

1-26-2015

TO: Nicole Fisher
Attn: Director of Multifamily Finance
Texas Department of Housing & Community Affairs
P.O. Box 13941 (MC332-10)
Austin, Texas 78711-3941
FAX # 512-475-1895
FAX # 800-733-5120
Email: nicolefisher@tdhca.state.tx.us
Phone # 512-475-2201

From:

Phillip E. Gipson, President
Cedar Crest Neighborhood Association
1917 LANARK AVENUE
Dallas, Texas 75203
Phone # 214-876-7537
FAX # 214-943-9567
Email: pgipson792@aol.com

Please see 2015 Quantifiable Community Participation
(QCP) Neighborhood Information Packet Attached
And Supporting Documents. Please Email receipt of
Delivery to: pgipson792@aol.com (OR) FAX TO: 214-943-9567
Thanks Phillip E. Gipson

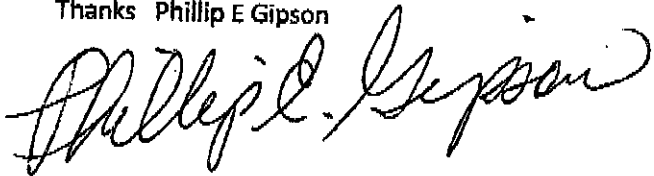
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From: Phillip E. Gipson
Cedar Crest Neighborhood Association
1917 Lanark Avenue
Dallas, Texas 75203
Phone # 214-876-2537
Fax # 214-943-9567
Email: pgipson792@aol.com

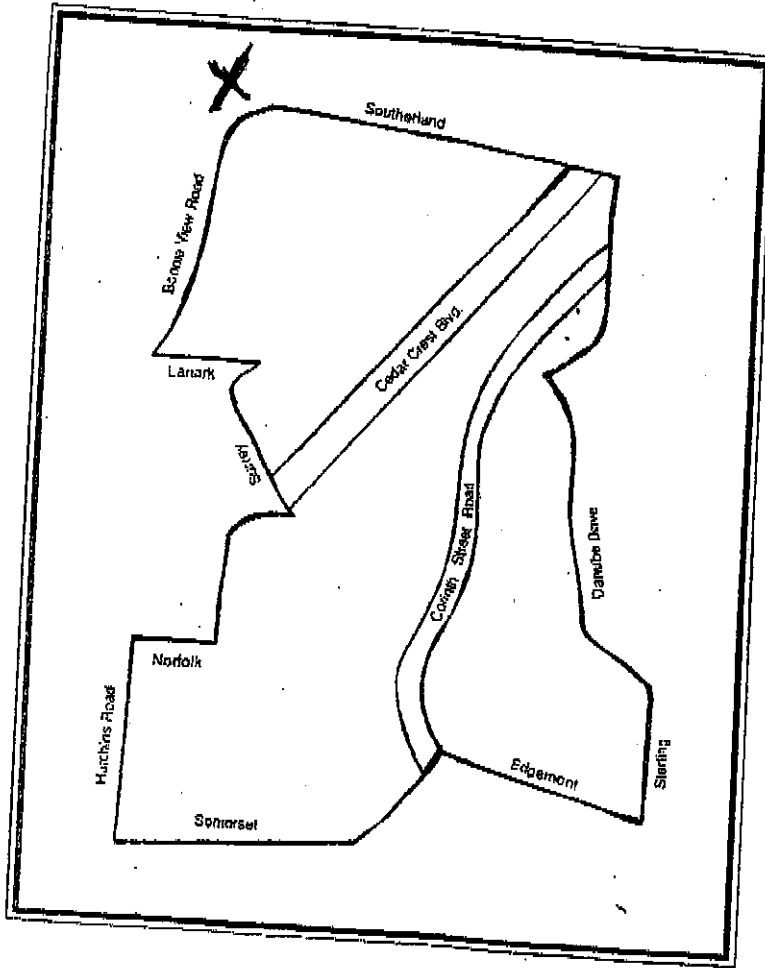
Please see amended map for 2015 Quantifiable Community Participation (QCP) Neighborhood Information Packet for Royal Crest Apartments 168 Units at 3558 Wilhurl Dallas, Texas 75216. On the map: X indicates the location of the proposed Development project. Cedar Crest Neighborhood Association is about 1 miles north of the Royal Crest Apartment project. Whatever happens at Royal Crest will impact Cedar Crest. Cedar Crest is the largest and oldest homeowner/ neighborhood association in the area of the project. We have a vested interest in the improvement of our area. Economic Development is vitally important for our community to move forward. Please acknowledge and accept our support letter for the project.

P.S. See 2 Total pages attached.

