<table>
<thead>
<tr>
<th>Development Name:</th>
<th>The Legacy at Buena Vista</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Owner:</td>
<td>The Legacy at Buena Vista, LP</td>
</tr>
<tr>
<td>Contact Name:</td>
<td>Dan Wilson</td>
</tr>
<tr>
<td>Address:</td>
<td>2950 SW 27th Avenue</td>
</tr>
<tr>
<td></td>
<td>Suite 200</td>
</tr>
<tr>
<td></td>
<td>Miami, FL 33133</td>
</tr>
<tr>
<td>Phone:</td>
<td>(305) 972-6331</td>
</tr>
<tr>
<td>Fax:</td>
<td>(305) 476-1557</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
</tr>
</tbody>
</table>
2018 Multifamily Uniform Application

NOTICE: For Applicants planning to submit an Application on or before January 26, 2018, ANYTHING that would have been due on March 1, 2018 will be due on January 26, 2018. Anything due after March 1, 2018 maintains its original due date.
Part 1
Administrative Tabs
Tab 1A
Application Certification
2018 Multifamily Uniform Application Certification
Mailing Address: P.O. Box 13941, Austin, TX 78711-3941
Physical Address: 221 East 11th Street, Austin, TX 78701

Development Name: The Legacy At Buena Vista

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand the Uniform Multifamily Rules (Title 10, Texas Administrative Code, Chapter 10) and Qualified Allocation Plan (Title 10, Texas Administrative Code, Chapter 11). Specifically, the undersigned understands the requirements under 10 TAC §10.101 of the Uniform Multifamily Rules, Site and Development Requirements and Restrictions, as well as Internal Revenue Code Section 42. By signing this document, Applicant is affirming that all statements and representations made in this certification and application, including all supporting materials, are true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. Applicant is also affirming understanding of §10.2(e) of the Uniform Multifamily Rules, relating to Public Information Requests, specifically that the filing of an Application with Department is deemed as consent to release any and all information contained therein.

The undersigned further certifies that he/she has the authority to execute this certification.

The Legacy At Buena Vista, L.P.

Applicant Entity Name: __________________________
Signature of Authorized Representative: __________________________
Printed Name: Howard D. Cohen
Chief Executive Officer: __________________________
Title: __________________________
Date: 2/5/2018

Sworn to and subscribed before me on the day of February, 2018

(Signature of Notary Public)
Notary Public, Signature
Florida
Notary Public, State of
Miami-Dade
County of
Miami-Dade
My Commission Expires:
Date

2/5/2018 1:53 PM
TAB 1B
MEETING SELECTION
(4% ONLY)
Required for Tax Exempt Bond Developments only

4% Multifamily Housing Tax Credit Program Board Meeting Selection Form
Mailing Address: P.O. Box 13941, Austin, TX 78711-3941
Physical Address: 221 East 11th Street, Austin, TX 78701

Development Name: 

Based on the expiration date of the bonds as reflected in the Certificate of Reservation issued by the Texas Bond Review Board, the above referenced Development must be scheduled for one of the TDHCA Board meetings noted below for consideration of the issuance of a Determination Notice. Therefore, as required in §10.201(2)(B) of the Uniform Multifamily Rules, all remaining Parts of the Application, including the ESA, the Market Study, Property Condition Assessment and Appraisal, if applicable, must be submitted at least 75 days prior to the Board meeting. It is important to note that submission of the documents 75 days in advance does not ensure that your Application will be placed on the meeting agenda as request of changes to an Application (e.g. submission of new financing terms sheets) subsequent to submission may delay completion of Department staff’s review or underwriting of the Application and presentation to the Board. Moreover, staff may choose to delay presentation to the Board in instances in which an Applicant is not reasonably expected to close within sixty (60) days of the issuance of a Determination Notice or may recommend the award be conditioned upon closing within a reasonable timeframe after Board approval. Further, the Applicant is encouraged to review §10.201(2)(B), the 2018 4% HTC and Tax Exempt Bond Process Manual and 2018 Multifamily Programs Procedures Manual for any requirements that need to be met prior to submission of the remaining Parts of the Application.

I request to be on the Board agenda selected below and pursuant to §10.201(2)(B) of the Uniform Multifamily Rules I understand that I must provide the remaining parts of the Application by the applicable corresponding deadline:

<table>
<thead>
<tr>
<th>Board Meeting Date:</th>
<th>75 Day Deadline:</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 18, 2018</td>
<td>November 3, 2017</td>
</tr>
<tr>
<td>February 22, 2018</td>
<td>December 8, 2017</td>
</tr>
<tr>
<td>March 22, 2018</td>
<td>January 5, 2018</td>
</tr>
<tr>
<td>April 26, 2018</td>
<td>February 9, 2018</td>
</tr>
<tr>
<td>May 24, 2018</td>
<td>March 9, 2018</td>
</tr>
<tr>
<td>June 28, 2018</td>
<td>April 13, 2018</td>
</tr>
<tr>
<td>July 12, 2018</td>
<td>April 27, 2018</td>
</tr>
<tr>
<td>July 26, 2018</td>
<td>May 11, 2018</td>
</tr>
<tr>
<td>September 6, 2018</td>
<td>June 22, 2018</td>
</tr>
<tr>
<td>October 11, 2018</td>
<td>July 27, 2018</td>
</tr>
<tr>
<td>November 8, 2018</td>
<td>August 24, 2018</td>
</tr>
<tr>
<td>December 6, 2018</td>
<td>September 21, 2018</td>
</tr>
</tbody>
</table>

☐ An Inducement Resolution has been approved by the Bond Issuer and a copy has been provided behind Tab 8.
TAB 2
DEVELOPMENT OWNER CERTIFICATION
Certification, Acknowledgement, and Consent of Development Owner - §10.204(1)

X The Certification, Acknowledgement, and Consent of Development Owner is included behind this tab.

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

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

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

- [ ] §10.101(a)(2) - Undesirable Site Features
- [ ] §10.101(a)(3) - Undesirable Neighborhood Characteristics
- [ ] §10.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction
- [ ] §10.901(17) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding §10.101(a)(3), submit the Undesirable Neighborhood Characteristics Report Packet (UNCR) located on the Department’s website

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
Development Owner Certification, Acknowledgement and Consent

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov’t Code, §42 of the Internal Revenue Code, and §10.3 of the Uniform Multifamily Rules.

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

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

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

This Application and all materials submitted to the Department constitute records of the Department subject to Tex. Gov’t Code, Chapter 552. This includes all Third Party reports, which will be posted in their entirety on the Department’s website, as they constitute a part of the Application. The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in 10 TAC §§10.101 and 10.202 of the Uniform Multifamily Rules. Any issues of non-compliance have been disclosed.

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

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

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

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

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

The Development Owner will establish a reserve account consistent with Tex. Gov’t Code §2306.186, and as further described in §10.404 of the Uniform Multifamily Rules, relating to Replacement Reserve Account requirements.

The Development will operate in accordance with the applicable compliance monitoring requirements found in Chapter 10, Subchapter F.

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.
The Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Tex. Gov’t Code §2306.6734.

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

**Accessibility Requirements**

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

The Development Owner understands that regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must meet the requirements at 10 TAC §10.101(b)(8)(B).

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

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

_____ The Applicant returned a full credit allocation after the Carryover Allocation deadline required for that allocation and is subject to the Unused Credit or Penalty Fee pursuant to §10.901(17) of the Uniform Multifamily Rules.

_____ The Applicant certifies that no disclosure regarding §10.901(17) of the Uniform Multifamily Rules is necessary.

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

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that has terminated, voluntarily or involuntarily, within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §10.202(1)(M) of the Uniform Multifamily Rules related to such disclosure.

_____ The Applicant certifies that no disclosure regarding §10.202(1)(M) of the Uniform Multifamily Rules is necessary.

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

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

_____ The Development is not located in an area with undesirable site features as further described in §10.101(a)(2) of the Uniform Multifamily Rules.

_____ The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs (“VA”) and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §10.101(a)(2) of the Uniform Multifamily Rules.

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

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

_____ The proposed Development is located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application.

Undesirable Neighborhood Characteristics (select one of the main boxes as applicable)

_____ The Development Owner certifies that the Development is not located in an area with any of the undesirable neighborhood characteristics described in §10.101(a)(3) of the Uniform Multifamily Rules and that no disclosure is necessary;

_____ The Development Owner certifies that the Development is located in an area with the following undesirable neighborhood characteristic(s) and the Undesirable Neighborhood Characteristics Report is submitted with the Application (select all that apply):

_____ in a census tract with a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13);

_____ in a census tract or within 1,000 feet of any census tract in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;
_____ is located within 1,000 feet of a blighted or abandoned area as further described in §10.101(a)(3)(B)(iii) of the Uniform Multifamily Rules;

_____ is located in the attendance zones of an elementary, middle, or high school that does not have a 2017 Met Standard rating by the Texas Education Agency, unless the Development Site is subject to an Elderly Limitation.

The Development will include all of the mandatory Development amenities required in §10.101(b)(4) of the Uniform Multifamily Rules at no charge to all tenants (market rate and low-income) and written notice of such amenities will be provided to the tenants.

