

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

RECEIVED
 JAN 08 2015
 TDHCA
 Family Finance Dept.

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: Jefferson Square Apts.
 Development Street Address: 801 West Jefferson
 Development City: Brenham Texas
 Development County: Washington CO
 TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Jefferson Square Resident Council
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) Yes
 If YES, provide the years that the organization made submissions prior to 2014: 2014
 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):
 As of February 28, 2014, this Neighborhood Organization is on record with (select one of the following):
 County
 Secretary of State OR
 We now request to be on record with the Texas Department of Housing & Community Affairs. (Recommended)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Jerry Mc Ghee
 Title: President
 Physical Address: 801 West Jefferson square #15
 Mailing Address (if different from above):
 City: Brenham TX Zip Code: 77833
 Phone: 979 398 0853 Email:

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Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	<i>Dorothy Leeds</i>		
Title:	<i>Secretary - Treasurer</i>		
Physical Address:	<i>801 West Jefferson St # 11</i>		
Mailing Address (if different from above):			
City:	<i>Brenham</i>	Zip Code:	<i>77835</i>
Phone:	<i>979 836 3194</i>	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 neighborhood organization support the application for competitive tax credit

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St, East boundary is railroad track, South boundary is First St, West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Tract info & map of property enclosed.

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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 16, 2014.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 28, 2014 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):**

Sony McGhee

 1st Contact Signature

1/05/15

 Date

Jerry McGhee

 1st Contact Printed Name

President

 Title

Dorothy Deeds

 2nd Contact Signature

1/9/15 Sec. - Treas.

 Date

DOROTHY Deeds

 2nd Contact Printed Name

1/8/15 Sec. Treas.

 Title

Jefferson Square Resident Council

Article I

Name

The name of the organization will be the **Jefferson Square Resident Council**.

Article II

Purpose

The **Council** shall be a non-profit resident organization where the tenants of Jefferson Square Apartments located at 801 W. Jefferson in Brenham, Texas can promote and protect the quality of life, safety, and property values of the neighborhood primarily, and all neighborhoods generally, and to support the continued maintenance and rehabilitation of Jefferson Square Apartments to insure a safe, sanitary, and affordable place to live.

Article III

Territorial Boundary

The boundaries of the **Resident Council** will be the same as defined in the **attached legal description** which also includes where Jefferson Square Apartments are located.

Article IV

Membership

Membership shall be open to any adult in good standing as a tenant at Jefferson Square Apartments. Each member will have one vote.

Article V

Officers

This **Resident Council** shall have 2 officers. These shall be a **President** and a **Secretary/Treasurer**.

The **President** will be an official member of all committees and exercise authority for meetings. The **Secretary/Treasurer** will record and transfer information concerning the **Resident Council** and will collect, disburse, and safely keep all, if any, monies that are used in and for the **council**.

The officers shall be elected by the general membership at the annual meeting. A list of nominees for the officers can be submitted by any member in advance of the election meeting when possible. Nominations from the floor shall also be in order. A majority of members voting shall elect the new officers.

The officers will begin their tenure at the close of the meeting at which they are elected. The term shall extend for one year until the close of the next election meeting or until successors are elected.

If a vacancy should occur in the office of President, the Secretary/Treasurer shall serve for the remainder of the term. Election to an office shall be by ballot if there is more than one candidate for the office.

Article VI ***Meetings***

The annual member meeting shall convene in January and additional meetings may be called by the President.

Notice of any meetings shall be made to the members no less than one week in advance of the meeting by posting the notice in the office/community room of Jefferson Square Apartments.

There shall be a minimum Jefferson Square Apartments tenant percentage of 51% in attendance.

Article VII ***Committees***

There will be different committees within the Council. The President and Council shall appoint the chairpersons for each committee.

- a) A Membership Committee, which will organize membership status and organize fund-raising events for the Council. The Secretary/Treasurer will be a member of the Committee.
- b) An Information Committee, which will prepare any necessary information for distribution to the Council. The Committee will develop and maintain a system for necessary neighborhood information. The President shall have final approval of a Newsletter, if any.
- c) A Nominating Committee, which will make recommendations for the other committees. It will balance the memberships of the other committees so that their make-up is constructed of persons who have demonstrated interest in the goals of the Resident Council. The committee shall also make recommendations to the President of the Council.
- d) A Transportation Committee, which will review and make recommendations regarding issues related to streets, sidewalks, public transit, and bicycle/pedestrian/automobile traffic, and related neighborhood transportation issues.
- e) A Police Relations Committee, which can act as a liaison with local police authorities and make recommendations related to Neighborhood Watch, graffiti, crime statistics, and community policing.
- g) Additional committees may be formed upon recommendation and the approval by the general membership.