Thanks Phillip E Gipson



Cedar Crest Addition



QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name:

AmeriSouth

Development Street Address:

325 N. St. Paul, Suite 355D

Development City:

Dallas

Development County:

Dallas

TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:

Cedar Crest Neighborhood Association

This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N)

If YES, provide the years that the organization made submissions prior to 2015: _____

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 February 27, 2015, this Neighborhood Organization is on record with (select one of the following):

 County Secretary of State Texas Department of Housing & Community Affairs (if prior to January 28, 2015)

IRS (EIN #)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name:

Phillip Gipson

Title:

President

Physical Address:

1917 LANARK AVE

Mailing Address (if different from above):

City:

Dallas

Zip Code:

75203

Phone:

(214) 876-2537

Email:

pgipson.792@aol.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	LEATHA EVANS		
Title:	PARLIAMENTARIAN		
Physical Address:	1931 LANARK AVE		
Mailing Address (if different from above):			
City:	DALLAS	Zip Code:	75203
Phone:	(214)948-8135	Email:	NO email

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 CedarCrest Neighborhood Association supports this project because it assists in the empowerment of the complex occupants as well as the surrounding residents by providing needed services for the area such as job assistance and training through Texas Workforce, day care, food bank and a community center that provides activities for youth.

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 Junes Ave.) Boundary description MUST match the boundary map.

East boundary	-	Kiest Blvd
North boundary	-	Corinth St.
South boundary	-	Southernland
West boundary	-	Illinois

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

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 before January 8, 2015.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2015 may not be considered eligible boundaries 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 resides or owns real property 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):**

Phillip E. Gipson

1st Contact Signature

1-26-2015

Date

Phillip E. Gipson

1st Contact Printed Name

President

Title

Leatha D Evans

2nd Contact Signature

1-26-2015

Date

LEATHA D EVANS

2nd Contact Printed Name

PARLIAMENTARIAN

Title

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

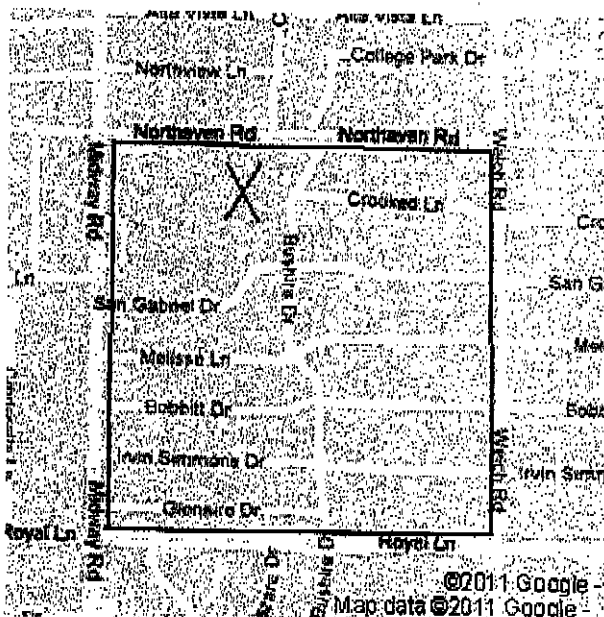
REQUIRED ATTACHMENTS

(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

1. Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)
2. Evidence of the Neighborhood Organization's existence (ex. bylaws, newsletter, minutes, etc.)
3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.

Example:



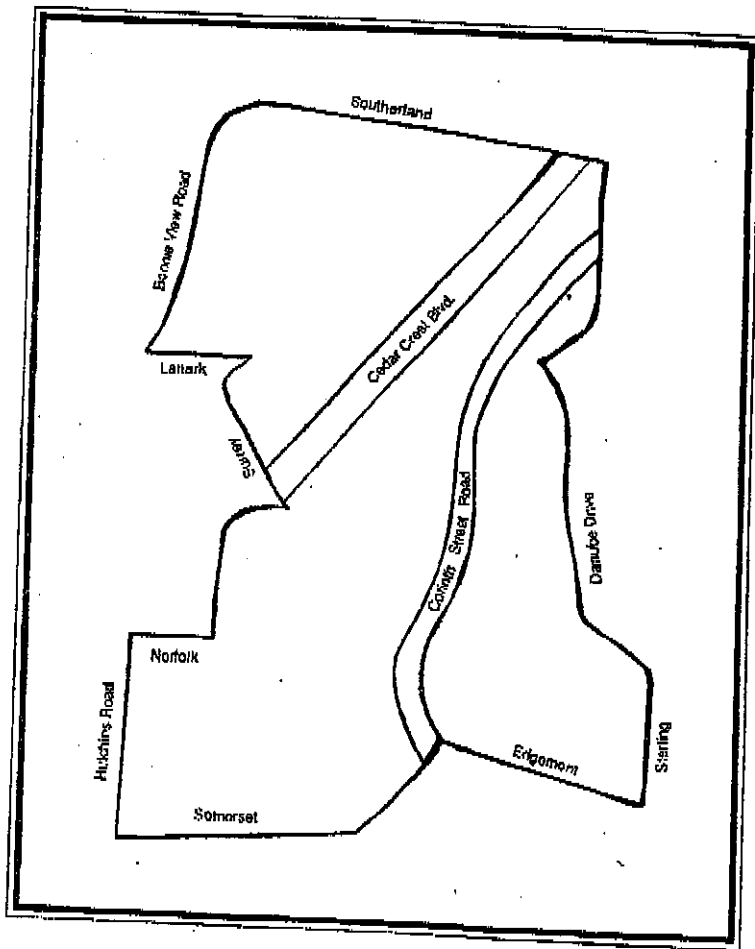
The solid line indicates the Neighborhood Organization's boundary.
The X indicates the development site.