The Development will satisfy the minimum point threshold for common amenities as further described in §10.101(b)(5) of the Uniform Multifamily Rules. These amenities must be for the benefit of all tenants (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The tenant must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough unit and development construction features to meet the minimum number of points as further described in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough tenant services, at no charge to the tenants, be accessible to all (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §10.101(b)(7) of the Uniform Multifamily Rules, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.

If the Applicant is applying for Multifamily Direct Loan funds and the Development consists of New Construction, the Applicant further certifies that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e).

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

The Development Owner will comply with any and all notices required by the Department.
None of the criteria in subparagraphs (A) – (M) of §10.202(1) of the Uniform Multifamily Rules, related to ineligible Applicants, applies to those identified on the organizational chart for the Applicant, Developer and Guarantor.

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

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification, and subject to criminal penalties as defined by Tex. Penal Code §§37.01 et seq., and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the providing of false information in connection with the procurement of allocations or awards, that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
2018 Development Owner Certification, Acknowledgement and Consent

By: 

Signature

Howard D. Cohen

Printed Name

Chief Executive Officer

Title

2/5/2019

Date

THE STATE OF Florida

COUNTY OF Miami-Dade

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of February, 2019

(Seal)

NATHALY VERA)
NOTARY

My Comm. Expires June 23, 2019
No. DD FF 239323

Notary Public Signature
TAB 3
APPLICANT ELIGIBILITY CERTIFICATION
The Applicant Eligibility Certification(s) is included behind this tab.

§10.202 of the Uniform Multifamily Rules identifies situations in which an Application or Applicant may be ineligible for Department funding. Applicants must provide disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action taken and accepted by the Department or mitigating factors to be considered. Documentation should be attached behind this tab.

Disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action is included behind this tab.

The form must be executed by all individuals included on the organizational chart who are identified under §10.204(2)(A) – (D) of the Uniform Multifamily Rules and who have the ability to exercise control over the Development.

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

The submission may include one copy of the certification along with copies of the signature pages. A signed, dated, and notarized signature page for each individual described above must be included. No hard copy is required, only a scanned copy within the final PDF file.

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

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov’t Code, §42 of the Internal Revenue Code, and §10.3 of the Uniform Multifamily Rules.

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

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

It has obtained all necessary consents and approvals, and conducted all necessary diligence to enable it to make these certifications and to perform any all agreements and to give all consents provided for or made herein.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. To the extent allowed under §2306.6720 Tex. Gov’t Code, if any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and/or the tenants of the Development, including but not limited to enforcement by assessment of administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement, the entry of orders by the Department’s Governing Board requiring strict performance, or the obtaining of injunctive relief.

Neither Applicant nor any other member of the Development Team has been or is barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).

Neither Applicant nor any other member of the Development Team has been convicted of a
state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

Neither Applicant nor any other member of the Development Team is, at the time of Application, subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is subject to a federal tax lien; and/or is the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

Neither Applicant nor any other member of the Development Team has breached a contract with a public agency and failed to cure that breach within the timeframe provided or allowed by contract. If such breach is permitted to be cured under the contract, notice of the breach has been given and a reasonable opportunity to cure.

Neither Applicant nor any other member of the Development Team has misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer’s participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

Neither Applicant nor any other member of the Development Team has been found by the Board to be ineligible based on a previous participation review performed in accordance with 10 TAC Chapter 1 Subchapter C.

Neither Applicant nor any other member of the Development Team is delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise in default with any provisions of such loans.

Neither Applicant nor any other member of the Development Team has failed to cure any past due fees owed to the Department within the timeframe provided by notice from the Department and at least ten (10) days prior to the Board meeting at which the decision for an award is to be made.

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov’t Code, or a provision of Chapter 572 of the Tex. Gov’t Code, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 10.

Neither Applicant nor any other member of the Development Team has provided false or misleading documentation or made other intentional or negligent material misrepresentations or omissions in or in connection with an Application (and certifications contained therein), Commitment, or Determination Notice for a Development.

Neither Applicant nor any other member of the Development Team has been the owner or Affiliate of the owner of a Department assisted rental development for which the federal affordability requirements were prematurely terminated and the affordability requirements have not re-affirmed or Department funds repaid.

Neither Applicant nor any other member of the Development Team has participated in the dissemination of misinformation about affordable housing and the persons it serves or about a competing Applicant that would likely have the effect of fomenting opposition to an Application where such opposition is not based on substantive and legitimate concerns that do not implicate potential violations of fair housing laws.

The Applicant will not violate §2306.1113 of the Tex. Gov’t Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Tex. Gov’t Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Tex. Gov’t Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction, that
has terminated voluntarily or involuntarily within the past ten years or is negotiating to terminate their relationship with any other affordable housing development have been fully disclosed pursuant to §10.202(1)(M) of the Uniform Multifamily Rules. Applicant understands that failure to disclose is grounds for termination.

All housing developments with which Applicant, Development Owner, Developer, Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

Applicant, Development Owner, Developer, Guarantor or other Related Party is not subject to any pending criminal proceedings and if any such proceeding or any other charges which would invalidate the certifications are finally adjudicated or otherwise disposed of prior to Carryover, the Applicant will immediately notify the Department. Such notification must be presented to the Board for consideration at the next available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the multifamily funding programs are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. The Applicant agrees that the Department may, at its discretion, request additional information and/or documentation in its evaluation of this Application and is authorized but
not obligated under this document to conduct its own investigation regarding any information required requested and or provided in relation to the Application or the Development. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
2018 Applicant Eligibility Certification

By:  

Signature of Authorized Representative

Howard D. Cohen

Printed Name

Chief Executive Officer

Title

2/5/2018

Date

THE STATE OF Florida

COUNTY OF Miami Dade

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of February, 2018

[Notary Seal]

NATHALY VERA
NOTARY
My Comm. Expires
June 23, 2019
No. DD FF 239523
PUBLIC
STATE OF FLORIDA

Notary Public Signature
2018 Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Elena C. Pinto-Torres

Printed Name

Owner, Adalita Development LLC

Title

2/16/2018

Date

THE STATE OF Texas

COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 2018

[Seal]

Z CARLISLE COBB
Notary Public, State of Texas
My Comm. Exp. 04-05-2021
ID No. 13107701-0

Notary Public Signature

Page 6 of 6
TAB 4
MULTIFAMILY DIRECT
LOAN CERTIFICATION
**Multifamily Direct Loan Certification** is included behind this tab.

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

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

[http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)

---

**Not Applicable**
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

1. Applicant Contact Information
   Name:  Dan Wilson  
   Phone:  (305) 357-4733  
   Email:  dwilson@apcompanies.com  
   Mailing Address:  2950 S.W. 27th Avenue, Suite 200  
   Street  
   Miami  
   City  
   State  FL  
   Zip  33133

2. Second Contact
   Name:  Liz Wong  
   Phone:  (305) 357-4725  
   Email:  lwong@apcompanies.com  

3. Consultant Contact (if applicable)
   Name:  Henry Flores  
   Phone:  (512) 914-0953  
   Email:  hflores@madhousedevelopment.net  
   Mailing Address:  8500 Shoal Creek Blvd, Building 4, Suite 208  
   Street  
   Austin  
   City  
   State  TX  
   Zip  78757
Tab 6
Self-Score
### Competitive Housing Tax Credit Selection Self-Score

This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application. Highlighted rows indicate scoring items for both 9% HTC and Direct Loan applications. Additional scoring for Direct Loan applications can be found at 10 TAC §13.6.

#### Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>8</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>7</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
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**High Quality Housing Total**: 17

#### Criteria to Serve and Support Texans Most In Need

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
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<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
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<tr>
<td>Tenant Services</td>
<td>§11.9(c)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>2</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
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<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
<td>5</td>
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<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
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**Serve and Support Texans Most in Need Total**: 46

#### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td>1</td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td></td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td>5</td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td>5</td>
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<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
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**Community Support and Engagement Total**: 11

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

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<th>Point Item Description</th>
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<th>Points Selected</th>
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<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>18</td>
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<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
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</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
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<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
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<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>2</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
<td>2</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
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<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
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</table>

**Efficient Use of Limited Resources and Applicant Accountability Total**: 43

#### Total Application Self Score

**Total Application Self Score**: 117
PART 2
DEVELOPMENT SITE
TAB 7
 SITE INFORMATION
 FORM PART I
### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>San Antonio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1409 Buena Vista St.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>City</th>
<th>County</th>
<th>Rural/Urban</th>
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</thead>
<tbody>
<tr>
<td>9</td>
<td>78207</td>
<td>Bexar</td>
<td>Urban</td>
<td></td>
</tr>
</tbody>
</table>

### Census Tract Information (All Programs)

- **Census Tract Number (11 digits):** 48029170200
- **QCT?** No
- **Median Household Income:** $25013.00
- **Quartile:** 4q
- **Poverty Rate:** 38.4%

The poverty rate for the census tract is above 40% (55% for Regions 11 or 13), and the Undesirable Neighborhood Characteristics Report and required documentation has been submitted.

