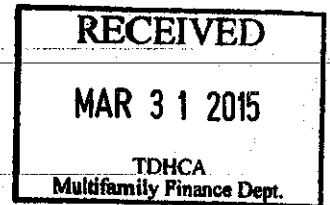




**NuRock Companies**  
4925 Greenville Avenue, Suite 1305  
Dallas, Texas 75206  
Phone 972-573-3400



March 27, 2015

Ms. Kathryn Saar  
Competitive Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701-2410  
Via Federal Express – 7732 4345 4390

RE: Challenge for  
Place of Grace, TDHCA # 15110 (the “Challenged Application”)

Dear Ms. Saar:

In accordance with Section 11.10 of the Qualified Allocation Plan (“QAP”), Daniel Allgeier on behalf of Beaumont Housing Partners, Ltd. submits a challenge to the Place of Grace application # 15110 along with the required fee of \$500. My contact information is:

Daniel Allgeier  
Vice President  
NuRock Companies  
4925 Greenville Ave., Suite 1305  
Dallas, Texas 75206  
(972) 573-3400 ext. 1001  
[dallgeier@nurock.com](mailto:dallgeier@nurock.com)

This is a Site Challenge as defined in Section 11.10 related to both Undesirable Site Features and Undesirable Neighborhood Characteristics. These are the specific site features and undesirable neighborhood characteristics of the proposed site for application #15110.

**CRIME**

*The Development Site is located in an Urban area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) for the immediately surrounding area, “Immediately surrounding area” for the purposes of this provision is defined as the census tract within which the Development Site is located, ... Sources such as the written statement from the local police department or data from neighborhoodscout.com may be used to document compliance with this provision.” (Chapter 10 Subchapter B §10.101(a)(4(B)(ii) of the Uniform Multifamily Rules)*

The Challenged Application is in an Urban area. A Neighborhood Scout report prepared March 24, 2015 for the address 3985 Sarah St., the apartments immediately to the east of the property owned by the applicant and the nearest available address is provided as Exhibit A. The

boundaries of this report are the census tract and this report **shows the rate of Part I violent crimes for the neighborhood to be 21.43 annual crimes per 1,000 residents** or over the allowed 18 per 1,000. 97% of the neighborhoods in the nation are safer. This site has this Undesirable Neighborhood Characteristic as shown from a source suggested by TDHCA's rules. The Applicant had the responsibility of reporting this Undesirable Neighborhood Characteristic to the Department with the application and since they did not do so the application should be terminated.

### **NEARBY INDUSTRY**

*... located within 500 feet of heavy industrial or dangerous uses such as manufacturing plants, fuel storage facilities (excluding gas stations), refinery blast zones, etc.; - (Chapter 10 Subchapter B §10.101(a)(3)(C) of the Uniform Multifamily Rules)*

There are two heavy industrial manufacturing facilities located within 500 feet of this site. They are shown on an aerial photo labeled Exhibit B in relationship to the site with 500 feet delineated and in close-up on other aerial photos labeled Exhibits C, D and E showing contact information for the locations and product and supplies stored on site. One, Kilgore Industrial and Ranger Bolt manufactures tanks, pressure vessels and other equipment for the oil industry at this location. The second, LoneStar Rigging provides wire, hoists and lifting equipment for the oil industry. Specific information about products is found on Exhibit F and at their respective web pages <http://kilgoreindustrial.com/> and <http://lonestarrigging.com/>.

### **ENVIRONMENTAL FACTORS**

*... exposure to Environmental Factors that may adversely affect the health and safety of the residents and which cannot be adequately mitigated. (Chapter 10 Subchapter B §10.101(a)(3)(J) of the Uniform Multifamily Rules)*

Located 2,500 feet directly south of the site are the City of Beaumont's land fill and a wastewater treatment plant as shown on Exhibit G. The landfill's location is verified from the City's webpage [http://www.cityofbeaumont.com/water\\_solid\\_waste.htm](http://www.cityofbeaumont.com/water_solid_waste.htm). The wastewater treatment plant's location is 4955 Lafin Road, Beaumont according to Manta and Google maps. The prevailing winds in the area are from the south as can be seen on the Prevailing Wind Rose for Beaumont from the Texas Commission on Environmental Quality – Exhibit H.

Landfills produce gases when materials decompose which have strong, pungent odors and adverse health effects. The following is from EPA Landfill Methane Outreach Program found at <http://www.epa.gov/lmop/faq/landfill-gas.html>. The underlined highlighting is added by the Challenger.

#### ***“What components make up landfill gas?”***

*By volume, LFG is about 50 percent methane and 50 percent carbon dioxide and water vapor. It also contains small amounts of nitrogen, oxygen, and hydrogen, less than 1 percent nonmethane organic compounds (NMOCs), and trace amounts of inorganic compounds. Some of these compounds have strong, pungent odors (for example, hydrogen sulfide). NMOCs consist of certain hazardous air pollutants (HAPs) and volatile organic compounds (VOCs), which can*

*react with sunlight to form ground-level ozone (smog) if uncontrolled. Nearly 30 organic hazardous air pollutants have been identified in uncontrolled LFG, including benzene, toluene, ethyl benzene, and vinyl chloride. Exposure to these pollutants can lead to adverse health effects. Thermal treatment of NMOCs (including HAPs and VOCs) and methane through flaring or combustion in an engine, turbine, boiler, or other device greatly reduces the emission of these compounds."*

The following description of the wastewater treatment plant is found on the City's webpage:

***"Sewer Treatment Plant***

*The Sewer Treatment Plant consists of a forty seven million gallon per day (47 MGD) trickling filters wastewater treatment plant and a six-hundred acre constructed wetlands system which provide adequate treatment of wastewater before discharging into the receiving stream. The Cattail Marsh wetlands system located next to Tyrrell Park, is undergoing rehabilitation. The wastewater effluent must meet stringent regulations required by the Texas Commission on Environmental Quality and the USEPA."*

Wastewater treatment plants can also have odors. The control of odor from wastewater treatment facilities is such an issue that the Texas Commission on Environmental Quality is generating rules and procedures including possibly establishing buffer zones around WWT facilities and has established a system to determine if an odor nuisance exists based on citizen complaints.

The inevitable odor and adverse health effects from these facilities will affect the livability of this property.

**ADDITIONAL INFORMATION**

The following information is important if TDHCA staff completes further review as outlined in the rules.

- (i) The site is within the area reported by neighborhood scout and is included in the primary market area provided in application #15110 and is the same census tract. The issues associated with the crime are north of the natural neighborhood boundary of Highway 287 as south of the highway is industrial or otherwise undeveloped because of proximity to the wastewater plant and land fill or is in the floodplain.
- (ii) There is blight in the neighborhood including boarded up windows observed on February 3, 2015 by the challenger at the Maple Housing of Beaumont within one mile of the site and some single family homes. Many retail establishments have bars on windows and doors.
- (iv) There is a sexually oriented business called Plantation Gentlemen's Club located 1,710 feet away. Zummo Meat Company's processing plant is at 3705 St. James Blvd or 2,500 feet from the site. There are fuel storage tanks, not associated with gas stations nearby, the aforementioned wastewater treatment and land fill 2,550 feet and major refineries 2.8 miles away, all shown on Exhibit I.