*Cedar Crest
Neighborhood Association*

AN ASSOCIATION
OF
CEDAR CREST ADDITION
HOME OWNERS

A BRIEF HISTORY

Cedar Crest Addition



The Cedar Crest Addition, located eight blocks south of the Martin Luther King, Jr. Viaduct, is part of a six-hundred forty acre tract, a grant made to Robert Sloan on July 18, 1845, by the Republic of Texas. Presently, the area consists of two-hundred one acres purchased by the Suburban Development Company from William B. Miller, Lorenzo Van Cleave, G.E. Schoellkoph, John Sternmons, Alex Sanger of Sanger Bros., and G.A. Camble, president of The Forest Avenue Development Company.

On March 23, 1923, the Forest Avenue Development Company purchased two-hundred one acres from the Suburban Development Company at a cost of \$47,000. The name Cedar Crest Addition was patented. Shortly thereafter, the process of laying out streets and blocks was begun. Names given to the streets were: Argyle, Bewick, Bedford (now Hamlet), Cedar Crest Danube Drive, Edgemont, Essex, Huntington, Kent, Norfolk, Stella, Sussex, Surrey,

Warwick (now Lanark), Bonnie View Road, Corinth Street Road, and Hutchins. A restrictive covenant was adopted that specified that all dwellings in the area would be of brick, masonry, or tile materials; that no dwelling would cost less than \$6,500; that no dwelling would be constructed on the back of a lot except a servant's house.

The Cedar Crest Addition is a neighborhood of about four-hundred fifty single family homes. It is bounded by Somerset and Edgemont on the north, by Bonnie View Road, Surrey Avenue and Hutchins Road on the east, by Edgemont, Sterling and Danube on the west, and by Southerland and the Cedar Crest Golf Course on the South. Located within or at the periphery of the area are many schools, churches, park, swimming pool, golf course, YWCA, and shops for the convenience of its residents.

The Cedar Crest Addition, with its beautiful terrain of hills and magnificent trees shading winding streets, began to attract the attention of potential home buyers in the late 1950s and early 1960s. Some pioneers included in this group were the H. DeVaughns, L.L. Browns, H.L. Boykins, and the W.L. Longs. Some home buyers who were interested in immediate housing found many attractive dwelling available to them. Others chose to design and custom-build their homes in areas which were still undeveloped and on which lots were many existing towering trees that could be included in the landscape.

For nearly three decades the Cedar Crest Addition has been a neighborhood pleasingly suited for families in search of homes. Its growth has been significant both in the improvement of existing streets and in the use of undeveloped land for the building of homes of extraordinary elegance and beauty. There is an easily discernible quality of pride of home ownership and pride of neighborhood throughout the area, and a growing demonstration of strong community spirit to work together for a better, more rewarding environment for all.

The Cedar Crest Addition is only a few blocks away from the R L Thornton-Stemmons Freeway which provides quick and easy access to downtown Dallas, the Reunion Tower complex, and to the northern and southern sector shopping centers. It is also in close proximity to Fair Park, the South Dallas Cultural Center, the Cotton Bowl, and other athletic and recreational centers in that area and beyond.

The Cedar Crest Neighborhood Association, originally named Cedar Crest Civic Club, was founded in 1961 as a non-profit, non-political organization. Its goals are: 1) to keep residents abreast of changing trends in the city government, 2) to work for the general welfare of the Cedar Crest area, 3) to enhance the value of the property by taking pride in the surrounding areas, and 4) to provide social events for its members.

The community involvement of this organization includes providing information on public works, streets, parks, and recreational areas, city planning, and considerations by the Dallas City Council, the City Zoning Commission, and the Dallas Home Owners League.