### Resolutions (All Programs, if applicable) - §11.3

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

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

- **One Mile Three Year Rule.** The proposed Development is located outside an MSA or in a county with a population of less than one million OR is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a new construction or terminated/withdrawn HTC or Bond development serving the same type of household. (QAP §11.3(d))

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

### Zoning [§10.204(11)] and Flood Zone Designation [§10.101(a)[1]] (All Programs)

- **Development Site is appropriately zoned?** No
- **Zoning Designation:** C-2 & I-1
- **Flood Zone Designation:** X & AE
- **Entire Development Site is outside the 100 year floodplain.** No

### School Rating [§2306.6710(a)]; [§10.101(a)[3][8][iv]] (All Programs)

Resident of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td>De Zavala Elementary</td>
<td>EE through 5</td>
<td>2015 N/A 2016 N/A 2017 Yes</td>
</tr>
<tr>
<td>Tafolla Middle School</td>
<td>6 through 8</td>
<td>2015 No 2016 No 2017 No</td>
</tr>
<tr>
<td>Lanier High School</td>
<td>9 through 12</td>
<td>2015 N/A 2016 N/A 2017 Yes</td>
</tr>
</tbody>
</table>

- School district has no attendance zones and the closest schools are listed.
- The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that does not have a 2017 Met Standard rating by the Texas Education Agency, and the Undesirable Neighborhood Characteristics Report and required documentation has been submitted.

If revised form submitted, date of submission: [ ]
Tab 8
Supporting Documentation for the Site Information Form
Supporting Documentation for the Site Information Form Part I

- X Street Map with Site Drawn and Identified
- X Census Tract Map with Development Site Identified
  https://factfinder.census.gov/faces/nav/jst/pages/searchresults.xhtml?refresh=t

- n/a Twice the State Average of Units Per Capita Resolution
- n/a One Mile Three Year Resolution or evidence of other exception
- n/a Housing Tax Credit Units per Total Household Resolution

- X Evidence of Zoning and/or Evidence of Re-Zoning Process
- X Evidence of Flood Zone Designation

- X Educational Quality (all Applications)
  - X School Attendance Zone Map with Development labeled;
  - X 2017 TEA accountability information for each school;

  - UNCR if a school in the attendance zone has not achieved Met Standard for three consecutive years and has failed by at least one point in the most recent year.

- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is included

- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b
Street Map
Census Tract Map
The 2018 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2018. The 2018 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2009-2013; 2010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.

The 2018 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2018. The 2018 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2009-2013; 2010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.

The 2018 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2018. The 2018 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2009-2013; 2010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.
EVIDENCE OF ZONING OR RE-ZONING IN PROCESS
REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

AMT ENCLOSED

50-05-5574
ATLANTIC PACIFIC COMMUNITIES
1025 KANE CONCOURSE STE 215
BAY HARBOR ISLAND FL 33154

PHONE: (561) 613-2838

ZONING APP, SURCHARGE, PLAN AMENDMENT, SIGN FEE
Z2018130, PA18040
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
2/16/2018 3898414 50-05-5574 2/16/2018 -

<table>
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<tr>
<th>LINE</th>
<th>INDEX REF</th>
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</thead>
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<tr>
<td>1</td>
<td>011114-001</td>
<td>DEVELOPMENT SERVICES TECHNOLOGY</td>
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<td>2</td>
<td>012641-001</td>
<td>ZONING PROCEDURES</td>
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<td>3</td>
<td>014902-001</td>
<td>DEVELOPMENT SERVICES IMPROVEMENTS</td>
<td>100.12</td>
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<tr>
<td>4</td>
<td>073536-001</td>
<td>NEIGHBORHOOD PLAN ADMENDMENT FEE</td>
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PAID
FEB 16 2018
DSD - #3

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/16/2018 02/16/2018 3083 Z2018130PA18040

INVOICE INFORMATION
INVOICE AMT PAYMENTS RECVD TOTAL INV AMT DUE
3,547.75 0.00 3,547.75

CUSTOMER INFORMATION
OTHER AMTS DUE TOTAL CUST AMT DUE

CITY OF SAN ANTONIO
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204
CITY OF SAN ANTONIO
DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

PAYMENT RECEIPT # 3898416
INVOICE DATE: 02/16/2018

METHOD OF PAYMENT: AMER. EXPRESS PAYMENT

LESS CHANGE .00

TOTAL PAYMENT 10.00

================================================================================================
INVOICE      DEPT      CUSTOMER      NAME / ADDRESS
            3898414   5005   0005574      ATLANTIC PACIFIC COMMUNITIES
                     1025 KANE CONCOURSE STE 215
                     BAY HABOR ISLAND FL 33154

DESCRIPTION: ZONING APP, SURCHARGE, PLAN AMENDMENT, SIGN FEE
Z2018130, PA18040

================================================================================================
DISTRIBUTION

| NEIGHBORHOOD PLAN ADMENDMENT FEE | 10.00 | 3898414 |
| NEIGHBORHOOD PLAN ADMENDMENT FEE | 10.00-| 3898414 |

PAID
FEB 16 2018
DSD - #3

THIS PAYMENT RECEIPT WAS ISSUED BY: OA09714
Toby Williams

From: Henry Flores Sr.
Sent: Friday, February 23, 2018 9:29 AM
To: Ian Wach; Rex Cole; Carine Yhap; Liz Wong; Dan Wilson; Greg Griffith
Cc: Henry Flores; Toby Williams; Michael Tamez; Dash Groody; Henry Flores
Subject: FW: Zoning application - Hold Harmless letter

Got it.

From: Marco Hinojosa (DSD) [mailto:Marco.Hinojosa@sanantonio.gov]
Sent: Friday, February 23, 2018 9:26 AM
To: Henry Flores Sr. <henry@madhousedevelopment.net>
Subject: RE: Zoning application - Hold Harmless letter

Mr. Flores,

As of today, February 23rd 2018, your rezoning and plan amendment request for 1409 Buena Vista has been received and accepted by the City of San Antonio. The plan amendment will be brought to the Planning Commission for consideration on March 14th, 2018. The rezoning will be brought to the Zoning Commission for consideration on March 20th, 2018.

Best,

Marco Hinojosa
Planner – Land Development & Zoning
Development Services Department
City of San Antonio

Phone: 210-207-8208
E-mail: marco.hinojosa@sanantonio.gov

"Partnering with our community to build and maintain a safer San Antonio"

Please take a moment and tell us how we are doing by taking our online survey: http://www.sanantonio.gov/dsd/survey.asp

From: Henry Flores Sr. [mailto:henry@madhousedevelopment.net]
Sent: Friday, February 23, 2018 9:22 AM
To: Marco Hinojosa (DSD)
Subject: [EXTERNAL] RE: Zoning application - Hold Harmless letter
Marco, would you also please confirm receipt of our request for rezoning and plan amendment? I need “proof” for our application to the Texas Department of Housing and Community Affairs and all I have in my files is the receipt showing all zoning application fees have been paid. Thanks for your assistance!

Henry

From: Marco Hinojosa (DSD) [mailto:Marco.Hinojosa@sanantonio.gov]
Sent: Thursday, February 22, 2018 2:33 PM
To: Henry Flores Sr. <henry@madhousedevelopment.net>
Subject: RE: Zoning application - Hold Harmless letter

Mr. Flores,

The letter has been received and added to our records.

Best,

Marco Hinojosa
Planner – Land Development & Zoning
Development Services Department
City of San Antonio

Phone: 210-207-8208
E-mail: marco.hinojosa@sanantonio.gov

"Partnering with our community to build and maintain a safer San Antonio"

Please take a moment and tell us how we are doing by taking our online survey: http://www.sanantonio.gov/dsd/survey.asp

From: Henry Flores Sr. [mailto:henry@madhousedevelopment.net]
Sent: Thursday, February 22, 2018 9:53 AM
To: Marco Hinojosa (DSD)
Subject: [EXTERNAL] Zoning application - Hold Harmless letter

Marco, thanks for your call this morning. I would greatly appreciate it if you could expedite a response to the following email. Please let me know if you have any questions on the subject.

Thanks.

Henry Flores

From: Henry Flores Sr.
Sent: Sunday, February 18, 2018 3:25 PM
To: 'kristie.flores@sanantonio.gov' <kristie.flores@sanantonio.gov>
Cc: Toby Williams <twilliams@madhousedevelopment.net>
Subject: Zoning application - Hold Harmless letter

Ms. Flores, as you may know, last Friday we submitted a Zoning and Plan Amendment application with corresponding fees for 1409 Buena Vista Street, 78207. It is our intent to apply for federal tax credits from the IRS through the Texas Department of Housing and Community Affairs (“TDHCA”) to develop the Legacy at Buena Vista, an affordable elderly housing community at this location in District 5. As you may recall from last year, one of TDHCA’s many requirements, is that we submit a “hold harmless” letter to the city stating we agree not to file a lawsuit if our re-zoning request is denied. We have attached a letter that meets that requirement.

We are also required to document receipt by the city of this correspondence. Last year, you did so for our Laurel Glen application (see attached email). We would respectfully request that you acknowledge receipt of the Zoning and Plan Amendment application and the hold harmless letter for Legacy at Buena Vista by responding to this email accordingly.

Thanks for your assistance with this matter and please let me know if you have any questions relative to this request.