Article VIII
Policy Determination

Policy position of the Council shall be determined by a simple majority vote of the members present and voting at a general meeting.

Article IX
Parliamentary Authority

Parliamentary authority shall govern the Council in all cases to which they are applicable and in consistent with the bylaws and any special rules the Council may adopt.

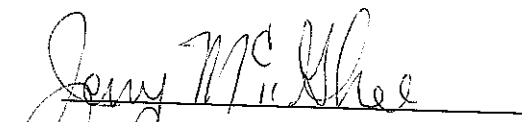
Article X
Amendment

These bylaws may be amended by a two-thirds vote at any general meeting that notice was given in writing to all members at least one week in advance or by announcement at the preceding general membership meeting.

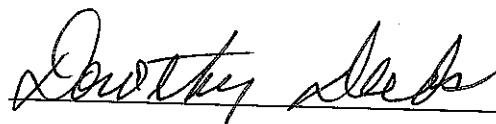
Article XI
Dissolution

Upon the dissolution or termination of the Jefferson Square Resident Council, no member will have any right to receive any assets of the Council. The assets of the Council shall be permanently dedicated to a charitable purpose. In the event of dissolution, the Council's assets shall be distributed to an organization that is tax-exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

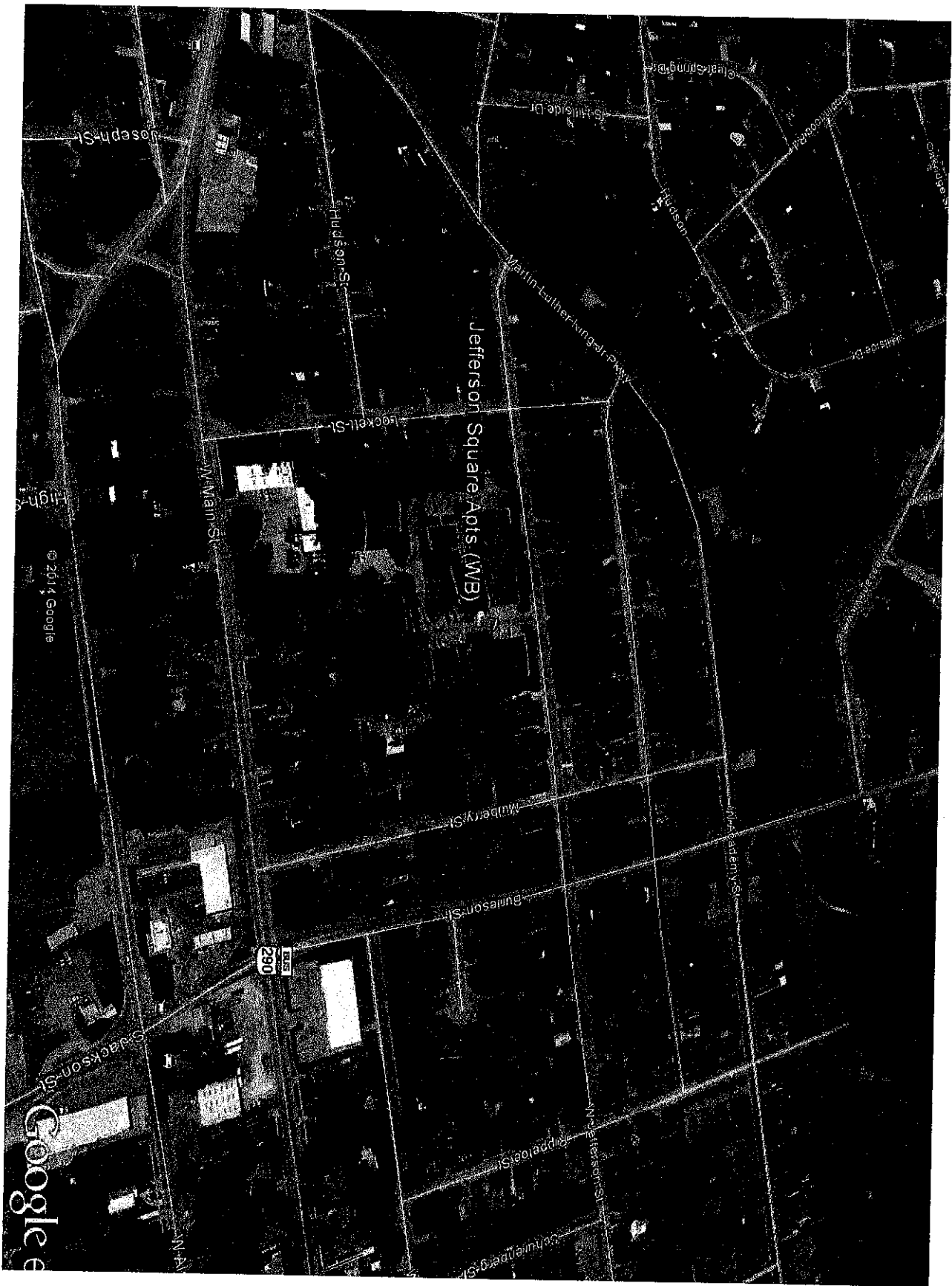
SIGNED this 5 day of Jan., 2015.