(v) Exhibit J shows the existing affordable rental housing. In addition to these are single family homes owned by the Beaumont Housing Authority and leased to Section 8 voucher holders in the neighborhood. Housing tax credit units within

*One mile*

The Woodlands #00056 – 140 units with 35 market rate units

Washington Manor #01415 – 150 units with no market rate units

Gateway Village Seniors #02174 – 116 units with 6 market rate units  
(this is specifically for seniors like the challenged application)

Sunlight Manor #07189 – 120 units with no market rate units

Grace Lake Townhomes #09183 – 128 units with 16 market rate units

*Two miles* –

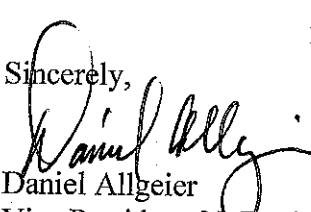
Sunnyside #95145 – 144 units with 44 market rate units

There are 597 affordable housing tax credit units within one mile and 697 units within two miles.

-----

Because of these Undesirable Site and Neighborhood Characteristics this is an ineligible site. Additionally, the Challenged Application had the responsibility to provide a disclosure of these site characteristics particularly the high rate of violent crime along with an appropriate Undesirable Neighborhood Characteristics Fee with the pre-application or application which they did not do. As a result the Challenged Application should be terminated.

Sincerely,

  
Daniel Allgeier  
Vice President, NuRock Companies  
[dallgeier@nurock.com](mailto:dallgeier@nurock.com)

Enterprise-grade data for every neighborhood and city in the U.S.

My Places

My Searches

Buy or Sell a Home

Get crime, school & real estate reports for any address:

Enter any address, city or state

SCOUT NOW

Find neighborhoods that best match your criteria Try our [Advanced Search](#)

Home > TX > Beaumont Real Estate > West Oakland

SHARE:

Save this place

Send to a friend

REPORT DATE AS OF TUESDAY, MARCH 24, 2015

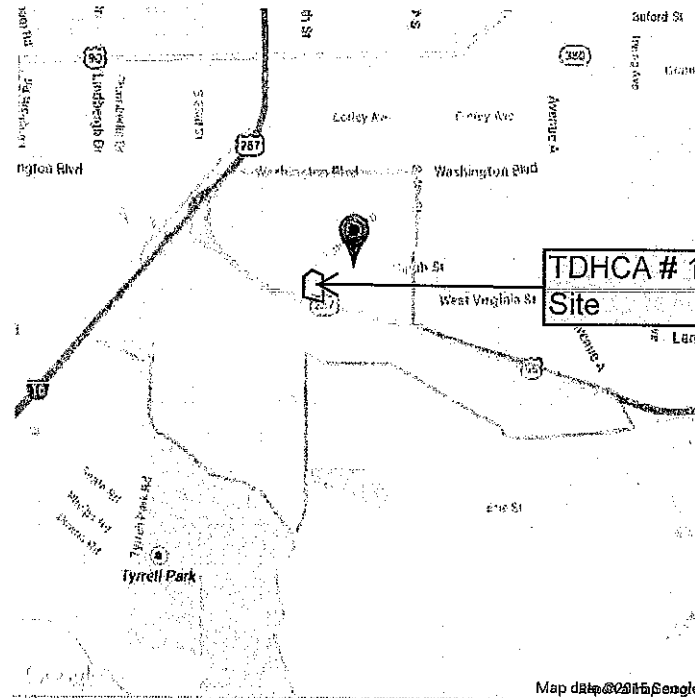
Property Address: 3985 Sarah Street, Beaumont, TX 77705

- See Homes for Sale Here  
POPULAR REAL ESTATE NEAR
- BEAUMONT, TX (WEST OAKLAND)
  - Beaumont, TX (Calder Terrace)
  - Beaumont, TX (Elizabeth)
  - Beaumont, TX (Gladys Ave / Dowlen R)
  - Beaumont, TX (N Major Dr / Tolivar R)
  - Beaumont, TX (Phelan Blvd / N Major)
  - Beaumont, TX (Walden)
  - Nederland, TX (N 27th St / Helena Ave)
  - Nederland, TX (S Twin City Hwy / Ned)
  - Port Arthur, TX (Memorial Blvd / U.S.
  - Port Neches, TX (Nall St / Goodwin Av

NeighborhoodScout is like Consumer Reports for real estate

J. Levy, Baltimore, Maryland

OVERVIEW NEIGHBORS & DEMOGRAPHICS REAL ESTATE PUBLIC SCHOOLS CRIME RATES FIND AN AGENT



Homes for Sale Here

FIND HOMES

This is a cool resource. Takes my neighborhood and matches it up to a like neighborhood elsewhere. I'm in Sacramento. I can also search by characteristics I choose, like \$300k-400k, older homes, low crime, funky/artsy, walkable, etc. It pulled up 4 neighborhoods in El Cerrito and neighborhoods in Pleasant Hill, Santa Rosa, Castro Valley and 3 in Sacramento in the top ten. This site is SO cool!

Evelyn M.

Get More with Charter Spectrum

More Channels, Internet and Voice

Hover to Expand

### ABOUT THIS NEIGHBORHOOD

3985 Sarah Street, Beaumont, TX 77705 is found within the neighborhood we call the **West Oakland** neighborhood of **Beaumont**.

The description below refers to the neighborhood by that name. Please note this while reading your neighborhood description.

### REAL ESTATE PRICES AND OVERVIEW

West Oakland median real estate price is \$68,184, which is less expensive than 88.6% of Texas neighborhoods and 93.7% of all U.S. neighborhoods.

The average rental price in West Oakland is currently \$432, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 93.4% of Texas neighborhoods.

West Oakland is a suburban neighborhood (based on population density) located in Beaumont, Texas.

EXHIBIT A

West Oakland real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the West Oakland neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

Home and apartment vacancy rates are 8.6% in West Oakland. NeighborhoodScout analysis shows that this rate is lower than 53.7% of the neighborhoods in the nation, approximately near the middle range for vacancies.

**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 in Beaumont, the West Oakland neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

**NOTABLE & UNIQUE: PEOPLE**

The West Oakland neighborhood has a greater percentage of children living in poverty (64.5%) than found in 96.4% of all U.S. neighborhoods. Children living in poverty is one of the challenges facing America, and the world, and in this neighborhood in particular, the problem can be considered acute.

**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 the West Oakland neighborhood in Beaumont are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 89.5% of U.S. neighborhoods. With 64.5% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 96.4% of U.S. neighborhoods.

**THE NEIGHBORS: OCCUPATIONS**

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the West Oakland neighborhood, 40.3% 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 executive, management, and professional occupations, with 30.3% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (15.7%), and 13.8% in clerical, assistant, and tech support occupations.

What is your house worth?

findhomesvalue.com  
Find your home's value instantly. Free service. Get estimates now.