Best Regards,

Henry Flores
(512) 633-4037

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
February 16, 2018

City of San Antonio
Cliff Morton Development and Business Center
1901 South Alamo Street
San Antonio, TX 78283

RE: Proposed The Legacy at Buena Vista
 +/- 1.7 Acres located at 1409 Buena Vista Street, San Antonio, TX 78207

Ladies and Gentlemen:

The Legacy at Buena Vista, LP. (the "Applicant") proposes to construct a multifamily housing property called The Legacy at Buena Vista at the location referenced above. An application is in the process of being made to the City of San Antonio (the "City") for change of zoning of the site to permit the proposed development.

In consideration for the City's consideration of the zoning application, the Applicant and its affiliates voluntarily and knowingly waive, release and discharge the City and its affiliates, employees, officers, and agents (the "City Parties") from all claims, liabilities, demands, and causes of action, known or unknown, fixed or contingent, which the Applicant may have or claim to have against any of the City Parties resulting from any failure of the zoning application to be approved (the "Claims"). The Applicant and its affiliates agree not to file a lawsuit to assert such Claims.

Sincerely,

The Legacy at Buena Vista, LP

By: [Signature]
Kenneth Naylor, Authorized Signatory
FLOOD ZONE DESIGNATION
National Flood Hazard Layer FIRMette

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/24/2018 at 8:10:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Maps images for unmapped and unmodernized areas cannot be used for regulatory purposes.
TEA School Rating & School Attendance Zone Map
Address lookup The data on this page is for information purposes only. If you have any questions, please contact PEIMS at 210-244-2990.

House number:
1409

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

- O - P - Q - R - S - T - U - V - W - X - Y - Z - 0-9

BUENA VISTA

CAMPUS LIST FOR: 1409 BUENA VISTA

FOR THE 2017-2018 SCHOOL YEAR

<table>
<thead>
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<th>ID</th>
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<th>Grades Serviced</th>
<th>PHONE</th>
<th>ADDRESS</th>
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</thead>
<tbody>
<tr>
<td>008</td>
<td>LANIER HIGH SCHOOL</td>
<td>09 - 12</td>
<td>978-7910</td>
<td>1514 W CESAR E CHAVEZ SATX 78207</td>
</tr>
<tr>
<td>061</td>
<td>TAFOLLA MIDDLE SCHOOL</td>
<td>06 - 08</td>
<td>978-7930</td>
<td>1303 W CESAR E CHAVEZ SATX 78207</td>
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<td>121</td>
<td>DE ZAVALA ELEMENTARY</td>
<td>EE - 05</td>
<td>978-7975</td>
<td>2311 SAN LUIS SATX 78207</td>
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</table>
De Zavala Elementary Attendance Boundary
2311 San Luis St.
San Antonio, TX 78207

Legend
- **Elementary**
- **High**
- **Middle**
- **Admin**
- **Non-Traditional**
- **Charter Schools**
- **Railroad**
- **Creeks & Streams**
- **Rivers**
- **Attendance Area**
- **Streets**
- **Highways**

Attendance Area
Geographical Statistics
As of May 2003

<table>
<thead>
<tr>
<th>The number of:</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Complexes</td>
<td>3</td>
</tr>
<tr>
<td>Federal Developments</td>
<td>0</td>
</tr>
<tr>
<td>Charter Schools</td>
<td>0</td>
</tr>
<tr>
<td>Single Family Homes</td>
<td>1326</td>
</tr>
</tbody>
</table>
Accountability Rating

Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>332</td>
<td>662</td>
<td>50</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>231</td>
<td>600</td>
<td>39</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>232</td>
<td>800</td>
<td>29</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>17.5</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>STAAR Score</td>
<td>17.5</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td>N/A</td>
<td>18</td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number Met</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>1 out of 16 = 6%</td>
<td></td>
</tr>
<tr>
<td>Participation Rates</td>
<td>8 out of 8 = 100%</td>
<td></td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>9 out of 24 = 38%</td>
<td></td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at https://ptsrv1.tea.texas.gov/perfreport/account/2017/index.html
DE ZAVALA EL (015907121) - SAN ANTONIO ISD

Accountability Rating

Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>331</td>
<td>649</td>
<td>51</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>289</td>
<td>800</td>
<td>36</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>222</td>
<td>800</td>
<td>28</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>17.0</td>
<td>N/A</td>
<td>17</td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number Met</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>1 out of 16 = 6%</td>
<td></td>
</tr>
<tr>
<td>Participation Rates</td>
<td>8 out of 8 = 100%</td>
<td></td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>9 out of 24 = 38%</td>
<td></td>
</tr>
</tbody>
</table>

Campus Demographics

- Campus Type: Elementary
- Campus Size: 636 Students
- Grade Span: EE - 05
- Percent Economically Disadvantaged: 97.6
- Percent English Language Learners: 41.5
- Mobility Rate: 17.5

For further information about this report, please see the Performance Reporting Division website at https://rptsrv1.tea.texas.gov/perfreport/account/2016/index.html
TEXAS EDUCATION AGENCY
2015 Accountability Summary
DE ZAVALA EL (015907121) - SAN ANTONIO ISD

Accountability Rating
Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Index 1
Student Achievement (Target Score=60)
Points Earned = 57
Points Maximum = 358
Index Score = 57

Index 2
Student Progress (Target Score=30)
Points Earned = 49
Points Maximum = 600
Index Score = 49

Index 3
Closing Performance Gaps (Target Score=28)
Points Earned = 28
Points Maximum = 600
Index Score = 28

Index 4
Postsecondary Readiness (Target Score=12)
Points Earned = 15
Points Maximum = N/A

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>205</td>
<td>358</td>
<td>57</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>292</td>
<td>600</td>
<td>49</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>170</td>
<td>600</td>
<td>28</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score: 15.0</td>
<td>Graduation Rate Score: N/A</td>
<td>Graduation Plan Score: N/A</td>
</tr>
</tbody>
</table>

Distinction Designation

Academic Achievement in Reading/ELA
NO DISTINCTION EARNED

Academic Achievement in Mathematics
NOT ELIGIBLE

Academic Achievement in Science
NO DISTINCTION EARNED

Academic Achievement in Social Studies
NOT ELIGIBLE

Top 25 Percent Student Progress
DISTINCTION EARNED

Top 25 Percent Closing Performance Gaps
NO DISTINCTION EARNED

Postsecondary Readiness
NO DISTINCTION EARNED

Campus Demographics

Campus Type: Elementary
Campus Size: 612 Students
Grade Span: EE - 05
Percent Economically Disadvantaged: 96.9
Percent English Language Learners: 40.4
Mobility Rate: 16.6

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Category</th>
<th>Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>4 out of 11 = 36%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>4 out of 4 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>8 out of 15 = 53%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
Accountability Rating

Improvement Required

Met Standards on
- NONE

Did Not Meet Standards on
- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,002</td>
<td>2,172</td>
<td>46</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>268</td>
<td>1,000</td>
<td>27</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>228</td>
<td>1,000</td>
<td>23</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>11.5</td>
<td>N/A</td>
<td>12</td>
</tr>
</tbody>
</table>

Performance Index Summary

Distinction Designation

Academic Achievement in ELA/Reading
- NO DISTINCTION EARNED

Academic Achievement in Mathematics
- NO DISTINCTION EARNED

Academic Achievement in Science
- NO DISTINCTION EARNED

Academic Achievement in Social Studies
- NO DISTINCTION EARNED

Top 25 Percent Student Progress
- NO DISTINCTION EARNED

Top 25 Percent Closing Performance Gaps
- NO DISTINCTION EARNED

Postsecondary Readiness
- NO DISTINCTION EARNED

Campus Demographics

Campus Type
- Middle School

Campus Size
- 784 Students

Grade Span
- 06 - 08

Percent Economically Disadvantaged
- 94.8

Percent English Language Learners
- 15.6

Mobility Rate
- 17.7

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>0 out of 22 = 0%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>10 out of 10 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total
- 10 out of 32 = 31%

For further information about this report, please see the Performance Reporting Division website at https://ptsrv1.tea.texas.gov/perreport/account/2016/index.html
TEXAS EDUCATION AGENCY
2015 Accountability Summary
TAFOLLA MIDDLE (015907061) - SAN ANTONIO ISD

Accountability Rating

Improvement Required

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Closing Performance Gaps</td>
<td>- Student Achievement</td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td>- Student Progress</td>
</tr>
</tbody>
</table>

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indices: Index 1 or Index 2 and Index 3 or Index 4.

