th>
<th><strong>Phone:</strong></th>
<th>512-328-3232</th>
</tr>
</thead>
<tbody>
<tr>
<td>4101 Parkstone Heights Drive, Suite 310</td>
<td><strong>Email:</strong></td>
<td><a href="mailto:janines@dmacompanies.com">janines@dmacompanies.com</a></td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78746</td>
<td><strong>Secondary Contact:</strong></td>
<td>Nicole Mwei</td>
<td>512-328-3232</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:nicolem@dmacompanies.com">nicolem@dmacompanies.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Consultant Contact:</strong></td>
<td><strong>Phone:</strong></td>
<td>512-328-3232</td>
<td></td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:nicolem@dmacompanies.com">nicolem@dmacompanies.com</a></td>
<td></td>
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</tr>
</tbody>
</table>

# Development Information

<table>
<thead>
<tr>
<th><strong>Name of Proposed Entity:</strong></th>
<th>Plano TSAHC-DMA Housing, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Name:</strong></td>
<td>The Park on 14th</td>
</tr>
<tr>
<td><strong>Development Type:</strong></td>
<td>New Construction</td>
</tr>
<tr>
<td><strong>Secondary Type:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Previous TDHCA #:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Initial Construction Year:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Units Demolished:</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Units Reconstructed:</strong></td>
<td></td>
</tr>
<tr>
<td><strong># of Non-Contiguous Sites:</strong></td>
<td></td>
</tr>
<tr>
<td><strong># of Census Tracts:</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Target Population:</strong></td>
<td>General</td>
</tr>
<tr>
<td><strong>Development Address:</strong></td>
<td>1321 G Ave</td>
</tr>
<tr>
<td></td>
<td>Plano, TX 75074</td>
</tr>
<tr>
<td><strong>ETJ?:</strong></td>
<td>N</td>
</tr>
<tr>
<td><strong>County:</strong></td>
<td>Collin</td>
</tr>
<tr>
<td><strong>Region:</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Rural/Urban:</strong></td>
<td>Urban</td>
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<tr>
<td><strong>Census Tracts:</strong></td>
<td>48085031900</td>
</tr>
<tr>
<td><strong>Total LI Units:</strong></td>
<td>48</td>
</tr>
<tr>
<td><strong>Total MR Units:</strong></td>
<td>12</td>
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<tr>
<td><strong>Total Units:</strong></td>
<td>60</td>
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<tr>
<td><strong>HTC Request:</strong></td>
<td>$764,000.00</td>
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<td><strong>Pre-App Fee Due:</strong></td>
<td>$600.00</td>
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<tr>
<td><strong>Has Fee already been submitted?:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Name on Check:</strong></td>
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<tr>
<td><strong>Check Number:</strong></td>
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</tbody>
</table>

# Notifications

<table>
<thead>
<tr>
<th><strong>U.S. Representative:</strong></th>
<th>Van Taylor</th>
<th><strong>District:</strong></th>
<th>3</th>
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</thead>
<tbody>
<tr>
<td><strong>State Senator:</strong></td>
<td>Angela Paxton</td>
<td><strong>District:</strong></td>
<td>8</td>
</tr>
<tr>
<td><strong>State Representative:</strong></td>
<td>Jeff Leach</td>
<td><strong>District:</strong></td>
<td>67</td>
</tr>
</tbody>
</table>
**School Superintendent:** Sara Bonser  
**School District:** Plano ISD  
**School District Address:** 2700 West 15th Street  
Plano, TX  75075

**Presiding Officer of Board of Trustees:** Tammy Richards  
**Address:** 2700 West 15th Street  
Plano, TX  75075

**Elected Officials:**  
- Harry LaRosiliere  
- Rick Smith  
- Anthony Ricciardelli  
- Maria Tu  
- Rick Grady  
- Kayci Prince  
- Shelby Williams  
- Lily Bao  
- Chris Hill  
- Susan Fletcher  
- Cheryl Williams  
- Darrell Hale  
- Duncan Webb