Public Arrest Records

Walk In Tubs (Official)

Google Store

Public Marriage Records

**THE NEIGHBORS: ETHNICITY / ANCESTRY**

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In the West Oakland neighborhood in Beaumont, TX, residents most commonly identify their ethnicity or ancestry as Sub-Saharan African (1.8%). There are also a number of people of African ancestry (1.8%), and residents who report Mexican roots (1.5%).

**THE NEIGHBORS: LANGUAGES**

The most common language spoken in the West Oakland neighborhood is English, spoken by 95.5% of households. Some people also speak Spanish (4.0%).

**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 West Oakland neighborhood spend between 15 and 30 minutes commuting one-way to work (49.3% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (81.1%) 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 (5.8%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

**Beaumont, TX (West Oakland)**

- ▶ Buy or sell a home with a customer-rated Beaumont Real Estate Agent
- ▶ Search using our specialized neighborhood searches
- ▶ Subscribe to unlock the full power of NeighborhoodScout search

**Arrest Records: 2 Secrets**

1) Enter Name and State. 2) Access Full Background Checks Instantly.



**COMPANY**

About Us  
 Business Development  
 Press  
 Scout Sitemap  
 Sitemap by State/City  
 Disclaimer  
 Terms of Use  
 Privacy Policy  
 Fair Housing

**PRODUCTS**

Subscription Plans  
 Location Search Engine  
 Location-based Data  
 Neighborhood Search  
 Neighborhood Reports

**SCOUT SERVICES**

Real Estate Investment  
 Find A Real Estate Agent  
 Broker Network  
 Relocation Services

**CONTACT US**

Customer Service  
 License Our Data  
 Advertising Inquiries

Copyright © 2000-2015 Location Inc®. All the trademarks displayed on this page are the property of Location, Inc®. The NeighborhoodScout® search engine is covered under US Patents No. 7,043,501 and 7,680,859. Our school rating algorithm is covered under US Patent No. 8,376,755. Other US patents pending.





Enterprise-grade data for every neighborhood and city in the U.S.

My Places

My Searches

Buy or Sell a Home

Get crime, school & real estate reports for any address:

Enter any address, city or state

SCOUT NOW

Find neighborhoods that best match your criteria  
Try our [Advanced Search](#)

Home > TX > Beaumont Real Estate > West Oakland

REPORT DATE AS OF TUESDAY, MARCH 24, 2015

Property Address: 3985 Sarah Street, Beaumont, TX 77705

SHARE:

Save this place

Send to a friend

- See Homes for Sale Here  
POPULAR REAL ESTATE NEAR  
BEAUMONT, TX (WEST OAKLAND)  
Beaumont, TX (Calder Terrace)  
Beaumont, TX (Elizabeth)  
Beaumont, TX (Gladys Ave / Dowlen R  
Beaumont, TX (N Major Dr / Tollvar R  
Beaumont, TX (Phelan Blvd / N Major  
Beaumont, TX (Walden)  
Nederland, TX (N 27th St / Helena Ave  
Nederland, TX (S Twin City Hwy / Ned  
Port Arthur, TX (Memorial Blvd / U.S.  
Port Neches, TX (Hall St / Goodwin Av

OVERVIEW NEIGHBORS & DEMOGRAPHICS REAL ESTATE PUBLIC SCHOOLS CRIME RATES FIND AN AGENT

Neighborhood Crime Data

[Crime Data FAQ](#)

CRIME INDEX	Neighborhood Annual Crimes	PROPERTY	TOTAL
<b>3</b> (100 is safest)	<b>53</b> (annual crimes per 1,000 residents)	224	277
Safer than 3% of U.S. neighborhoods.	<b>21.43</b>	90.56	111.98

Homes for Sale Here

"NeighborhoodScout is an excellent product. The best I have seen!"

Eric Tyson, author of *Home Buying for Dummies®* and *Investing for Dummies®*

Violent Crime Comparison per 1,000 residents

West Oakland	Beaumont	Texas	NATIONAL MEDIAN
21.43	10.65	4.08	<b>3.8</b>
			MY CHANCES OF BECOMING A VICTIM
			In West Oakland 1 in 47
			in Beaumont 1 in 94
			In Texas 1 in 245

FIND HOMES

"NeighborhoodScout is an excellent product. The best I have seen!"

Eric Tyson, author of *Home Buying for Dummies®* and *Investing for Dummies®*

Beaumont violent crimes		Population 117,796		
	MURDER	RAPE	ROBBERY	ASSAULT
REPORT TOTAL	16	85*	419	735
RATE PER 1,000	0.14	0.72	3.56	6.24

\* Rape figures for this city adjusted from legacy to current definition based on FBI guidelines.

United States violent crimes		Population 316,128,839		
	MURDER	RAPE	ROBBERY	ASSAULT
REPORT TOTAL	14,196	108,612	345,031	724,149
RATE PER 1,000	0.04	0.34	1.09	2.29

Property Crime Rate Comparison per 1,000 residents

West Oakland	Beaumont	Texas	NATIONAL MEDIAN
90.56	52.88	32.58	<b>27.3</b>
			MY CHANCES OF BECOMING A VICTIM
			In West Oakland 1 in 11
			in Beaumont 1 in 19
			In Texas

**Arrest Records:**

**2 Secrets**

instantcheckmate.com  
 1) Enter Name and State. 2) Access Full Background Checks Instantly.

	West Oakland	Beaumont	Texas
Beaumont property crimes		Population 117,796	
		BURGLARY	THEFT
REPORT TOTAL		1,924	4,020
RATE PER 1,000		16.33	34.13

	West Oakland	Beaumont	Texas
United States property crimes		Population 316,128,839	
		BURGLARY	THEFT
REPORT TOTAL		1,928,465	6,004,453
RATE PER 1,000		6.10	18.99

Veteran Home Loans

Meritage Homes in Dallas

Google Store

Walk-In Tubs For Disabled

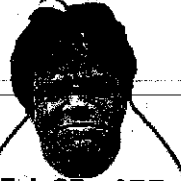
**Crimes Per Square Mile**

NATIONAL MEDIAN  
**37.9**

87

67

33



**Feb 25 - ARE YOU AWARE OF THIS?**  
**Obama Urges Homeowners To Switch To A 15 Year Fixed**  
 If you owe less than \$825,000 on your home, use Obama's once in a lifetime mortgage relief program. The program is totally free and doesn't add any cost to your refi. The bad news is that it expires in 2015. You'll be shocked when you see how much you can save.  
**Select Your Mortgage Balance:**  
  
**Calculate New Payment**

**Beaumont, TX (West Oakland)**

- Buy or sell a home with a customer-rated Beaumont Real Estate Agent
- Search using our specialized neighborhood searches
- Subscribe to unlock the full power of NeighborhoodScout search

**Public Arrest Records**

1) Enter a Name & Search for Free. 2) View Background Check Instantly.