Performance Index Report

![Performance Index Report Graph]

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>670</td>
<td>1,371</td>
<td>49</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>157</td>
<td>600</td>
<td>26</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>345</td>
<td>1,000</td>
<td>35</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>13.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Campus Demographics

Campus Type: Middle School
Campus Size: 812 Students
Grade Span: 06 - 08
Percent Economically Disadvantaged: 95.3
Percent English Language Learners: 16.3
Mobility Rate: 17.7

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Met Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>3 out of 18 = 17%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>6 out of 6 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>9 out of 24 = 38%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
Lanier High School Boundary Written Description (Effective 2014-15)

Begins at the intersection of NW 26th St. and W Poplar St., start heading east on W Poplar St. to NW 24th St., north to Menchaca St., east to NW 23rd St., north to Menchaca St., east to NW 19th St., north to Lombano St., east to N Hamilton Ave., south to Menchaca St., east to N Zarzamora St., north to W Laurel St., east to N Comal St., south to Interstate 10 W, south to Interstate 35 S, continue south to Pendleton, west to S Brazos St., north to the Union Pacific Railroad, southwest to Cevallos St., west to S Zarzamora St., south to US Highway 90, west to Barclay St., north on an imaginary line connecting with NW 25th St. and W Commerce, north along an imaginary line (reference BCAD and SAISD boundary) that splits several properties to end back at the intersection of NW 26th St., and W Poplar St.
Accountability Rating
Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Performance Index Summary

Index | Points Earned | Maximum Points | Index Score
--- | --- | --- | ---
1 - Student Achievement | 1,601 | 3,032 | 53
2 - Student Progress | 151 | 800 | 19
3 - Closing Performance Gaps | 269 | 800 | 34
4 - Postsecondary Readiness | | | 
  STAAR Score | 6.5 | | 
  Graduation Rate Score | 21.6 | | 
  Graduation Plan Score | 22.0 | | 
  Postsecondary Component Score | 16.0 | | 

Index 3

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>13</td>
<td>65%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>1</td>
<td>10%</td>
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<tr>
<td>Graduation Rates</td>
<td>1</td>
<td>20%</td>
</tr>
<tr>
<td>Total</td>
<td>15</td>
<td>43%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at https://ptsvr1.tea.texas.gov/perfreport/account/2017/index.html
Accountability Rating

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Student Progress</td>
<td>- Student Achievement</td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

![Performance Index Report Graph]

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,768</td>
<td>3,092</td>
<td>57</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>145</td>
<td>800</td>
<td>18</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>272</td>
<td>800</td>
<td>34</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score</td>
<td>6.3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation Rate Score</td>
<td>20.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation Plan Score</td>
<td>21.4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Postsecondary Component Score</td>
<td>16.1</td>
<td></td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in ELA/Reading: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: NO DISTINCTION EARNED
- Academic Achievement in Science: NO DISTINCTION EARNED
- Academic Achievement in Social Studies: NO DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: NO DISTINCTION EARNED

Campus Demographics

- Campus Type: High School
- Campus Size: 1,778 Students
- Grade Span: 09 - 12
- Percent Economically Disadvantaged: 92.2
- Percent English Language Learners: 16.9
- Mobility Rate: 19.3

System Safeguards

- Number and Percentage of Indicators Met
  - Performance Rates: 9 out of 20 = 45%
  - Participation Rates: 10 out of 10 = 100%
  - Graduation Rates: 5 out of 5 = 100%
  - Total: 24 out of 35 = 69%

For further information about this report, please see the Performance Reporting Division website at https://rptsrv1.tea.texas.gov/perfreport/account/2016/index.html
Accountability Rating

Met Standard

Met Standards on
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on
- Student Achievement

In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.

Performance Index Report

Index 1
Student Achievement (Target Score=60)

Index 2
Student Progress (Target Score=15)

Index 3
Closing Performance Gaps (Target Score=31)

Index 4
Postsecondary Readiness (Target Score=57)

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,465</td>
<td>2,497</td>
<td>59</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>88</td>
<td>600</td>
<td>15</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>274</td>
<td>800</td>
<td>34</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>5.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>21.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>19.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>21.2</td>
<td></td>
<td>68</td>
</tr>
</tbody>
</table>

Distinction Designation

Academic Achievement in Reading/ELA
NO DISTINCTION EARNED

Academic Achievement in Mathematics
NO DISTINCTION EARNED

Academic Achievement in Science
NO DISTINCTION EARNED

Academic Achievement in Social Studies
NO DISTINCTION EARNED

Top 25 Percent Student Progress
NO DISTINCTION EARNED

Top 25 Percent Closing Performance Gaps
NO DISTINCTION EARNED

Postsecondary Readiness
NO DISTINCTION EARNED

Campus Demographics

Campus Type High School
Campus Size 1,699 Students
Grade Span 09 - 12
Percent Economically Disadvantaged 92.2
Percent English Language Learners 16.4
Mobility Rate 23.0

State System Safeguards

Number and Percent of Indicators Met

<table>
<thead>
<tr>
<th>Number and Percent of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
</tr>
<tr>
<td>Participation Rates</td>
</tr>
<tr>
<td>Graduation Rates</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting Division website at http://ritter.tea.state.tx.us/perfreport/account/2015/index.html
TAB 9
SITE INFORMATION
FORM PART II
1. §11.9(c)(4) - Opportunity Index (Competitive HTC and Direct Loan Applications Only)

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

AND

☐ The census tract has a median household income rate in the two highest quartiles within the region.

OR

☐ The census tract has a median household income rate in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included.

Contiguous Census Tract #           Contiguous Tract Quartile

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

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

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

Application is seeking points for Opportunity Index. Total Points Claimed:  

If necessary, provide a brief summary of how the Development Site is justifying the points selected:
2. **§11.9(c)(5) - Underserved Area (Competitive HTC and Direct Loan Applications Only)**

Applications may qualify for up to five (5) points for proposed Developments located in one of the following areas:

- Wholly or partially within a Colonia (Note: Not eligible if application qualifies for Opportunity Index points);
- Entirely within the boundaries of an Economically Distressed Area (Note: Not eligible if application qualifies for Opportunity Index points);
- Entirely within a census tract that does not have a Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report;
- Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have a Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 150,000 or more, and will not apply in the At-Risk Set-Aside.

<table>
<thead>
<tr>
<th>Contiguous Census Tract #</th>
<th>Contiguous Census Tract #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Application is seeking points for Underserved Area.

Total Points Claimed: 2

3. **§11.9(c)(7) - Proximity to the Urban Core (Competitive HTC Applications Only)**

- Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside.
- Population of Place is 200,000-499,999 and Development is located w/in 2 miles of the main municipal government administration building. OR
- Population of Place is 500,000 or more and Development is located w/in 4 miles of the main municipal government administration building.

Application is seeking points for Proximity to the Urban Core.

Total Points Claimed: 5

4. **§11.9(d)(7) - Concerted Revitalization Plan (Competitive HTC Applications Only)**

Region: 9 Urban

- Development is in an Urban Area.
- Application includes a copy of the plan or a link to the online plan and a description of where specific information required can be found in the plan.
- Plan is current at the time of Application and officially continues for a minimum of three years thereafter.
- Plan has been adopted by the municipality or county and resolution or certification is attached.
- Letter from appropriate local official, target area map, and supporting documentation are provided.
- Development is explicitly identified by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality, county or distinct district; resolution stating such is provided.
- Evidence of sufficient, documented and committed funding to accomplish the plan’s purposes on its established timetable is provided.
- No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B):
  - full service grocery store (1 mile)
  - health-related facility (3 miles)
  - pharmacy (1 mile)
  - licensed center serving children (2 miles)
- A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.
- No members of the Applicant or Affiliates had an ownership position in a selected amenity or served on the board or staff of a nonprofit that owned or managed a selected amenity within the year preceding the Pre-Application Final Delivery Date.
Development is in a Rural Area. Rehabilitation Demolition/Reconstruction

Development has been leased at 85% or more for the six months preceding Application by low income households (excluding unlivable units identified in CNA);

AND

Development was constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, HOME, or CDBG;

AND, if applicable,

demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics.

Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county; letter from Governing Body stating such is provided behind this tab.

No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B):

Application is seeking points for Concerted Revitalization. Total Points Claimed: 7

5. §11.9(d)(3) - Declared Disaster Area Scoring (Competitive HTC Applications ONLY)

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

Application is seeking points for Declared Disaster Area. Total Points Claimed: 10

6. §11.9(c)(8) - Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY)

Application meets all of the following requirements:

Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within the year proceeding the Full Application Delivery Date.

Application includes evidence that the Applicant will close all financing on or before October 31, 2018.

Application includes evidence that the Applicant will fully execute the construction contract on or before October 31, 2018.

Application includes evidence that appropriate zoning will be in place at award.

Application includes a DETAILED narrative description of each piece of evidence provided and how that evidence proves that the Applicant will close all financing and fully execute the construction contract on or before October 31, 2018.

Application is seeking points for Readiness to Proceed. Total Points Claimed: 0

2/27/2018 3:43 PM
TAB 10
SUPPORTING DOCUMENTATION FOR SITE INFORMATION FORM
PART II
Supporting Documentation for the Site Information Form Part II

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

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled

Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements.

- For each amenity, supporting documentation to evidence how the amenity meets each requirement for the amenity

**n/a** Print-out from DFPS website confirming daycare licensed to serve relevant age groups

(http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp)

- Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2017, including the computation used to determine the crime rate

(https://www.neighborhoodscout.com)

**n/a** Print-out from THECB website confirming accreditation of university or community college

http://www.txhighereddata.org/Interactive/institutions.cfm

- Evidence of regular and recurring substantive services provided by community, civic or service organization, as applicable

- Evidence amenity is operational or has started site work (for instance: website postings, newspaper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

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

- For Colonia:
  - Evidence from Attorney General of Colonia boundaries; and
  
  https://www.texasattorneygeneral.gov/cpd/colonias

  - Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and

  - Map showing development site boundaries relative to Colonia boundaries, and distance from Rio Grande river border.