Early members of the organization include:

H. L. Boykins, founder-organizer and first president
Mr. & Mrs. J. F. Ashford
Mr. & Mrs. Jessie Butler
Mr. & Mrs. Buddy Black
Mrs. J. L. Boykin
Mr. & Mrs. Thos. Culberson
Mr. & Mrs. Harold Duncan
Mr. & Mrs. M. C. Dunn
Mr. & Mrs. Gene Fisher
Mr. & Mrs. C. L. Gipson
Mr. & Mrs. Adrian Gilliard
Mr. & Mrs. S. M. Hornsby
Mr. & Mrs. James Hill
Mr. & Mrs. N. Hooper
Mr. & Mrs. Tommy Jennings
Mr. & Mrs. J. L. Johnson
Mr. & Mrs. W. L. Long
Mrs. Albertha Lott
Mr. & Mrs. Sammie Mack
Mr. & Mrs. James Medlin
Mr. & Mrs. Warren Moore
Mr. & Mrs. W. M. Nelson
Mr. & Mrs. Burl D. Ridge
Mr. & Mrs. J. C. Stokenberry
Mr. & Mrs. Ellis Spicer
Mr. & Mrs. G. L. Tarrant
Mr. & Mrs. Bufford Tyler
Mr. & Mrs. R. D. Walker
Mr. & Mrs. Frank Webber
Mr. & Mrs. J. F. Larkin
Mr. & Mrs. I. V. Barrott
Mr. & Mrs. R. S. Blackburn
Reverend Brown
Mr. & Mrs. Ossie Clark
Mr. & Mrs. Robert DeWitty
Mr. & Mrs. Joseph Dixon
Mr. & Mrs. Melvin Fortson
Mr. & Mrs. L. J. Greer
Mr. & Mrs. Marshall Gent
Mr. & Mrs. Clarence Hill
Mr. & Mrs. Lorenzo Holland
Mr. & Mrs. J. E. Holly
Mr. & Mrs. L. K. Johnson
Mr. & Mrs. Grady Jones
Mr. & Mrs. L. M. Johnson
Mr. & Mrs. Theodore Lee
Mr. & Mrs. Harold Lang
Mr. & Mrs. Fred Mills
Mr. & Mrs. C. J. Morgan
Mr. & Mrs. Kenneth McCaughey
Mr. & Mrs. L. T. Parker
Mr. & Mrs. Earl Richardson
Mr. & Mrs. Arthur Smith
Mr. & Mrs. Will Spivey
Mr. & Mrs. C. Turley
Mr. & Mrs. Pete Walker
Mr. & Mrs. Norris Ware
Mr. & Mrs. B. T. Washington

**CEDAR CREST NEIGHBORHOOD
PAST AND CURRENT OFFICERS**

H L BOYKINS, FOUNDER AND FIRST PRESIDENT*

Mrs. Nellie Anderson*	Mrs. J. F. Larkin
Mr. J. F. Ashford*	Mr. W. L. Long
Mr. Billy Avery*	Mrs. Alberta Lott
Mrs. Velma Bedford	Mr. Sammy Mack
Mr. Clarence Collins*	Mrs. Sarah Murphy
Mrs. Gladys Collins*	Mrs. P. McCaughey
Mr. Robert DeWitty	Mrs. William Nelson
Mr. M. C. Dunn*	Mr. Gabe Nobles
Mrs. Verlether Grant	Mrs. Floretta Parker*
Mrs. Ethel B. Haynes*	Mr. Earl Richardson
Mr. R. C. Hickman*	Mr. Burl Ridge*
Mrs. Eddie B. Johnson	Mr. N. B. Rogers
Mr. Harold Lang	Mr. Felix Wilson

* Current Officers

CONSTITUTION

ARTICLE I - NAME

Section 1. The name of the organization shall be the Cedar Crest Neighborhood Association.

ARTICLE II - PURPOSE

Section 1. A non-profit organization, created to keep residents of the Cedar Crest area abreast of changing trends in our city's governmental structure; to work for the general welfare of the Cedar Crest area; to enhance the value of our property by taking pride in our surroundings, and to provide social events for its members and families.

ARTICLE III - MEMBERSHIP

Section 1. The membership shall consist of any person who is a home owner in the Cedar Crest area or a person recommended by an active member and accepted by two-thirds (2/3) favorable vote of the membership.

ARTICLE IV - OFFICERS

Section 1. The officers of the Association shall be president, vice-president, secretary, corresponding secretary, financial secretary, treasurer, parliamentarian, and research/publicity chair-person.

Section 2. The term of office: An officer may serve as long as he or she

is elected to the office by a majority vote and that person is willing to serve.

Section 3. The election and installation of officers shall take place during the regular meeting in September of each year.

Section 4. The fiscal year shall be from September 1 through August 31.

ARTICLE V - DUTIES OF OFFICERS

Section 1. The president shall preside over all meetings, and shall perform the other duties usually carried out by the president of an organization and serve as an ex-officio member of all committees.

Section 2. The vice-president shall assist the president in the performance of his/her duties and shall preside during the absence of the president.

Section 3. The secretary shall keep the minutes of all meetings as well as other Association record.

Section 4. The corresponding secretary shall notify all members of all regular and special meetings. The corresponding secretary will assume the responsibilities of the secretary in his/her absence.

Section 5. The financial secretary shall collect dues, notify all members when dues are to be renewed, maintain financial records, and perform other duties relating to financial business of the Association.