**Mayor:**  
**Mayor Pro Tem:**  
**City Council Member:**  
**City Council Member:**  
**City Council Member:**  
**City Council Member:**  
**City Council Member:**  
**County Judge:**  
**County Commissioner:**  
**County Commissioner:**  
**County Commissioner:**  
**County Commissioner:**

**Neighborhood Organizations:** None

### Competitive Housing Tax Credit Selection Self-Score

#### Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>6</td>
</tr>
<tr>
<td>Unit Features</td>
<td>9</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>2</td>
</tr>
<tr>
<td>High Quality Housing Total</td>
<td>17</td>
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</tbody>
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#### Criteria to Serve and Support Texans Most in Need

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Residents</td>
<td>15</td>
</tr>
<tr>
<td>Rent Levels of Residents</td>
<td>11</td>
</tr>
<tr>
<td>Resident Services</td>
<td>11</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>7</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>0</td>
</tr>
<tr>
<td>Tenant Populations with Special Housing Needs</td>
<td>3</td>
</tr>
<tr>
<td>Proximity to Jobs</td>
<td>6</td>
</tr>
<tr>
<td>Serve and Support Texans Most in Need Total</td>
<td>53</td>
</tr>
</tbody>
</table>

#### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>1</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>10</td>
</tr>
<tr>
<td>Community Support and Engagement Total</td>
<td>11</td>
</tr>
</tbody>
</table>
Criteria Promoting Efficient Use of Limited Resources and Applicant Accountability

Financial Feasibility: 26
Cost of Development per Square Foot: 12
Pre-Application Participation: 6
Leveraging Private, State and Federal Resources: 3
Extended Affordability: 4
Historic Preservation: 0
Right of First Refusal: 1
Funding Request Amount: 1
Efficient Use of Limited Resources and Applicant Accountability Total: 53
Point Adjustment: 4
Total Applicant Self-Score: 134

Intent to Request Points for Items not Included in the Applicant's Self-Score

Readiness to Proceed: 0 points
Government Support: 17 points
Quantifiable Community Participation: 4 points
Community Support from a State Representative: 8 points
Input from Community Organizations: 4 points
Concerted Revitalization Plan: 0 points

Attachments and Certifications

Site Control Documentation: 20275 The Park on 14th Site Control.pdf
Census Tract Map: 20275 The Park on 14th QCT Map.pdf
Neighborhood Risk Factors:
Other Pertinent Information:
AMENDED AND RESTATED OPTION TO GROUND LEASE

THIS AMENDED AND RESTATED OPTION TO GROUND LEASE (this “Option”) is made and entered into as of this 7th day of January, 2020, by and between Texas State Affordable Housing Corporation (“Lessor” or “TSAHC”), and DMA Development Company, LLC, a Texas limited liability company, its successors and permitted assigns (“Lessee”).

WITNESSETH:

Whereas, TSAHC currently owns that certain tract or parcel of land lying and being in Collin County and State of Texas, depicted on Exhibit A attached hereto and made a part hereof (the “Property”);

Whereas, the TSAHC is contemplating entering into a ground lease with Plano TSAHC-DMA Housing, LLC, a to-be formed limited liability company, whereby TSAHC would own the fee simple estate and lease the Property to the Plano TSAHC-DMA Housing, LLC; and

Whereas, TSAHC desires to grant an option to lease to Lessee;

Whereas, the Lessor and Lessee entered into that Option to Ground Lease dated January 8, 2018 (the “Original Option to Ground Lease”) and that Amended and Restated Option to Ground Lease dated December 19, 2018, and hereby desire to further amend that agreement in its entirety,

Now, therefore, in consideration of the mutual covenants by Lessor and Lessee and for the sum of One Hundred Dollars ($100.00) (the “Option Price”), the delivery and sufficiency of which is hereby acknowledged as received by the Lessor on January 8, 2018 in the attached confirmation, Lessor and Lessee hereby agree as follows:

1. **Purpose of Option:** This Option is entered into to enable the Lessee or its affiliate to have the right to ground lease the Property and to develop and operate the same through low income housing tax credit financing and other appropriate financing (“Proposed Development”).