President



Secretary/Treasurer



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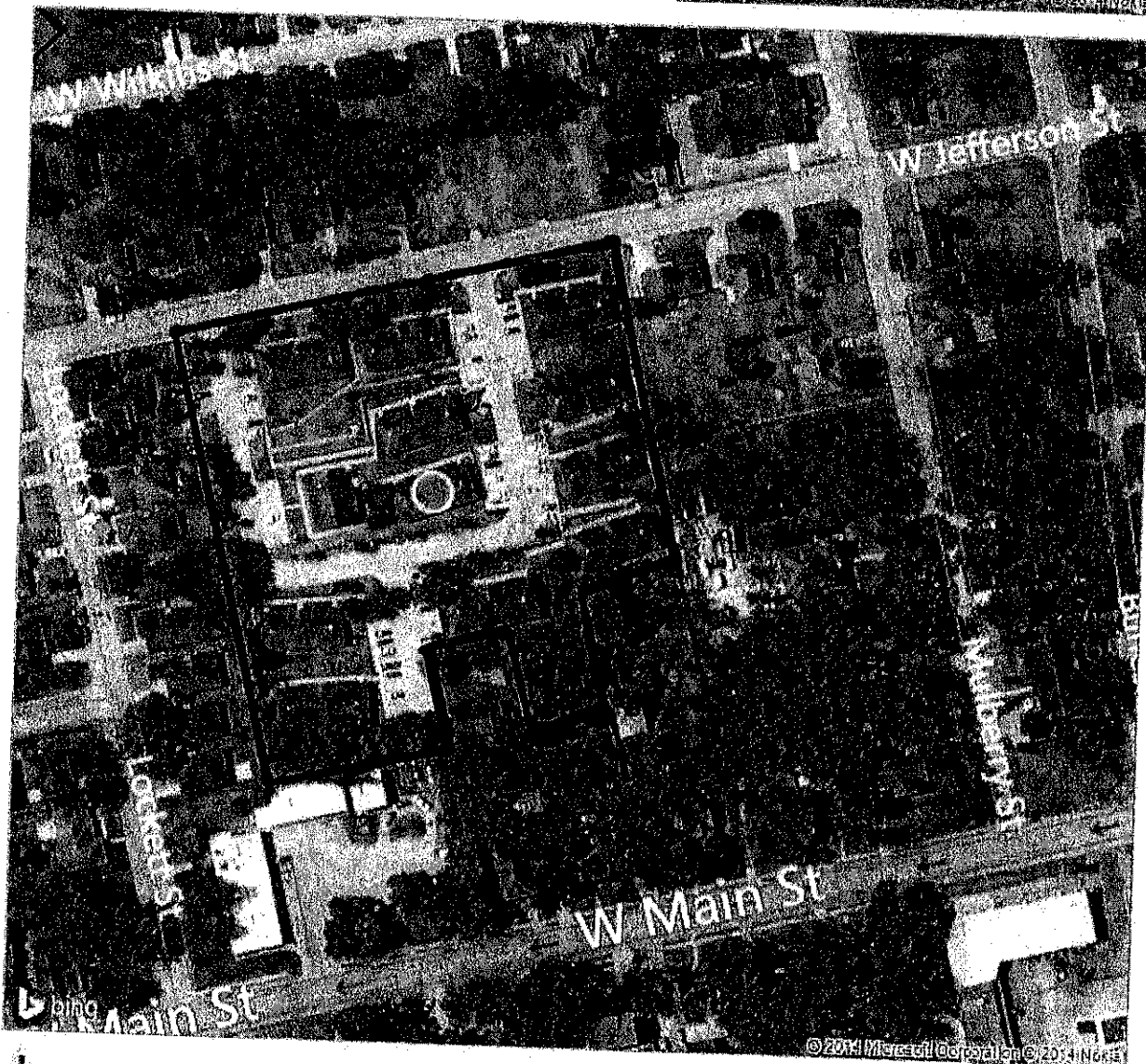
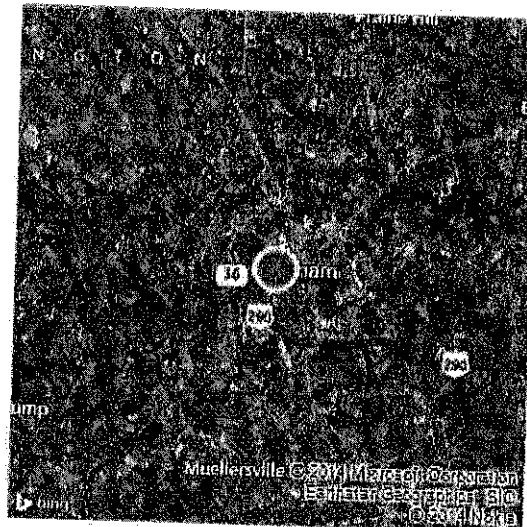
Google