Section 6. It shall be the duty of the treasurer to receive all money from the financial secretary and keep a proper record of the same.

Section 7. The parliamentarian shall ensure that all business is conducted in an orderly manner, in accordance with Robert's Rules of Order.

Section 8. The publicity/research chair-person shall be responsible for providing data on items of interest or concern of residents of the Cedar Crest area; and will furnish the weekly newspapers and other news media with newsworthy items of the Association's activities.

ARTICLE VI - MEETINGS

Section 1. Meetings shall be held once each month at a time and place agreed upon or set by the Association.

Section 2. Emergency meetings may be called by the president at any time.

Section 3. In order to operate and conduct business, a quorum of eleven members must be present.

ARTICLE VII - AMENDMENTS

Section 1. The constitution may be amended at any regular meeting by a two-thirds (2/3) vote of the active members present provided notice

Section 2. An active member is one who attends meetings and meets all financial obligations of the Association.

ARTICLE VIII - STANDING COMMITTEES

Section 1. Executive Committee. The executive committee shall consist of those elected officers stated in Article IV, Section 1, of the constitution. The executive committee should meet at least once a month prior to the Association's regular meeting to consider all business referred to it from the membership. Five members of the executive committee will constitute a quorum.

Section 2. All other committees shall be appointed/dissolved by the president with consent of the executive committee.

Section 3. Each of the above mentioned committees shall have a set of rules subject to the approval of the Cedar Crest Neighborhood Association.

ARTICLE IX - DUES AND ASSESSMENTS

Section 1. Each household shall pay annual dues in the amount stipulated by the budget committee and approved by the body.

Section 2. Dues become due September 1 of the fiscal year. New members joining after September, will have their dues prorated through the end of the first fiscal year, after which a full year's dues will be due.

Section 3. Each member shall pay full membership dues unless other dispensation is approved by the president with the consent of the executive committee.

ARTICLE X - AUTHORITATIVE REFERENCE OF WHICH THIS ASSOCIATION'S MEETINGS SHALL BE GOVERNED

Section 1. The authoritative reference of which this Association's meetings shall be governed shall be Robert's Rules of Order and Robert's Parliamentary law.

2197079

x

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
P.O. BOX 9003
HOLTSVILLE NY 11742-9003

Date of this notice: 03-03-2005

Employer Identification Number:
04-3807057

Form: SS-4

Number of this notice: CP 575 C

For assistance you may call us at:
1-800-829-4933

CEDAR CREST NEIGHBORHOOD
% MAUDE SMALL
1902 DANUBE DR
DALLAS TX 75203

001254

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an EIN. We assigned you EIN 04-3807057. This EIN will identify your business account, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, please use the label IRS provided. If that isn't possible you should use your EIN and complete name and address shown above on all federal tax forms, payments and related correspondence. If this information isn't correct, please correct it using the tear off stub from this notice. Return it to us so we can correct your account. If you use any variation of your name or EIN, doing so could cause a delay in processing and may result in incorrect information in your account. Doing so could result in our assigning you more than one EIN.

Based on the information from you or your representative, you must file the following form(s) by the date shown next to it.

Form 1120H

03/15/2006

If you have questions about the form(s) or the due date(s) shown, you can call us at 1-800-829-4933 or write to us at the address at the top of the first page of this letter. If you need help in determining what your tax year is, you can get Publication 538, Accounting Periods and Methods, at your local IRS office or from our web site at www.irs.gov.

We assigned you a tax classification (S-Corporation, Partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a determination of your tax classification, you may seek a private letter ruling from the IRS under the procedures set forth in Revenue Procedure 98-01, 1998-1 I.R.B.7 (or succeeding revenue procedure for the year at issue.)

January 24, 2015

Cedar Crest Neighborhood Association

1917 Lanark Ave

Dallas, TX 75203

RESOLUTION

Be it resolved that on January 24, 2015; a meeting was called by the Cedar Crest Neighborhood Association Executive Board to review and approve the 168 unit Royal Crest apartment project located at 3558 Wilhurt in Dallas Texas.

In attendance were: Phillip Gipson, Jonnie Gipson, Jessalyn Johnson, Elenor Conrad, Welton Haynes, Letha Evans and Jerlys Anderson (conference call).

A motion to approve and support the project was moved by Jessalyn Johnson and seconded by Jerlys Anderson.

January 24, 2015

Cedar Crest Neighborhood Association

1917 Lanark Ave

Dallas, TX 75203

Support Letter

We the neighbors of the Cedar Crest Neighborhood Association do wholly support the renovation and development of the 163 Unit Royal Crest Apartments located at 3558 Wilhurt, Dallas, Texas 75216. We feel that this development along with the 5,000 square foot amenities building which will include a community Center with social services, a nursery/daycare center, job and career training, food bank and business center for the usage of the tenants and surrounding residents will be a much needed and desired developmental asset in our neighborhood.