2. **Option:** Lessor hereby grants and conveys to Lessee the exclusive and irrevocable right to ground lease the Property (“Option”). Such lease shall be subject to the terms and conditions contained below or such other terms and conditions as Lessor and Lessee shall agree to in writing. Lessee may exercise the Option granted herein at any time on or before October 31, 2020 by notifying Lessor in writing, unless the Option is otherwise terminated pursuant to the last paragraph of this Section 2.

The Lessor shall permit the Lessee access to the property for due diligence purposes, and the Lessee shall make reasonable efforts to give the Lessor two (2) days written notice prior to entering the Property. Exercise of the Option shall be at Lessee’s sole discretion, and shall be subject to Lessee securing an acceptable appraisal, acceptable market study and acceptable financing for the Proposed Development, including, but not limited to, approval by the Texas Department of Housing and Community Affairs (“TDHCA”) of Lessee’s housing tax credit application. If Lessee is unable to secure an acceptable appraisal, acceptable market study or financing for the Proposed Development, and

{04168603.DOCX /2}4837-3259-4491.vi


Development on terms satisfactory to Lessee, Lessee may void this Option by notice to Lessor, and the Option Price will be retained by Lessor.

3. **Terms and Conditions of Ground Lease:** The Lessee shall provide Lessor with a draft ground lease agreement for the Property ("Ground Lease") by July 31, 2020. Lessor and Lessee shall negotiate in good faith to finalize the terms and conditions of the Ground Lease and make best efforts to finalize the form of such agreement.

Certain other material terms of the Ground Lease shall be as follows:

a. The lease term shall be 65 years.

b. Rent shall be paid upfront in the amount of $612,500.

c. The Site shall be free and clear of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements or other matters unduly burdening the development of the Site, other than the ground lease to the Authority described in the recitals and those matters approved by Lessee in writing, and to the extent that Lessee fails to approve such liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements or other matters, then Lessee may terminate this Option, it being expressly agreed that Lessor has no duty to cure or remove any liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements or other matters.

d. Lessee's obligation to ground lease the Site shall be subject to the Site complying with all applicable laws and the Condominium Regime being successfully established.

e. Lessee does not have the right to transfer or assign its rights under the Ground Lease, except with the consent of the Authority, except that the Lessee may assign its rights under the Ground Lease to an affiliate of the Lessee (which may include a partnership or limited liability company with an affiliate of Lessor as general partner/managing member and an affiliate of Lessee as Class B limited partner/member).

4. **Time of Essence:** TIME IS OF THE ESSENCE WITH RESPECT TO THIS OPTION.

5. **Notices:** Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person, sent by Federal Express or other national overnight delivery service, or sent by registered or certified mail to the other party hereto. The date of delivery or the date of such mailing, as the case may be, shall be the date that such notice or election shall be deemed to have been given. For the purpose of this Option:
The address of Lessor is: Texas State Affordable Housing Corporation
2200 East MLK Jr. Blvd.
Austin, TX 78702

With a copy to:

The address of Lessee is: DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78746

With a copy to: Coats Rose
901 South Mopac Blvd.
Building 1, Suite 500
Austin, TX 78746
Attn: Scott Marks

6. **Choice of Law:** This Option shall be governed by and construed in accordance with the laws of the state of Texas.

7. **Successors and Assigns:** The covenants and conditions herein contained, subject to the provisions as to assignment contained in this Option, inure to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. This Option may be assigned to an affiliate of Lessee directly or indirectly controlled by Lessee without the prior consent of the Lessor.

8. **Counterparts; Amendments:** This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts and this Option shall be binding if each party shall have executed at least one counterpart. This Option may only be amended by a written instrument executed by both parties.

9. **Lessor Representations:** Lessor hereby represents and warrants to Lessee that Lessor has the right, power and authority to enter into this Option, and that Lessor has granted no option to any other person to purchase the Site.

[Signature Page Follows]
IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seal the day and year first above written.

LESSOR:

TEXAS STATE AFFORDABLE HOUSING CORPORATION

By: [Signature] President

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 2 day of January, 2020 by [Signature] on behalf of Texas State Affordable Housing Corporation.

LESSEE:

DMA Development Company, LLC, a Texas limited liability company

By: [Signature] Diana McIver, President/Manager

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 10 day of January, 2020 by Diana McIver, the President and Manager of DMA Development Company, LLC, a Texas limited liability company, on behalf of the company.