801 W Jefferson St, Brenham, TX 77833

*The Dot represents the development site address
*The solid line represents the Neighborhood Organization's boundaries

On the go? Use m.bing.com to find maps, directions, businesses, and more.



Bird's eye view maps can't be printed, so another map view has been substituted.

1 that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, part of the A. Harrington League, A-55, being the same land conveyed in the deed from Clinton G. Anderson et al. to Travis T. Voelkel, as recorded in Vol. 224, Page 456, in the Deed Records of Washington County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron rod found at the base of an 8 inch oak tree on the South right of way line of Jefferson Street for the Northeast corner of said original tract, being at a point where the fenced West line of a 12 foot alley intersects the South right of way line of said Jefferson Street;
THENCE along a portion of the fenced West line of said alley for the most Eastern line of the tract described herein, S 13° 07' 16" E 314.62 feet to a 1/2 inch iron rod found at the base of an 8 inch cedar fence corner post on said West line of said alley for an upper Southeast corner of the tract described herein, being the Northeast corner of the Charles Flentge tract called 0.690 acres, as described in Vol. 393, Page 170, in the Deed Records of Washington County, Texas;
THENCE along the fenced North line of said Flentge tract for an upper South line of the tract described herein, S 73° 34' 52" W 98.58 feet to a 1/2 inch iron rod found at the base of a dead 14 inch hackberry tree stump for the Northwest corner of said Flentge tract, being an interior ell corner of the tract described herein;
THENCE along a portion of the fenced West line of said Flentge tract as described in Vol. 393, Page 170, for an East line of the tract described herein, S 13° 54' 44" E 115.21 feet to a 1/2 inch iron rod found on the fenced West line of said Flentge tract for an exterior ell corner of the tract described herein, being the Northeast corner of the Paul A. Koster tract called 0.3529 acres as described in Vol. 582, Page 274 in the Washington County Deed Records;
THENCE along the North line of said Koster tract for a South line of the tract described herein, S 71° 38' 36" W 79.74 feet to a 1/2 inch iron rod found for the Northwest corner of said Koster tract as described in Vol. 582, Page 274, being on the apparent East line of the Leon J. Nowak property described in Vol. 299, Page 318, being an exterior ell corner of the tract described herein;
THENCE along a portion of last said East line of said Nowak tract, N 12° 21' 22" W 80.30 feet to a 1/2 inch iron rod found for the Northeast corner of said Nowak property, being an interior ell corner of the tract described herein;
THENCE along the North line of said Nowak property described in said Vol. 299, Page 318, S 77° 00' 00" W 80.27 feet to a 1/2 inch iron rod set for the Northwest corner of said Nowak property, being an interior ell corner of the tract described herein;

THENCE along a portion of the West line of said Nowak property described in said Vol. 299, Page 318, S 13° 00' 00" E 65.08 feet to a 1/2 inch iron rod set on the West line of last said Nowak tract for an exterior all corner of the tract described herein; THENCE along a South line of this tract, and along a North line of the James A. Evans tract called 1.354 acres, described in Vol. 586, Page 865, S 74° 26' 36" W at 1.93 feet passing a 1/2 inch iron rod found at the base of a 3 inch cedar post for the Northeast corner of said 1.354 acres tract and at a total distance of 183.08 feet to a 1/2 inch iron rod found at the base of an 8 inch cedar fence corner post for an angle point of said Evans tract called 1.354 acres, also being the Southeast corner of Lot No. 9 of Autumn Run Subdivision and being the Southwest corner of this tract;

THENCE along the East lines of Lots 2 through 9 of said Autumn Run Subdivision for the West line of the tract described herein, N 13° 00' 00" W 436.10 feet to a 1/2 inch iron rod set on the South right of way line of said Jefferson Street for the Northwest corner of the tract described herein, being on the East line of Lot No. 2 of said subdivision, being S 13° 00' 00" E 3.45 feet from an iron rod found for the Northeast corner of said Lot No. 2 which is apparently encroaching within the right of way of Jefferson Street by 3.45 feet;

THENCE along a portion of the South right of way line of said Jefferson Street for the North line of the tract described herein, N 77° 00' 00" E 437.57 feet to the place of beginning and containing 3.974 acres of land.