Executive Committee (Officers):

President – Phillip Gipson

1917 Lanark Ave, Dallas, TX 75203. Telephone (214) 876-2537

Vice-President – Jerlys Anderson

1923 Lanark Ave, Dallas, TX 75203. Telephone (214) 725-7985

Vice-President- Vernell McCall

2123 Lanark Ave, Dallas, TX 75203. Telephone (214) 943-9779

Secretary – Jonnie Gipson

1917 Lanark Ave, Dallas, TX 75203. Telephone (972) 988-9144

Treasurer - Betty McGregor

2014 Lanark Ave, Dallas, TX 75203. Telephone (214) 793-0859

Amenities – Jessalyn Johnson

1547 Bonnie View Rd, Dallas, TX 75203. Telephone (214) 943-3204

Government Liaison – Welton Haynes

1438 Bonnie View Rd, Dallas, TX 75203. Telephone (214) 943-8994

Parliamentarian - Leatha Evans

Leatha Evans

1931 Lanark Ave, Dallas, TX 75203. Telephone (214)948-8135

Communication - Marion Evans

Marion Evans

1931 Lanark Ave, Dallas, TX 75203. Telephone (818)388-6136

Other Supporting Members and Neighbors

(Please print name, address and telephone number and sign name)

Willie H. Phillips, Willie H. Phillips, 2014 PROSPEX AVE, 214-948-1691

ELLENOR N. CONRAD 2003 LANARK AVE 214 948 9301 Ellenor N. Conrad

IRA McGehee Jr. 1803 So. Hankland Ave Dallas, TX 75203

Sheila Henderson, Sheila Henderson 1914 Cedar Crest Blvd., Dallas, TX 75203

MARY WILLIAMS Mary Williams 1920 Cedar Crest Blvd Dallas TX 75203

~ Sun Vincent 1911 Lanark Ave Dallas TX 75203

~ Laura Vincent 1911 Lanark Ave Dallas TX 75203

Chandra Andersen, 1923 Lanark Ave Dallas TX 75203 214-513-4160

German Anderson, German Anderson, 1923 Lanark 75203 817-781-1488

Kate Tophill, Kate Tophill 1953 Lanark Ave Dallas TX 75203 314-588-3586

Jason Roach, Jason Roach 1953 Lanark Ave Dallas TX 75203 214-370-8200

214-948-3700 Charles R. Steele, Charles R. Steele 1924 Lanark Ave Dallas, TX 75203

214-948-3700 BARBARA STEELE Barbara Steele 1924 Lanark Ave Dallas TX 75203

214-616-4945 George Wells, George Wells, Thelma Wells 219 34 Lanark 75203

George Wells, G E R G F, Wells 115 1934 Lanark Dallas, 75203 214-616-4945

Gizelle Christian, Gizelle Christian 2712 Kingsled St Dallas TX 75216 2-315-2239

Melvin Allen, Melvin Allen 2510 M. Del Moore Dallas TX 75211

Erica Holmes, Erica Holmes 2158 Van Cleave Dr Dallas, TX 75216 404-553-3700

Lynnette B. Crew, Lynnette B. Crew 2315 Suta Dallas TX 75214 468-4643

372-2723 RAY POLLARD, RAY POLLARD 2148 VAN CLEAVE DR 75214

317-217-0976 GAZETTA Anderson, 2315 Suta St 75216

214 624-8257 Dorion Sipson John Sipson 1917 Lanark Ave Dallas TX 75203
Desiree Conroy Desiree Conroy 1917 Lanark Ave Dallas TX 75203 214 604-4434
Silvia Cervantes Silvia Cervantes ⁸⁴⁴ Cedar Crest Dallas TX 75203 34
 (214) 372-4410 Alberto Cervantes Alberto Cervantes ¹⁸⁴⁴ Cedar Crest Dallas TX 75203 214 377-8375
CLARENCE DENNARD Clarence Dennard 2271 SUTTER DALLAS TX 75216
 214) 372-4410 Sherrell Dennard Cabassa Sherrell Dennard Cabassa 2271 Sutter Dallas TX 75216
Maunder A. Small Maunder A. Small 1902 Danube Dr Dallas TX 75203 214-443-9159

December 4, 2014
Cedar Crest Neighborhood Association
Minutes for November 6, 2014 Meeting

Call to Order

The Cedar Crest Neighborhood Association was held November 6, 2014, at 7pm at the Cedar Crest Golf Club in Dallas, Texas. The meeting was called to order by Mr. Phillip Gipson followed by a silent prayer.

Reports**Minutes**

The minutes from the previous meeting were read by Jonnie Gipson. The minutes were accepted as read.

Treasury Report

The Treasury report was read by Mrs Betty McGregor. The beginning balance was: \$1,715.68. There were (2) deposits. (1) for \$ 375 and (1) for \$150 making the ending balance \$2,165.85.

A motion to accept the treasury report was moved and accepted.