- For Economically Distressed Areas:


  - A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and

  - Map showing development site boundaries, relative to EDA boundaries.

**x** For other items:

Development must be awarded 2002 or earlier for 15-year threshold and 1987 or earlier for 30-year threshold. The Site Demographic Characteristics Report is posted on the Department’s website at

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

- Map with Development Site boundaries indicated, relative to census tract boundaries

- Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable

- Map with all contiguous census tracts, if applicable

**x** Proximity to Urban Core (Competitive HTC Only)

- Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.
Concerted Revitalization Plan (Competitive HTC Only)

Urban:

- Copy of the plan, or link to electronic copy. Plan must document that 11.9(d)(7)(A)(i)(I-V) are met.
- Map of target area(s) with location of Development Site clearly identified.
- Resolution adopting the Concerted Revitalization Plan or resolution of delegation and other documentation.
- Resolution identifying Development as contributing more than any other to revitalization effort
- Letter from appropriate local official providing documentation of measurable improvements.
- Evidence of committed funding
- For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Rural:

n/a Current rent roll
n/a Evidence Development constructed 25 or more years prior to application (1992 or earlier)

n/a Evidence Development is public housing or affordable housing supported by USDA, HUD, HOME or CDBG

Evidence demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics, if applicable.

n/a Resolution from appropriate Governing Body describing concerted revitalization effort and identifying Development as contributing more than any other to such effort.

n/a For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Declared Disaster Area:

- The county in which the Development Site is located is listed on the 2018 List of Declared Disaster Areas (no further documentation is required).
  The List of Declared Disaster Areas is posted on the Department’s website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

- Applicant believes the county in which the Development Site is located was omitted from the list and should be listed.
  Application includes evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov’t Code §418.014 at the time of early Application submission (January 26, 2018), at the Full Application Delivery Date, or at any time within the two-year period preceding the Full Application Delivery Date (as of March 1, 2016).

Readiness to Proceed

- The county in which the Development Site is located is listed on the 2018 List of Declared Disaster Areas eligible for points under 10 TAC §11.9(c)(8) (no further documentation is required).

- Evidence that the Applicant meets the requirements for Readiness to Proceed. Pursuant to 10 TAC 11.9(c)(8), the Application must include evidence that appropriate zoning will be in place at award (July 26, 2018).

- Application includes evidence that appropriate zoning will be in place at award.

Further, the Application must include evidence that the Applicant will close all financing and fully execute the construction contract on or before the last business day of October 2018. Examples of the kinds of documentation that may be used to evidence those milestones are listed below. Applicants may select any of these items, or use the "Other" selections to describe the evidence presented.

Each piece of evidence provided must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements. If evidence is not included behind this tab, use the space to describe where in the Application the evidence can be found. Evidence may include, but is not limited to:

- Loan or equity commitments with evidence of completed due diligence

- Confirmation from lender that non-refundable application and/or due diligence fee has been paid to lender and/or equity provider
EVIDENCE OF UNDERSERVED AREA
The Legacy at Buena Vista, L.P. is electing 2 points under 11.9(c)(5)(D) of the 2018 Qualified Allocation Plan for The Legacy at Buena Vista as a development in an Underserved Area. The proposed Development Site is in a census tract (#48029170200) that has not received an award or HTC allocation for a development within the past 15 years and continues to appear on the Department's property inventory. Please accept this certification and the census tract map included within Tab 8 as evidence that the development meets 11.9(c)(5)(D) of the 2018 Qualified Allocation Plan. For further reference, please see the information below from the 2018 TDHCA Site Demographic Characteristics Report. If the census tract mentioned above were to have a tax credit development that was awarded less than 15 years ago, the property’s line item within the TDHCA Property Inventory would exist between the properties shown below (when sorting by census tract number). No such property exists.

<table>
<thead>
<tr>
<th>TDHCA#</th>
<th>Program Type</th>
<th>Original TDHCA#</th>
<th>Year</th>
<th>Board Approval</th>
<th>Development Name</th>
<th>Project Address</th>
<th>Project City</th>
<th>Project County</th>
<th>Zip Code</th>
<th>LIHTC Amt. Awarded</th>
<th>Total Units</th>
<th>LIHTC Units</th>
<th>Population Served</th>
<th>Apt. Phone #</th>
<th>Census Tract</th>
</tr>
</thead>
<tbody>
<tr>
<td>95144</td>
<td>9% HTC</td>
<td></td>
<td>1995</td>
<td>1995</td>
<td>Casitas de Merced</td>
<td>8135 First St.</td>
<td>Somerset</td>
<td>Bexar</td>
<td>78069</td>
<td>$118,648</td>
<td>40</td>
<td>40</td>
<td>General</td>
<td>(210) 220-1908</td>
<td>48029160003</td>
</tr>
<tr>
<td>92143</td>
<td>9% HTC</td>
<td>91157</td>
<td>1982</td>
<td>1992</td>
<td>Villa De San Alfonso (fka Vera Cruz)</td>
<td>2107 Vera Cruz</td>
<td>San Antonio</td>
<td>Bexar</td>
<td>78207</td>
<td>$39,444</td>
<td>29</td>
<td>29</td>
<td>General</td>
<td>(210) 433-3205</td>
<td>48029170000</td>
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<tr>
<td>01165</td>
<td>9% HTC</td>
<td></td>
<td>2001</td>
<td>07/31/01</td>
<td>McMullen Square Apartments</td>
<td>537 N. General McMullen</td>
<td>San Antonio</td>
<td>Bexar</td>
<td>78228</td>
<td>$231,049</td>
<td>100</td>
<td>87</td>
<td>General</td>
<td>(210) 435-7024</td>
<td>48029170700</td>
</tr>
</tbody>
</table>
The 2018 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2018. The 2018 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2009-2013; 2010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.

**QCT for 2018**

- **Tract**: 1702.00
- **County**: Bexar County
- **State**: TX
- **Status (2018)**: Qualified
- **Poverty Rate**: 42.3%
- **Ratio of Tract Median Income to Tract Income Limit**: 1.507

**LIHTC Projects in this Tract**

- **Project**: VERA CRUZ SENIOR CITIZENS
- **Total Units**: 9

*SDDA designation for split ZCTAs is not shown on map. Please refer to the Metro SDDA designation list to determine designation status.*
PROXIMITY TO
THE URBAN CORE
<table>
<thead>
<tr>
<th>Department</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
<th>Agenda</th>
<th>Minutes</th>
<th>Agenda en español</th>
<th>Video</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arts, Culture and Heritage Committee</td>
<td>2/2/2018</td>
<td>2:00 PM</td>
<td>Municipal Plaza B Room</td>
<td>AgendaAgenda</td>
<td>Not available</td>
<td>Not available</td>
<td>Not available</td>
</tr>
<tr>
<td>Comprehensive Plan Committee</td>
<td>2/21/2018</td>
<td>10:00 AM</td>
<td>Municipal Plaza B Room</td>
<td>AgendaAgenda</td>
<td>Not available</td>
<td>Not available</td>
<td>Not available</td>
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<tr>
<td>City Council A Session</td>
<td>2/8/2018</td>
<td>9:00 AM</td>
<td>Municipal Plaza Building</td>
<td>AgendaAgenda</td>
<td>Not available</td>
<td>Agenda en español</td>
<td>Video</td>
</tr>
<tr>
<td>City Council A Session</td>
<td>2/15/2018</td>
<td>9:00 AM</td>
<td>Municipal Plaza Building</td>
<td>AgendaAgenda</td>
<td>Not available</td>
<td>Agenda en español</td>
<td>Video</td>
</tr>
<tr>
<td>City Council B Session</td>
<td>2/7/2018</td>
<td>2:00 PM</td>
<td>Municipal Plaza Building</td>
<td>AgendaAgenda</td>
<td>Not available</td>
<td>Agenda en español</td>
<td>Video</td>
</tr>
<tr>
<td>City Council B Session</td>
<td>2/14/2018</td>
<td>2:00 PM</td>
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<td>AgendaAgenda</td>
<td>Not available</td>
<td>Agenda en español</td>
<td>Video</td>
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<tr>
<td>City Council Special Meeting</td>
<td>2/8/2018</td>
<td>1:00 PM</td>
<td>Municipal Plaza Building</td>
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<tr>
<td>Community Health and Equity Committee</td>
<td>2/13/2018</td>
<td>8:30 AM</td>
<td>Municipal Plaza Building</td>
<td>AgendaAgenda</td>
<td>Not available</td>
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<td>Not available</td>
</tr>
<tr>
<td>Community Health and Equity Committee</td>
<td>2/22/2018</td>
<td>2:00 PM</td>
<td>Municipal Plaza Building</td>
<td>AgendaAgenda</td>
<td>Not available</td>
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<td>Not available</td>
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<tr>
<td>Intergovernmental Relations Committee</td>
<td>2/13/2018</td>
<td>12:00 PM</td>
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<td>AgendaAgenda</td>
<td>Not available</td>
<td>Not available</td>
<td>Not available</td>
</tr>
</tbody>
</table>
The City Council shall convene and hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following items no sooner than the designated times, but may consider them at a later time.