**COMPANY**

About Us  
 Business Development  
 Press  
 Scout Sitemap  
 Sitemap by State/City  
 Disclaimer  
 Terms of Use  
 Privacy Policy  
 Fair Housing

**PRODUCTS**

Subscription Plans  
 Location Search Engine  
 Location-based Data  
 Neighborhood Search  
 Neighborhood Reports

**SCOUT SERVICES**

Real Estate Investment  
 Find A Real Estate Agent  
 Broker Network  
 Relocation Services

**CONTACT US**

Customer Service  
 License Our Data  
 Advertising Inquiries

Copyright © 2000-2015 Location Inc®. All the trademarks displayed on this page are the property of Location, Inc®. The NeighborhoodScout® search engine is covered under US Patents No. 7,043,501 and 7,680,859. Our school rating algorithm is covered under US Patent No. 8,376,755. Other US patents pending.

## Len Vilicic

---

**From:** Customer Service <customerservice@neighborhoodscout.com>  
**Sent:** Thursday, March 26, 2015 10:57 AM  
**To:** Len Vilicic  
**Subject:** RE: Customer Service

---

Hello,

Thank you for your inquiry.

The crime stats on our site are for the 2013 calendar year. We use 2013 data because the 2014 data are still in a preliminary, non-final state. The 2013 data is final and non-preliminary.

Sometimes a city law enforcement agency will post preliminary data to its website which would not match our data. Other times, cities only show year-to-date crimes, which by their nature, are only for a partial year. For example only January - September. Also, our data are for the city overall, not just for a single law enforcement agency in the city. FBI reporting is agency-focused and only shows crimes by agency. Similarly, individual city agencies will almost always show only the crimes from their single agency, not from all agencies that have law enforcement responsibility in the city. Our analysis includes all crimes reported by every agency in a city, and is therefore much more comprehensive.

More information is available on our website: <http://www.neighborhoodscout.com/neighborhoods/crime-rates/>

Please let me know if you have any other questions.

Thank you for your business,

Emily  
The NeighborhoodScout Team

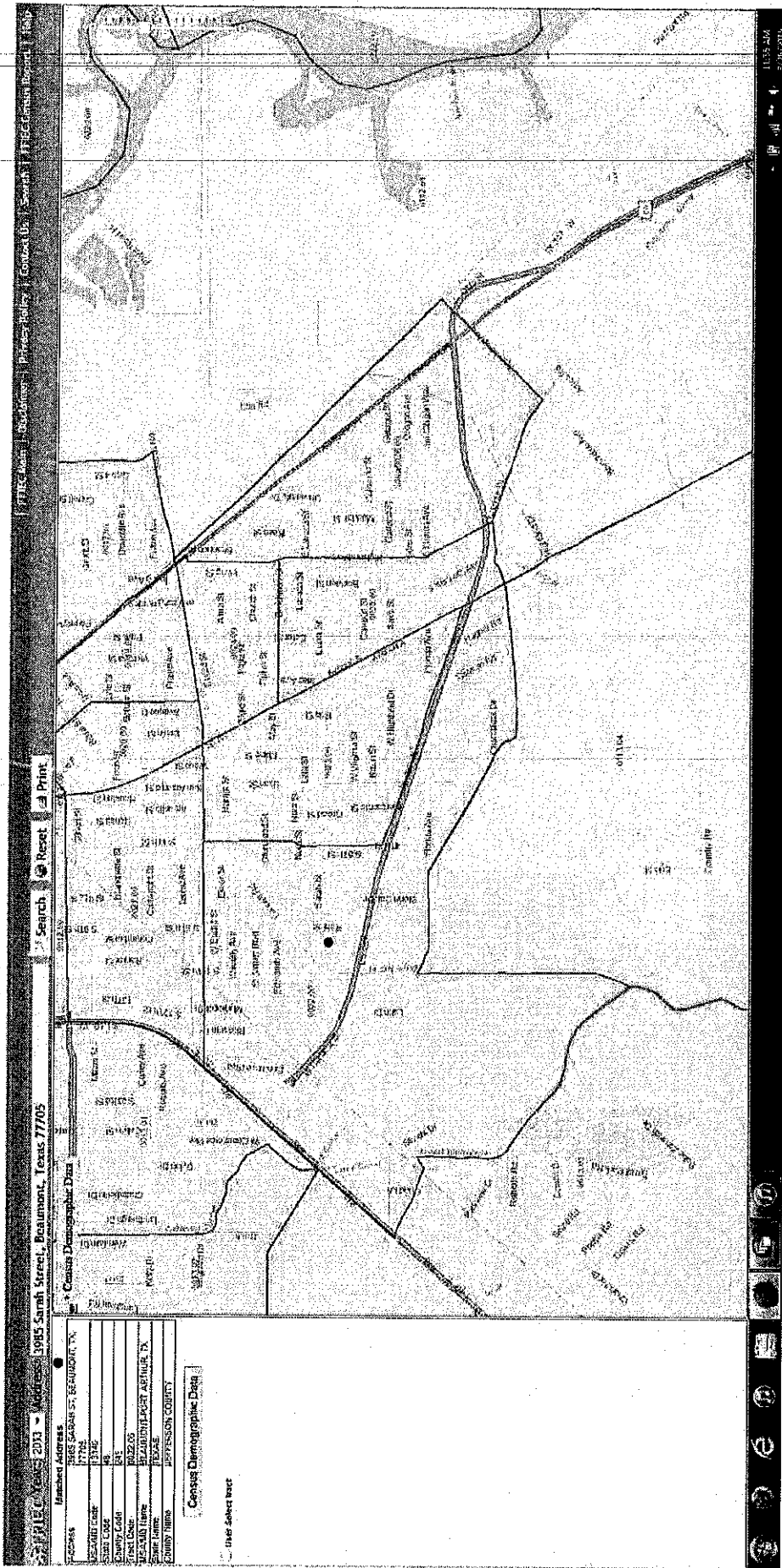
---

**From:** [no-reply@neighborhoodscout.com](mailto:no-reply@neighborhoodscout.com) [<mailto:no-reply@neighborhoodscout.com>]  
**Sent:** Thursday, March 26, 2015 11:35 AM  
**To:** Customer Service  
**Subject:** Customer Service

I am researching the address 3985 Sarah Street, Beaumont, TX 77705, and the crime data for the neighborhood shows 53 violent crimes, for a rate of 21.43 per 1,000. Can you tell me the time frame that this data represents?  
Thank you.