Featured Speaker

The featured speaker was Chief Brown, Dallas Police Department.

He stated that crime city wide was down 12 1/2% and that murders were down by 25%.

The Police Strategy for the Community is to engage young people in a positive way through the arts, music and sports.

Fundraising

Mrs. McGregor and Mrs. Jessalyn Johnson discussed upcoming Fun and Games Night for our next meeting.

Casino Trip in April

Crime Watch – Officer Kasalis

There were were 6 offenses. Bur(2,) (1) UUMV, (2) ASLT, (1) TRESSPASS

Amentities Report – Mrs. Jessalyn Johnson

Ms. McGregor lost her sister and a plant and card was sent.

Ms.. Hubbard – had an aneurism

Ms. Bell – is still being taken care of y her husband and is doing as well as expected.

Code Report – Columbus York

January 1st – Reminder that the bag ordinance goes in effect and there will be a .05 cent charge for bags in the store.

Meeting adjourned Minutes by Jonnie Gipson

**November 6, 2014
Cedar Crest Neighborhood Association
Minutes for October 2, 2014 Meeting**

Call to Order

The Cedar Crest Neighborhood Association was held October 2, 2014, at 7pm at the Cedar Crest Golf Club in Dallas, Texas. The meeting was called to order by Mr. Phillip Gipson followed by a silent prayer.

Reports**Minutes**

The minutes from the previous meeting were read by Jonnie Gipson. The minutes were accepted as read.

Treasury Report

The Treasury report was read by Mrs Betty McGregor. The beginning balance was: \$1,365.54. *There was one check for \$75 written and a deposit of \$350 making the ending balance \$1,640.54. It was noted that a total of 19 people had paid there dues for 2014-2015. A motion to accept the treasury report was moved and accepted.*

Featured Speaker**Amber Arseneaux - Trinity River Trust Foundation**

She presented pictures on the Trinity River from I635 to I20 where development was recapturing the soul of the city and some of the activities that are available such as the Elm Fork Wetlands, Soccer Park, Canoining, White Water Course, Texas Horse Park, Nature Audoban and The Dallas Wave. A question answer session followed.

Crime Watch -- Officer Kasalis

From September 1 to October 2 there were 12 offenses.

Assault-5, Burgulary-1, Theft-4, Terroristic -1, UUMV-1

Officer Kasalis discussed Security options:

- 1. ENP where the association would pay for off duty officers to patrol area.
(must pay for gas, squad car and off duty fees at particular times).**
- 2. Invest in Home Security & Cameras**
- 3. Self Patrol (get physical description, licencse plate number)**

Fund Raising Committee

Casisno Trip - cancelled for October but one is scheduled for April

Open for suggestions for Christmas

Game night in December

Amenities - Ms. Jessalyn Johnson

Ms. Shirley Williams - surgery

Ms. Lillian Hubbard - in hospital for 2 weeks

Meeting adjourned Minutes by Jonnie Gipson

CEDAR CREST NEIGHBORHOOD ASSOCIATION**"United We Stand-Divided We Fall"
Christmas Fun and Games Night****AGENDA****THURSDAY, DECEMBER 4, 2014****6:00-8:00PM**

- | | |
|--|--|
| 1. Call to Order | Phillip Gipson, MS-Economics
President |
| 2. Moment of Silence | |
| 3. Reading of the Minutes - Last Meeting | Mrs. Jonnie Gipson, Secretary |
| 4. Treasurer's Report | Mrs. Betty McGregor, Treasurer |
| 5. Neighborhood Watch | Officer Aaron Kasalis
DPD -South Central Div. |
| 6. Amenities Report | Mrs. Jessalyn Johnson
Interim Chair |
| 7. Welcome to New Members/Visitors | Phillip Gipson |

It's time for FUN and GAMES

No Meeting Thursday, January 1, 2015
Next Meeting Thursday, February 5, 2015

Website: www.cedarcrestneighborhood.org

Contact Phone: 214.876.2537

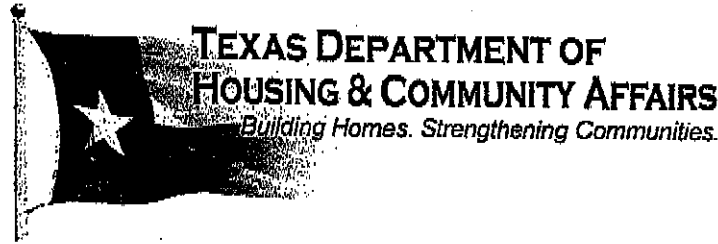
Email: pgipson792@aol.com or pg@cedarcrest.org



CEDAR CREST NEIGHBORHOOD ASSOCIATION*"United We Stand, Divided We Fall"***AGENDA****MARCH 6, 2014**