9:00AM: Call to Order
2:00PM: Plan Amendments and Zoning Cases

At any time during the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for, against, or on any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-7080.
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9:00AM: Call to Order
1:00PM: Utility Briefing

At any time during the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for, against, or on any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

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CONCERTED REVITALIZATION PLAN
CONCERTED REVITALIZATION LETTER FROM CITY OFFICIAL
February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Legacy at Buena Vista, TDHCA #18166

Dear Mr. Irvine:

This letter provides documentation required by Texas Department of Housing and Community Affairs rules governing the Competitive Housing Tax Credit Program, §11.9(d)(7)(A)(ii)(I):

"Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the target efforts outlined in the plan. The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing."

The proposed Legacy at Buena Vista senior housing development is located in both the Tax Increment Reinvestment Zone No. 30—Westside, adopted by the San Antonio City Council on December 11, 2008 via Ordinance 2008-12-11-1173 and within the Near West-Five Points Neighborhood Improvement Area adopted by the San Antonio City Council on February 2, 2017 via Ordinance 2017-02-02-0052.

The Westside TIRZ was designated to facilitate the redevelopment of the Westside of San Antonio which has been historically underserved as evidenced by significant deterioration and blight. The City of San Antonio is the only participating taxing entity. The TIRZ Boundary was amended in June of 2015, reducing the size of the TIRZ from 1053.91 parcel acres to 1043.79 parcel acres. The TIRZ has a termination date of September 30, 2032. There are currently 10 active projects within the Westside TIRZ, totaling $17 million in funding commitments.

The Near West-Five Points Neighborhood Improvement Area is one of 12 distinct areas in San Antonio identified for revitalization within the Urban Renewal Plan that was drafted to meet the statutory requirements as part of the 2017-2022 Neighborhood Improvements Bond proposition. The $20 million Neighborhood Improvements Bond was approved by San Antonio voters in May 2017 and will allow the City to engage in land acquisition, demolition of dilapidated/unusable structures, right-of-way improvements, extension/expansion of utilities, and remediation of hazards such as asbestos or lead-based paint, all to support the creation of affordable and workforce housing.

The concerted efforts of the City of San Antonio and its strategic partners have resulted in measurable improvements in the Westside TIRZ, and will also contribute to the revitalization goals outlined for the Near West-Five Points Neighborhood Improvement Area. In the census tract where Legacy at Buena Vista is proposed, the median household income increased 20% from 2013 to 2016, from $20,400 to $24,533. Educational attainment improved slightly: the number of adults with a high school diploma or
higher increased from 46.7% to 47.8% in three years. Nearby census tracts are experiencing more rapid increases in household income and home values, underscoring the need to add long-term affordable housing to the neighborhood, and particularly housing for seniors.

VIA Metropolitan Transit, the City’s public transportation partner, has been actively studying the Commerce/Buena Vista corridor as part of its rapid transit corridor analysis for possible upgrade to bus rapid transit or light rail transit. East of the proposed site for Legacy at Buena Vista, the University of Texas at San Antonio recently announced plans to expand its downtown campus and add approximately 760,000 square feet to its facilities. And, to the south, the San Antonio Housing Authority is seeking grant funds from the U.S. Department of Housing and Urban Development (HUD) to redevelop the oldest remaining public housing in San Antonio into a mixed-income community.

Many City programs continue to operate within the Westside TIRZ. Funding is ongoing for the REnewSA vacant lot acquisition and infill program, which seeks to develop underutilized sites with high quality affordable housing for families that earn less than 80 percent of the Area Median Income according to HUD. The City’s Transportation and Capital Improvements Department (TCI) continues its efforts in the area, with 2017-2022 infrastructure Bond projects planned for West Commerce Street and at Five Points. The City’s Operation Facelift commercial façade improvement grant program is also focused along the corridors within the Neighborhood Improvement Areas. Further, the entirety of the Westside TIRZ, including the site for Legacy at Buena Vista, is within the Inner City Reinvestment Infill Policy boundary, which offers eligibility for City incentives such as fee waivers.

It is the City’s position that Legacy at Buena Vista is well positioned to further complement the revitalization efforts in the Westside TIRZ and the Near West-Five Points Neighborhood Improvements Area and will make a significant impact in the need for quality affordable housing in the area.

I sincerely hope that you and the TDHCA Board will look favorably upon the Legacy at Buena Vista application.

Regards,

Verónica R. Soto, AICP
Director, Neighborhood and Housing Services
Veronica.Soto@sanantonio.gov
210.207.6620
CONCERTED REVITALIZATION RESOLUTION OF SUPPORT
IDENTIFYING THE LEGACY AT BUENA VISTA AS CONTRIBUTING MORE THAN ANY OTHER TO THE CONCERTED REVITALIZATION EFFORTS OF THE MUNICIPALITY IN THE NEAR WEST-FIVE POINTS NEIGHBORHOOD IMPROVEMENT AREA.

WHEREAS, The Legacy At Buena Vista, L.P. has proposed a development (the "Development") for affordable rental housing at 1409 Buena Vista Street, to be known as The Legacy At Buena Vista, in the City of San Antonio, Council District 5; and

WHEREAS, The Legacy At Buena Vista, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, on February 8, 2018, the City Council approved a resolution of local government in support of the Development; and

WHEREAS, staff has identified that the Development is located within the Near West-Five Points Neighborhood Improvement Area, a distinct area within the San Antonio Urban Renewal Plan; and

WHEREAS, City Council finds that the Development contributes more than any other to the concerted revitalization efforts of the City to the designated area; NOW, THEREFORE:

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

SECTION 1. The City hereby identifies The Legacy at Buena Vista as the development in the 2018 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Near West-Five Points Neighborhood Improvement Area.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 15th day of February, 2018.

MAYOR
Ron Nirenberg

ATTEST:
Leonia M. Vaclav, City Clerk

APPROVED AS TO FORM:
Andrew Segovia, City Attorney

Date: 02/15/2018
Time: 09:16:43 AM
Vote Type: Motion to Approve
Description: Legacy at Buena Vista, located within the Near West-Five Points Neighborhood Improvement Area in Council District 5
Result: Passed

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CONCERTED REVITALIZATION PLAN
(NEAR WEST-FIVE POINTS NEIGHBORHOOD IMPROVEMENT AREA)
SAN ANTONIO URBAN RENEWAL PLAN

Prepared by the
Department of Planning and Community Development

February 6, 2017
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SUMMARY

The following Urban Renewal Plan is designed to guide the implementation of the $20 million Neighborhood Improvements Bond, part of an overall $850 million Bond Package which will go before the voters of San Antonio on May 6, 2017. The Neighborhood Improvements Bond is intended to accomplish several important goals. First, as with many of the other Bond projects, the proceeds will improve infrastructure. Within designated Neighborhood Improvement Areas, and in conjunction with approved projects, the City may construct or upgrade streets, sidewalks, utilities, and other public improvements, in order to eradicate distressed conditions.

In addition to making the surrounding neighborhood safer and more attractive to public and private investment, the Neighborhood Improvements Bond will facilitate new development on targeted sites, primarily consisting of workforce housing. Bond proceeds may be used for property acquisition and site preparation activities, in order to prepare properties for resale to nonprofit or private developers. Developers will then construct single-family, multifamily, or mixed-use projects, meeting specific design parameters and affordability criteria to ensure attractive workforce housing at scales appropriate to the surrounding neighborhoods.

Throughout the development of the Neighborhood Improvements Bond proposal and selection of the 12 Neighborhood Improvement Areas, several topics generated a high number of comments and inquiries. This summary is intended to serve as a condensed explanation of how these topics have since been addressed in the Urban Renewal Plan. Expanded detail can be found in the text of the Plan.

PROGRAM GOALS

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- Implement the SA Tomorrow Comprehensive Plan

ACCOUNTABILITY AND CONTROLS GOVERNING USE OF FUNDS

As the Neighborhood Improvements Bond proposal began to take shape, many stakeholders inquired about the process following the bond election. A number of checks and balances are in place to ensure that the projects which will be developed meet the intent and goals of the program. First, the Urban Renewal Plan and Texas Urban Renewal Law establish clear requirements governing use of the funds. (See Sections V and VI)

- Funds may only be used to support permitted Activities.
- Projects benefitting from the Neighborhood Improvements Bond, through activities described in the Plan, may not result in permanent residential displacement.
- At least 50% of the residential units in a project must serve households with incomes at or below 80% of Area Median Income.
- Rents on units designated as affordable will be restricted to ensure that they are affordable to the target group of residents.
- Mixed-use development will be permitted where appropriate, but non-residential uses may comprise no more than 30% of the gross square footage of a project.

Beyond these development requirements, there are additional scoring criteria that prioritize projects exceeding the minimum standards. The criteria will assist staff in conducting a technical analysis during the Request for Proposals evaluation process, and will award additional points to projects committed to deeper affordability levels, more income-restricted units, extended affordability periods, sustainable development practices, and other preferred measures. Appendix A includes a sample evaluation criteria worksheet.
Finally, a robust public engagement process has been developed to ensure that the surrounding neighborhoods and interested stakeholders have an opportunity to weigh in on the specific proposals at various stages of program implementation. The process is outlined briefly in the section below, and described in detail in Section III, Process and Outcomes.