Census Tract 482450022.00

Beaumont, Texas



Matched Address	
Address	1885 Sarah St, Beaumont, TX
Latitude	30.0811
Longitude	-94.1275
State FIPS	48
County FIPS	041
Tract Code	482450
Tract Name	BEAUMONT EAST BEAUMONT, TX
County Name	JEFFERSON COUNTY

Census Demographic Data

Use Select tool

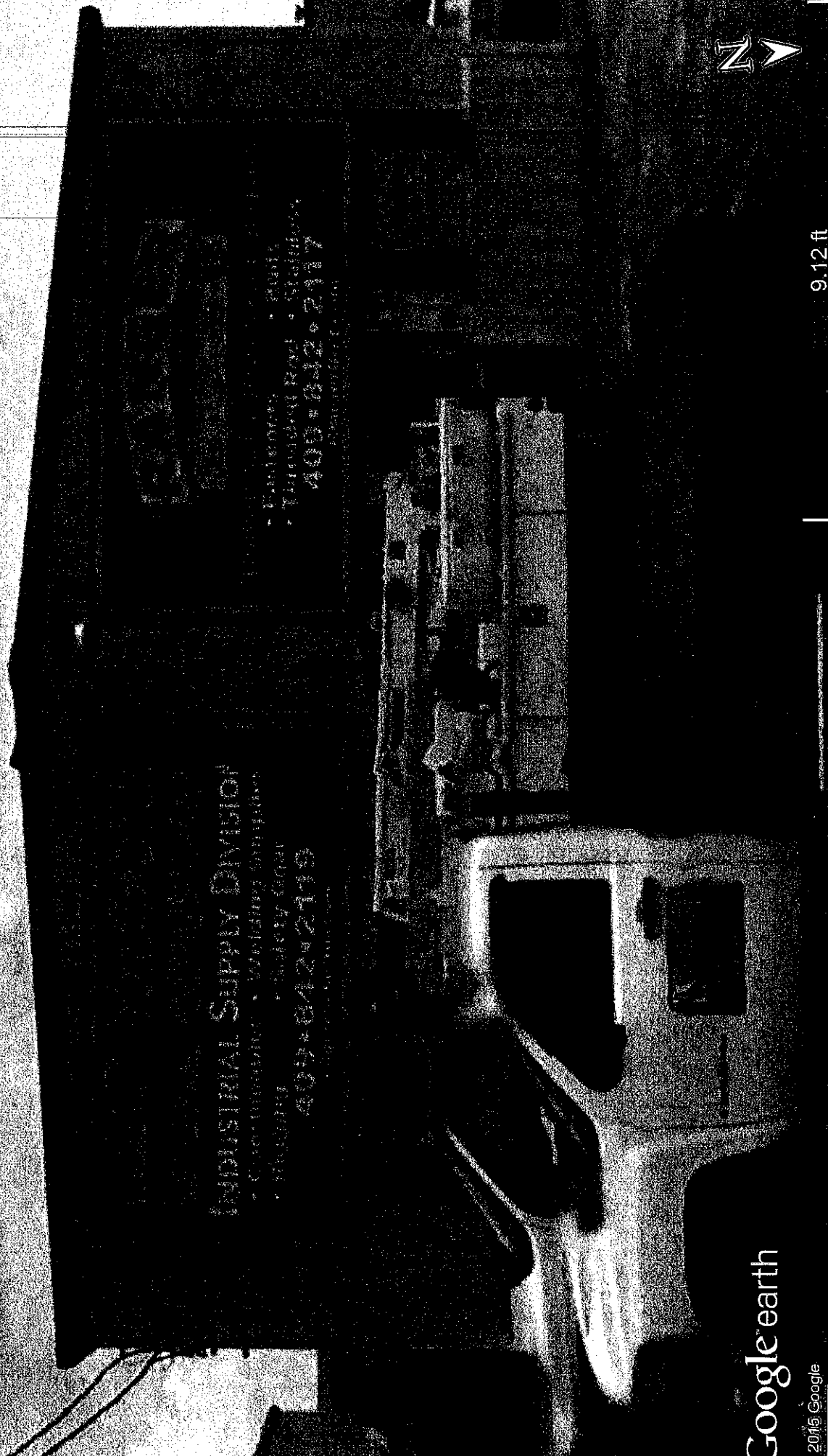
11:38 AM 2/25/2015

Navigation icons: Home, Back, Forward, Refresh, Print, Full Screen, etc.