1. Call to Order Phillip Gipson, MS- Economics,
President
2. Moment of Silence
3. Reading of the Minutes - Last Meeting Mrs. Jonnie Gipson, Secretary
4. Treasurer's Report Mrs. Betty McGregor, Treasurer
5. Fund Raising Committee Mrs. Betty McGregor
6. State of Council District 4 The Honorable Dwaine Caraway
7. Neighborhood Watch Officer Aaron Kasalis
DPD -South Central Div.
8. Amenities Chair Mrs. Jessalyn Johnson

Upcoming Speakers**Thursday April 3, 2014 Speaker: State Senator Royce West****Thursday May 1, 2014 Speaker: Mike Rawlings, Mayor City of****Dallas&DISD Board Member: Dr. Lew Blackburn****Summer Break: No Meeting June, July, and August 2014****Website: www.cedarcrestneighborhood.org**



2015 Quantifiable Community Participation (QCP) Neighborhood Information Packet

Following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation ("QCP") and how to provide that input as provided under the State of Texas Qualified Allocation Plan ("QAP"). The materials include:

- ❖ Requirements for QCP Submission
- ❖ QCP Form
- ❖ Required Attachments
- ❖ Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance Production al 512-475-3340.

If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Production Division by email at nicole.fisher@tdhca.state.tx.us, by phone at (512) 475-2201, or by fax at (512) 475-1895.

REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item ensures that qualified neighborhood organizations have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(B) and §2306.6725(a)(2), Texas Government Code, the Texas Department of housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications

using a competitive scoring system. QCP may qualify an Application for up to 9 points. Written statements from any qualified Neighborhood Organization in existence prior to the Pre-Application Final Delivery Date (January 8, 2015), whose boundaries contain the development site and which are on record with the state or county in which the development is to be located can be included in the QCP score.

❖ **DEADLINES**

In order for its statement(s) to be eligible for points, a Neighborhood Organization must have been in existence prior to **January 8, 2015**. All submissions (letters of support, opposition, or neutrality as well as any requests to be on record with the Department) must be received by the Department no later than **5:00 pm on February 27, 2015**. Submissions should be addressed to the Texas Department of Housing and Community Affairs, "Attention: Director of Multifamily Finance (Neighborhood Input)". Statements should be sent to:

Attention: Housing Tax Credit Program Manager, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address:

221 East 11th Street
Austin, TX 78701-2410

Forms and attachments may also be faxed to (512) 475-1895 or toll free at (800) 733-5120.

❖ **DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]**

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization; and
- 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.

❖ **SUBMISSION REQUIREMENTS**

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form")
- Documentation that the organization is on record with the county or Secretary of State OR a request to be on record with the TDHCA. If requesting to be on record with TDHCA, registry with TDHCA is for one year. Organizations that were previously on record with TDHCA must request to be on record for the current Application Round. **To be on record with TDHCA, the Neighborhood Organization must have submitted**

required registration information to TDHCA by 5:00 pm on January 28, 2015. (County, Secretary of State and TDHCA registry may require additional documentation to be submitted upon request.) *Note that Neighborhood Organizations that are not on record with the state or county as of January 28, 2015 will not be required to be notified by Applicants.*

- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) prior to January 8, 2015 is required for TDHCA registry. If the documentation submitted for being on record with the county or Secretary of State is dated after January 8, 2015, evidence of existence by January 8, 2015 is also required.
- Boundary Map - The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department's approval. A street-level map can be created at <http://www.mapquest.com> or at <http://maps.google.com>. Please contact the Department if assistance is needed to create an appropriate map.

❖ **ADDITIONAL INFORMATION**

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department's satisfaction within five business days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Any statement of opposition from a Neighborhood organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements.

Any submission determined to be ineligible for QCP scoring will be summarized for the Department's Board as public comment but will not be scored for QCP.

INSTRUCTIONS FOR COMPLETING THE QCP FORM

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

❖ **Part 1: Development Information**

- This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as "the southwest corner of Smith St and Jones Rd" are acceptable.)

❖ **Part 2: Neighborhood Organization Information**

- This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is currently on record with the county or the Secretary of State, evidence of such is required to be attached to this form. To be on record with TDHCA, the organization must have submitted the required documentation by January 28, 2015.

❖ **Part 3: Neighborhood Organization Contact Information**

- This section of the form requests contact information for two individuals **who have authority to sign on behalf of the organization** in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

❖ **Part 4: Reason for Support or Opposition**

- This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization's support or opposition is required in order for the statement to qualify for points.

❖ **Part 5: Written Boundary Description**

- This section of the form requests a written boundary description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department's Governing Board as part of public comment.

❖ **Part 6: Certifications**

- This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.
- This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed.
- The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.

If any of the above items (by-laws, boundary maps, etc.) were previously submitted (between January 2 and January 28, 2015) in order for a Neighborhood Organization to be on record with the TDHCA, they will not be required to be submitted again. If this is the case, please indicate on this form that such documentation was previously submitted.