[Signature]
Notary Public
Printed Name: Sarah McLean
My Commission Expires: 07/30/2023
RECEIPT OF CONSIDERATION

The Lessor hereby acknowledges receipt of $100 as consideration for this option.

TEXAS STATE AFFORDABLE HOUSING CORPORATION

By: 
Name: David Long
Title: President
Date: January 8, 2018 (the “Effective Date”)
EXHIBIT A

The Property

See attached.
EXHIBIT "A"
Property Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being all of Lot 9 and part of Lot 10 of J. F. Kendricks 1st Addition, an addition to the City of Plano as recorded in Volume 23, Page 494 of the Collin County Map Records, said lots further described in Volume 563, Page 425, Volume 564, Page 219, Volume 582, Page 565, Volume 3174, Page 777 and Volume 3174, Page 780 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome ½" capped iron rod found marking the northeast corner of Lot 10C of said Addition as recorded under County Clerk No. 2008-1118001340140 of the Collin County Land Records and being an interior corner of the herein described premises;

THENCE with the north line of Lot 10C and a south line of said premises, North 89°34'04" West, 86.38 feet to a Roome ½" capped iron rod found in the west line of Lot 10, the east right-of-way line of "F" Avenue and marking the northwest corner of Lot 10C and the most westerly southwest corner of the herein described premises;

THENCE with the east right-of-way line of "F" Avenue, the west line of Lot 10 and the most westerly west line of said premises, North 01°11'02" East, 66.04 feet to an "X" found in concrete marking the intersection of the east right-of-way of "F" Avenue with the south right-of-way of 14th Street, the northwest corner of Lot 10 and the most northerly northwest corner of the herein described premises;

THENCE with the south right-of-way line of 14th Street, the north line of said premises and the north line of Lots 9 & 10, South 89°00'50" East, 424.05 feet to an "X" found in concrete marking the intersection of the south right-of-way of 14th Street with the west right-of-way of "G" Avenue, the northeast corner of Lot 9 and the northeast corner of the herein described premises;

THENCE with the west right-of-way line of "G" Avenue, the east line of Lot 9 and said premises, South 01°07'33" West, 191.72 feet to an "X" found marking the southeast corner of Lot 9, said premises and the northeast corner of Lot 12D of said Addition as recorded under County Clerk No. 2008-0819001007820 of the Collin County Land Records;

THENCE departing said west right-of-way line, along the north line of Lot 12D, the south line of Lot 9 and a south line of said premises, West, passing at 206.13 feet a 1" iron rod found marking the northwest corner of Lot 12D and the northeast corner of a 1.926 acre tract as recorded in Volume 4169, Page 2737 of the Collin County Land Records and continuing for a total distance of 276.16 feet to a Roome ½" capped iron rod found marking the most southerly southwest corner of said premises, a corner of said 1.926 acre tract and the southeast corner of Lot 10D as recorded under County Clerk No. 2008-1118001340140 of the Collin County Land Records;

THENCE with a west line of said premises and the east line of Lot 10D, North, 67.57 feet to a ½" iron rod found marking an interior corner of said premises and the northeast corner of Lot 10D;
THENCE with the a south line of said premises and the north line of Lot 10D, South 89°29'36" West, 58.47 feet to a Roome ½" capped iron rod found marking a southwest corner of said premises and the southeast corner of the aforementioned Lot 10C;

THENCE with a west line of said premises and the east line of Lot 10C, North 00°30'24" West, 65.25 feet to the point of beginning and containing 67,234 square feet or 1.54 acres of land.
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 (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019.

**QCT for 2020**

- **Tract**: 319.00
- **County**: Collin County
- **State**: TX
- **Status (2020)**: Not Qualified
- **Poverty Rate**: 23.2%
- **Ratio of Tract Median Income to Tract Income Limit**: 0.826
- **Full Tract Number**: 48085031900

**Map Options**
- Clear
- Reset
- Full Screen
- Map Options: Show Difficult Development Areas (Zoom 7+)
- Show QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

**Select Year**
- 2020
- 2019