# Kilgore Industrial

EXHIBIT C



Google earth

© 2015 Google

9.12 ft

EXHIBIT D



9.91 ft

Google earth

© 2015 Google

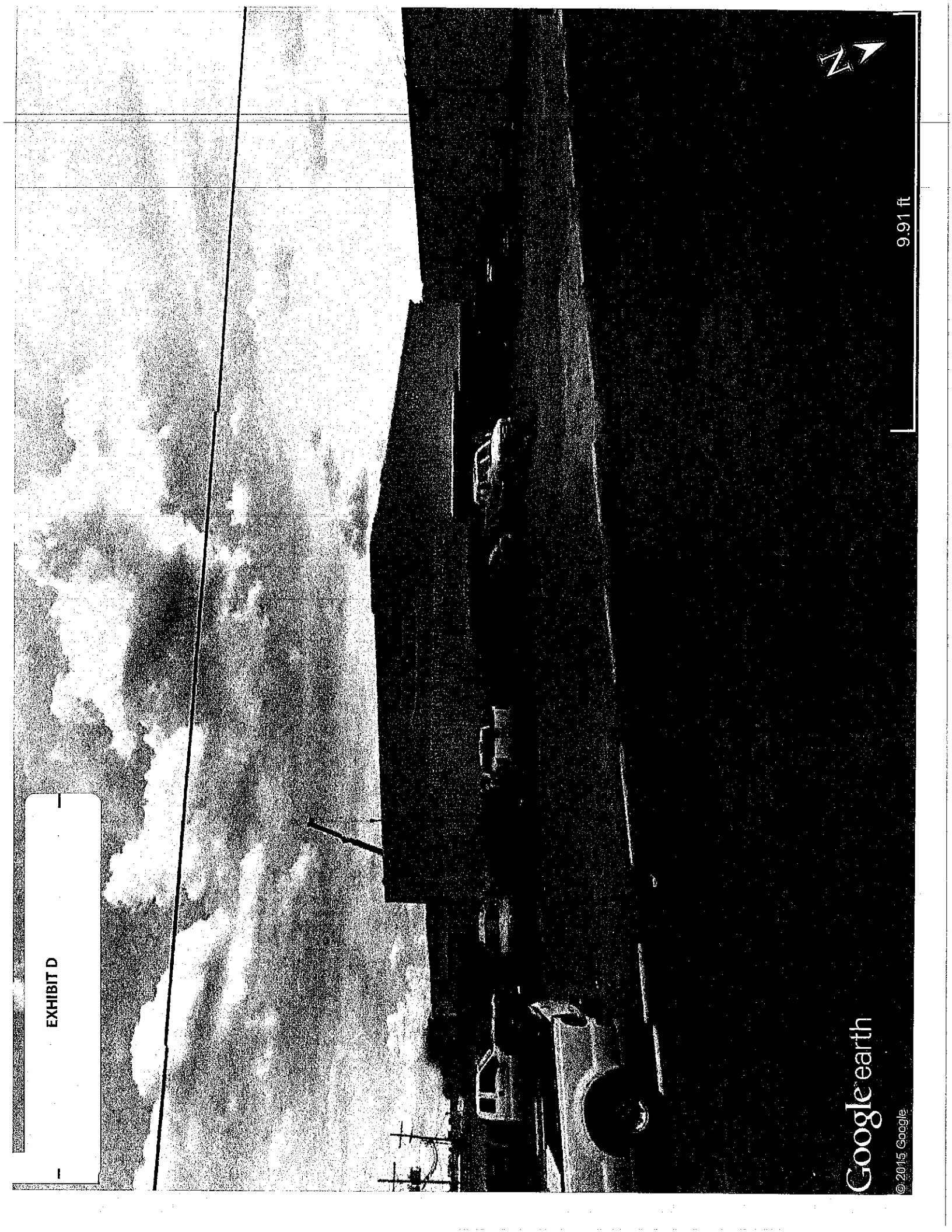
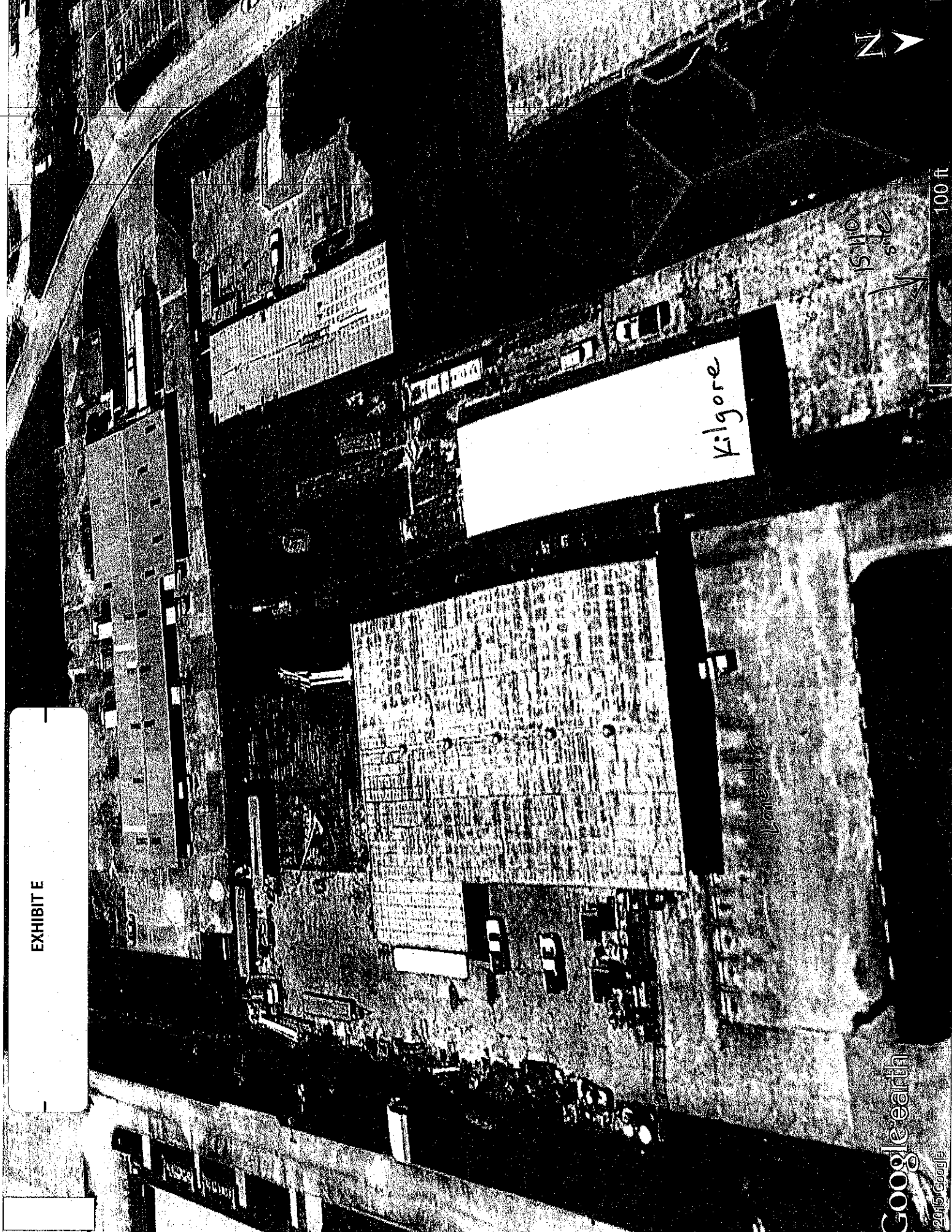


EXHIBIT E



Google earth

© 2015 Google

100 ft





(<http://kilgoreindustrial.com/>)

+1 409 291 8528

HOME ([HTTP://KILGOREINDUSTRIAL.COM/](http://kilgoreindustrial.com/))

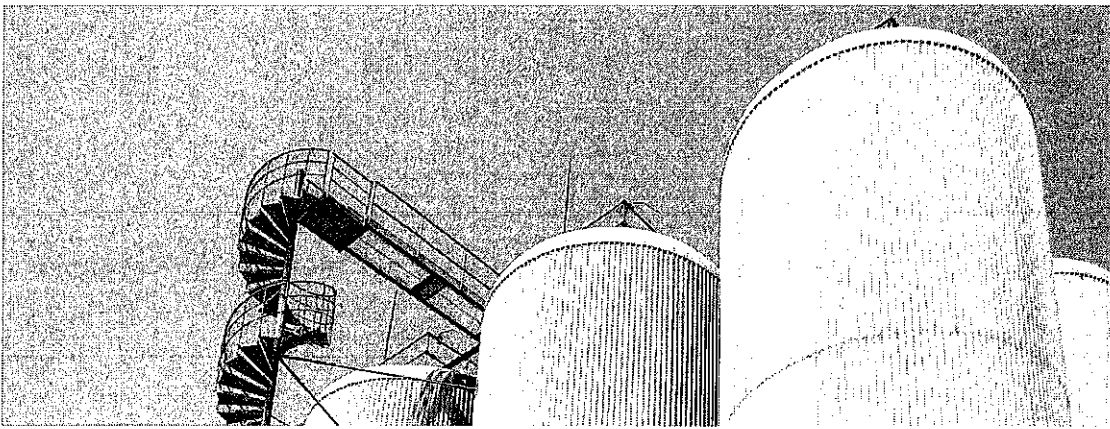
SERVICES ([HTTP://KILGOREINDUSTRIAL.COM/SERVICES/](http://kilgoreindustrial.com/services/))

PROJECTS ([HTTP://WWW.KILGOREINDUSTRIAL.COM](http://www.kilgoreindustrial.com))

CONTACT US ([HTTP://KILGOREINDUSTRIAL.COM/CONTACTUS/](http://kilgoreindustrial.com/contactus/))

**EXHIBIT F**

# SAFE • RELIABLE • RESULTS



**With Kilgore Industrial, results are all that matter.  
Everything else is just an excuse!**

(services- tanks)	(services- mechanical)	(services- fabrication)	(services- electrical)	(services- construction)	(services- specialty)
TANKS	MECHANICAL	FABRICATION	ELECTRICAL	CONSTRUCTION	SPECIALTY
<p>Turnkey Tank Solutions - Civil / Electrical / Engineering / Mechanical / Structural</p> <ul style="list-style-type: none"> <li>• New Tank Construction / Shells / Cone &amp; Floating Roof</li> <li>Repairs to Bottoms</li> <li>• EFR / IFR</li> </ul>	<p>The Clear Choice For All Your Mechanical Needs - Responsive and Reliable</p> <ul style="list-style-type: none"> <li>• Capital Projects, Maintenance, Outages &amp; Turnarounds</li> <li>• Exchanger Services</li> <li>• Towers and Vessels</li> </ul>	<p>Full Service Fabrication Solutions - Innovative, Professional, Safe</p> <ul style="list-style-type: none"> <li>• Structural Steel Fabrication / Heavy and Light</li> <li>• Pipe Fabrication / Fitting</li> <li>• Pressure Vessels and Code Repairs</li> </ul>	<p>Electrical and Instrumentation Services Large and Small.</p> <ul style="list-style-type: none"> <li>• Design and Installation</li> <li>• Heat Trace Services</li> <li>• Power and Controls</li> <li>• Start Up Services</li> <li>• Power Distribution</li> </ul>	<p>Comprehensive Range of General Construction Services.</p> <ul style="list-style-type: none"> <li>• Civil</li> <li>• Site Preparation</li> <li>• Concrete</li> <li>• Asphalt</li> <li>• Retaining Walls</li> </ul>	<p>Integrated Multi-craft, Multi-site, Bundled Services.</p> <ul style="list-style-type: none"> <li>• Commercial</li> <li>• Industrial Mats</li> <li>• Manpower</li> <li>• Transportation</li> </ul>

- Carbon Steel and Stainless
- Seal Installations

- Instrumentation

- Demolition and Dismantling
- New Construction and Maintenance

## Acknowledgements

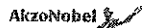


## Three generations of experience!



*"With our wide array of specialists, you get the convenience of having all project details managed by several teams of experts of whose record of quality, safety, and workmanship speaks for itself."*

## Our clients



### NAVIGATION

Home  
<http://kilgoreindustrial.com/>

### CONTACT

4245 W Cardinal Dr.  
 Beaumont, TX 77705  
 Telephone: +1 409 291 8528

Services  
(<http://kilgoreindustrial.com/services/>)  
Projects  
(<http://www.kilgoreindustrial.com>)  
Contact Us  
(<http://kilgoreindustrial.com/contactus/>)

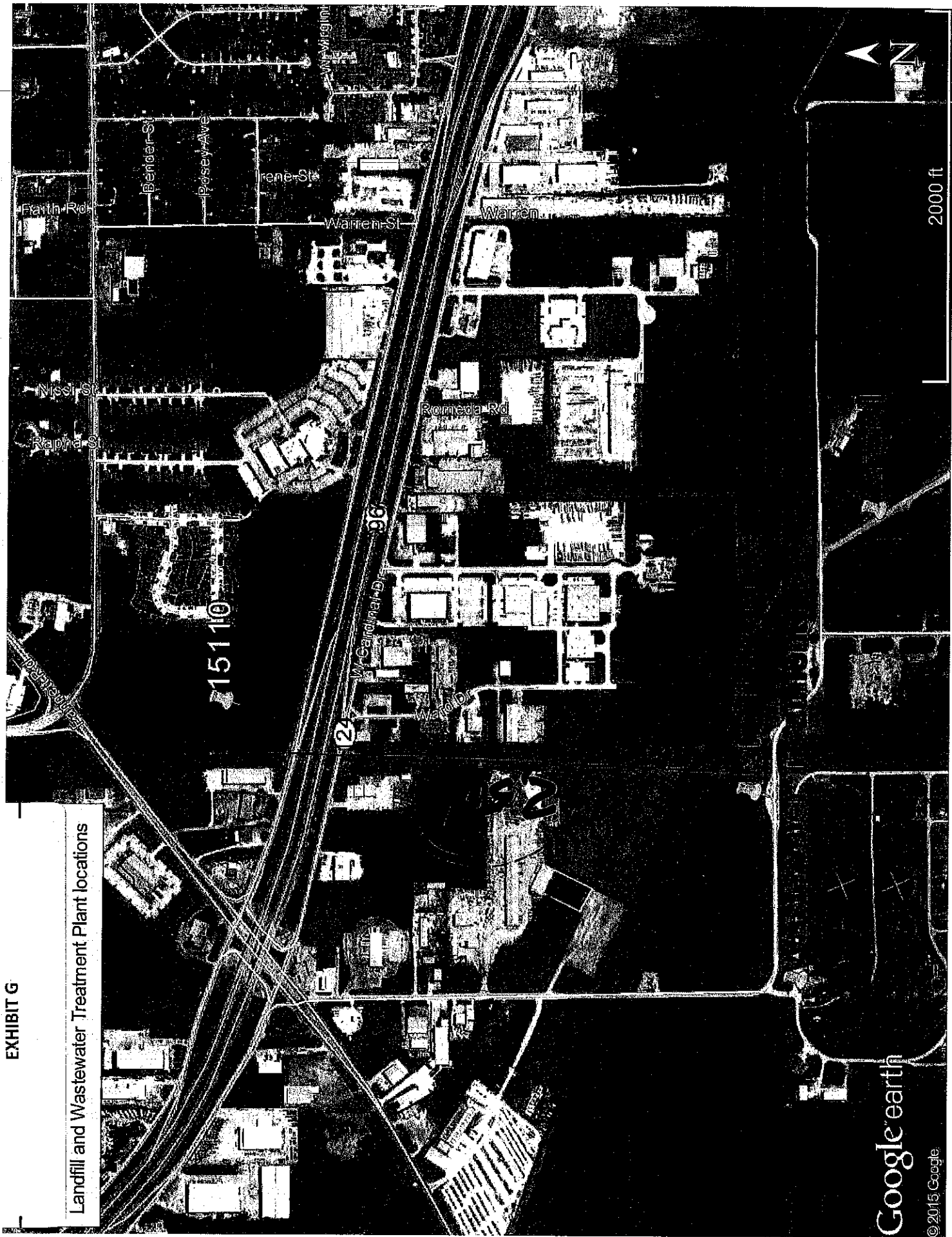
E-mail:  
[sales@kilgoreindustrial.com](mailto:sales@kilgoreindustrial.com)  
(<mailto:sales@kilgoreindustrial.com>)

---

KILGORE INDUSTRIAL ([HTTP://KILGOREINDUSTRIAL.COM/](http://KILGOREINDUSTRIAL.COM/)) © 2014 Privacy Policy (<http://kilgoreindustrial.com/privacy-policy/>)  
38348 Visits

EXHIBIT G

Landfill and Wastewater Treatment Plant locations



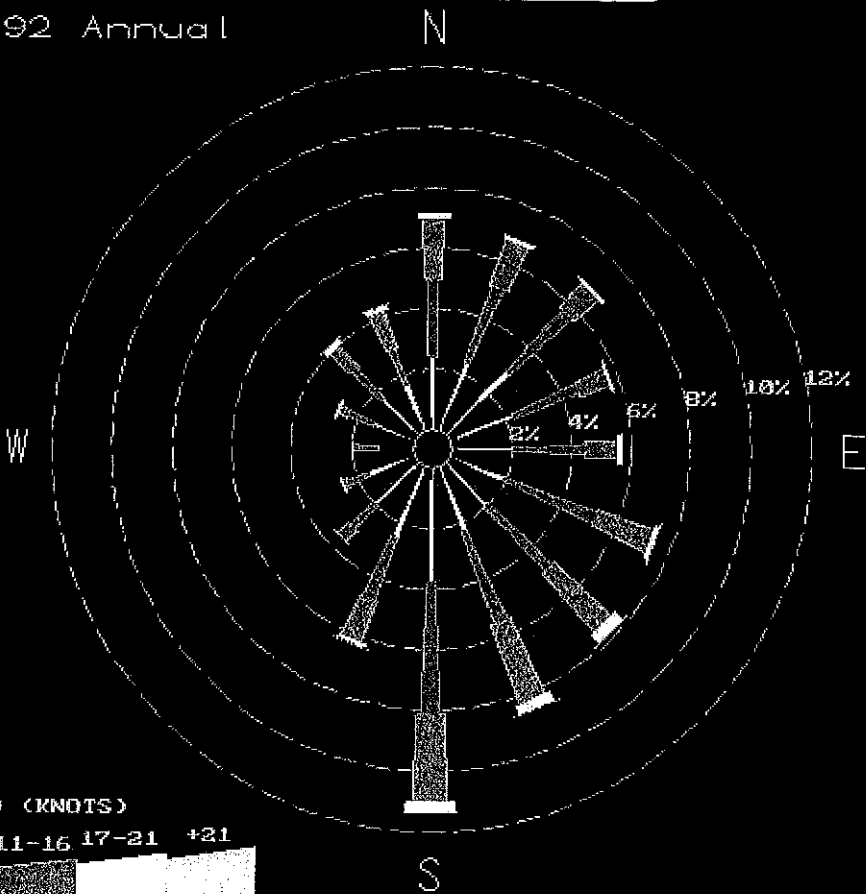
Beaumont 1988-92 Annual

January 1

December 31

Midnight-11 PM

NOTE: Frequencies indicate direction from which the wind is blowing.



CALM WINDS 6.55%

SOURCE : TCEQ

# Undesireable Site Features

Exhibit 1



One Mile

1 mi

Google earth  
New Bedford

©2015 Google



**MULTIFAMILY DOCUMENT & PAYMENT RECEIPT**

TDHCA | Deliver to: 221 E. 11th St., Austin, TX 78701 | Mail to: PO Box 13941, Austin, TX 78711-3941

(This receipt does not attest to the sufficiency of documentation to fulfill Program requirements.)

Development: Heritage Heights      Owner: Beaumont Housing Partners, Ltd

Contact: Dan Allgeier      Email: dallgeier@nurock.com      Tel: 972-573-3400

<b>TDHCA Application Number</b> <span style="font-size: 2em; font-weight: bold;">15110</span>	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>  <b>TDHCA Date/Time Stamp</b>  <b>MAR 31 2015</b>  <small>TDHCA Multifamily Finance Dept.</small> </div>
--	--

**Select Program of Documents/Payments Submitted (note: HTC = Housing Tax Credits)**

9% HTC (Competitive)     
  4% HTC - Tax Exempt Bond Issuer: \_\_\_\_\_     
  HOME

**Indicate All Documents Submitted**

Pre-Application     
  Market Study     
  Phase I ESA     
  Site Design & Dev. Feasibility Report  
 Application     
  Appraisal     
  PCA/CNA     
  Primary Market Area Map  
 Waiver Request     
  Community Revitalization Plan     
  Community Input     
  Other: Challenge

**Describe Payment**

Check Amount: \$500     
 HTC Application Fee: X = \$ -  
 Check Number: 2044     
 (full app only)     
 # of Units     
 Per unit fee     
 App. Fee

Check Amount: \_\_\_\_\_     
  Non-Profit or CHDO     
 \_\_\_\_\_  
 Check Number: \_\_\_\_\_     
 NP Discounted Fee

*Describe any special circumstances:*  
 Site Challenge of #15110 - Place of Grace

NOTE: Housing Tax Credit Program Applicants that are CHDOs or Qualified Nonprofit Organizations and requesting a fee reduction, must attach a copy of their CHDO certificate or evidence of 501(c)(3) or (4) status to this receipt.

3/28/2015     
 *Daniel Allgeier*     
 \_\_\_\_\_  
 Date      Applicant Signature      Staff Initials

Check this box to request a copy of the staff-initialed receipt.

Attach Check Here

NuRock Development Group Inc 800 North Point Parkway tel: 770-552-8070 Atlanta, GA 30005	<div style="border: 2px solid black; padding: 10px; font-size: 1.5em; font-weight: bold;">                     CHECK PROC                      ADSS TO ALL DOCUMENTS                 </div>	2044 DATE: 03-26-15
PAY TO THE ORDER OF <u>TDHCA</u>		\$ <u>500.00</u> DOLLARS
five hundred and 00/100		
Wells Fargo tel: Atlanta, GA 30303		
FOR: <u>Beaumont Challenge</u>		

⑆0110007227120000091351810000002044



# MULTIFAMILY DOCUMENT & PAYMENT RECEIPT

TDHCA | Deliver to: 221 E. 11th St., Austin, TX 78701 | Mail to: PO Box 13941, Austin, TX 78711-3941

(This receipt does not attest to the sufficiency of documentation to fulfill Program requirements.)

Development: Heritage Heights

Owner: Beaumont Housing Partners, Ltd

Contact: Dan Allgeier

Email: dallgeier@nurock.com

Tel: 972-573-3400

<b>TDHCA Application Number</b>
<b>15110</b>

<b>TDHCA RECEIVED</b>
<b>MAR 31 2015</b>
<b>TDHCA</b>

Select Program of Documents/Payments Submitted (note: HTC = ~~Housing Tax Credit~~ **Multifamily Finance Dept.**)

9% HTC (Competitive)     4% HTC - Tax Exempt Bond Issuer: \_\_\_\_\_     HOME

**Indicate All Documents Submitted**

Pre-Application     Market Study     Phase I ESA     Site Design & Dev. Feasibility Report

Application     Appraisal     PCA/CNA     Primary Market Area Map

Waiver Request     Community Revitalization Plan     Community Input     Other: Challenge

**Describe Payment**

Check Amount: \$500    HTC Application Fee: \_\_\_\_\_ X \_\_\_\_\_ = \$ \_\_\_\_\_

Check Number: 2044    (full app only)    # of Units    Per unit fee    App. Fee

Check Amount: \_\_\_\_\_     Non-Profit or CHDO    \_\_\_\_\_

Check Number: \_\_\_\_\_    NP Discounted Fee

Describe any special circumstances:  
Site Challenge of #15110 - Place of Grace

NOTE: Housing Tax Credit Program Applicants that are CHDOs or Qualified Nonprofit Organizations and requesting a fee reduction, must attach a copy of their CHDO certificate or evidence of 501(c)(3) or (4) status to this receipt.

3/28/2015    *Dan Allgeier*    \_\_\_\_\_    *MA*

Date    Applicant Signature    Staff Initials

Check this box to request a copy of the staff-initialed receipt.

Attach Check Here