**PROJECT SELECTION**

Several steps have been added to the process to ensure that projects are evaluated comprehensively, with input from stakeholders and neighborhood representatives, as well as city staff and the OUR SA board.

Immediately following a successful election, staff will issue a Request for Interest, intended to gather ideas and concepts from the public and potential developers. Where viable concepts are identified that are consistent with specific available properties within Neighborhood Improvement Areas, OUR SA will move forward to secure an ownership option on the property so that proposals for the site can be solicited. During the option period, OUR SA will issue a Request for Proposals for development of the site, to include workforce housing in accordance with the terms of the Plan. The newly formed Neighborhood Improvements Advisory Committee will meet on an ad-hoc basis to advise the City and OUR SA in selection of proposed projects. Project evaluation will consist of a technical analysis (see Appendix A, Sample Evaluation Criteria), recommendation by the OUR SA board, and recommendation by the Neighborhood Improvements Advisory Committee. Final project selection and acquisition of individual properties may not move forward without express approval by the City Council.

As noted above, projects must commit to certain standards in order to be considered for selection. These standards were designed to ensure delivery of the desired product where bond funds are expended. Development Requirements are listed in detail in Section VI, and summarized below.

**NON-DISPLACEMENT**

A cornerstone of the Neighborhood Improvements Bond proposal is that it will not utilize eminent domain which results in any permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing. Eminent domain will not be used to force property owners to sell. Displacement and other policies are covered in Section VI, Development Requirements.

**AFFORDABILITY**

The purpose of the Plan, which will be implemented through the Neighborhood Improvements Bond, is to eradicate distressed conditions within neighborhoods, and prepare sites for development of workforce housing. Where mixed-income and mixed-use projects are beneficial, market-rate housing and/or non-residential uses may be included in approved projects. Projects may not dedicate more than 30% gross floor area to non-residential uses, where permitted by zoning. Affordability standards apply to the residential component of a project.

A minimum of 50% of the residential units in a project must be reserved for households with an income at or below 80% of the Area Median Income. Rent and eligible household expenses for affordable units will be strictly limited to ensure affordability to the target income groups as adjusted for family size. The remaining units may be unrestricted and offered at market rate, though proposals including deeper affordability levels, more income-restricted units, and extended affordability periods will be awarded higher scores during RFP evaluation. Affordability and other policies are covered in more detail in Section VI, Development Requirements.

**ZONING**

Project proposals must be permitted under the current zoning, or propose a zoning change using the standard re-zoning process. The program does not grant any “as of right” relief from this process. Proposed re-zoning cases are advertised to the general public via onsite signage and a notice placed in the newspaper. Additionally, the City will send a notice to property owners and neighborhood associations within 200 feet. The case is considered by the Zoning Commission and City Council in an open public hearing. Zoning, applicable master plans, and the criteria used for selecting the areas are covered in Section VII, Neighborhood Improvement Areas.
I. Introduction

The Urban Renewal Plan was prepared in conjunction with the proposed Neighborhood Improvements Bond. The Plan includes 12 distressed areas which are eligible for revitalization efforts. The proposed $20 million ballot initiative is one component of the $850 million bond package that will go forward for public vote on May 6, 2017 (the "Bond Election"). Voter approval of the Neighborhood Improvements Bond proposition will allow the City to acquire and prepare property for the private and nonprofit-sector development of affordable housing. Permitted uses of bond dollars, referred to as "Permitted Activities", are outlined in Section V.

Chapter 374 of the Texas Local Government Code, known as the Texas Urban Renewal Law, requires the identification of specific geographic areas where bond funds can be spent. Per the statute and after certain necessary prerequisites take place, the areas identified are incorporated into a Urban Renewal Plan that must be approved by City Council prior to the Bond Election. The specific areas, and the criteria by which they were selected, are described in Section VII.

Following a successful election, the Office of Urban Redevelopment San Antonio ("OUR SA"), will utilize its urban renewal project authority (previously delegated to OUR SA by the City Council) to execute the program activities.

Authority

The Texas Urban Renewal Law provides the legal framework for a municipality's involvement in redevelopment, rehabilitation, conservation, and other associated activities within certain areas. This chapter was enacted, among other purposes, to combat areas of statutorily-defined slum and blight, or areas characterized by deteriorating structures, inadequate facilities, and unsafe or unsanitary conditions.

The Texas Urban Renewal Law also emphasizes that private enterprise be encouraged to participate in accomplishing the objectives of urban renewal to the extent of its capacity and with governmental assistance, as available.

Permitted activities, to preserve the public health, safety and welfare, include:

- public acquisition of real property and interests thereto
- the repair and rehabilitation of buildings and other improvements in affected areas to alleviate safety concerns
- demolition of buildings and other improvements as necessary to eliminate slum or blight conditions or to prevent the spread of those conditions
- the disposition of property acquired in affected areas and incidental to the purposes stated herein
- other public assistance to eliminate problematic conditions

While the Texas Urban Renewal Law permits rehabilitation of buildings, neither general Texas law nor the City Charter, in its current form, provides for the issuance of general obligation bonds to finance the costs of owner-occupied rehabilitation and related home repairs. In the case of a future City Charter amendment, owner-occupied rehabilitation and emergency home repairs could be included in a future bond proposition. The City currently offers owner-occupied rehabilitation and minor repair programs for qualified homeowners through the Department of Planning and Community Development (using funds other than general obligation bond proceeds).

Urban Renewal Agency (OUR SA)

In 1957, the City of San Antonio elected to approve a resolution (the "Resolution") permitting the exercise of Urban Renewal powers outlined in Article 1269-3, Vernon's Civil Statutes, currently codified as Chapter 374 of the Texas Local Government Code. The resolution also authorized the creation of the Urban Renewal Agency, and described the delineation of powers between the Agency and the City. The City assumed all powers authorized by the Texas Urban Renewal Law, except those defined as "Urban Renewal Project Powers" (which were assigned to OUR SA).
OUR SA, originally referred to as the San Antonio Development Agency (SADA), was tasked with developing and carrying out strategies to eliminate areas of distress, and implementing revitalization directives from the City Council.

In 1995, San Antonio Affordable Housing, Inc. (SAAH) was established by authority of the City Council as a non-profit component of SADA. The mission of SAAH was to develop housing that was affordable in targeted areas of the City. This mission was later expanded by amendment to include technical and economic assistance to promote both housing and business and commercial development.

In 2010, the Urban Renewal Agency was re-branded as OUR SA to promote name recognition within the community. SAAH remains a separate but associated entity. OUR SA, through its non-profit SAAH, is responsible for acquisition, maintenance and disposal of properties in targeted areas.

The role of OUR SA in the context of this Plan is described in further detail in Section III, Process and Outcomes.

**Development of the Plan**

The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods (also referred to as the "Housing Commission") was established by City Council in May 2015 to advise the City in the development of policies that increase the City’s supply of affordable and workforce housing and that protect the diversity of central San Antonio neighborhoods.

In developing recommendations to the City, the Housing Commission pursued development of an affordable housing bond proposal. However, the City Charter, which is the source of authority for other Texas home rule municipalities that have undertaken general obligation bond-funded housing initiatives, in its current form limits the issuance of general obligation bonds to finance the costs of “public works for public purposes”, which excludes the construction of affordable housing. As a Charter amendment is not constitutionally possible until after the Bond Election, the Commission turned to general Texas law, specifically the Urban Renewal Law as independent and alternative legal authority to propose to City voters a proposition for the issuance of general obligation bonds to finance the capital expenditures which will ultimately acquire property interests to make ready for future development.

The resulting Neighborhood Improvements Bond proposal was developed over several months, and included meetings with stakeholders, City Council offices, and the development community. The Neighborhood Improvements Community Bond Committee, charged with defining the areas for investment, held a total of five public meetings and a bus tour in the latter half of 2016. The Committee began with 15 staff-recommended areas, removed four, and added two. The final 12 areas are included in Section VII. As required by Section 374.011 of the Texas Local Government Code, the City Council, pursuant to a resolution adopted on December 15, 2016, found that so-called “slum or blighted areas” existed within the City and posed a threat to public health, safety, morals or welfare of the residents of the City. The City Council authorized publication of a notice (three times) in the Express News, apprising the general public of a hearing held on this plan on January 18, 2017.
II. Definitions

Activity means an activity undertaken by the City or OUR SA to eliminate or to prevent the development and spread of blight conditions, further defined as Urban Renewal Projects in Chapter 374 of the Texas Local Government Code; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan as described herein.

City Council means the City Council of the City of San Antonio.

Deterioration means impairment of quality, character, value, or safety due to use, wear and tear, or other physical causes.

Development means private development, including but not limited to the construction of buildings, structures and other improvements, as encouraged by Texas Urban Renewal Law.

Distressed property means property which meets the legal definitions of slum or blighted areas, as defined by Chapter 374 of the Texas Local Government Code:

Blighted area is defined as an area that is not a slum area, but that, because of deteriorating buildings, structures, or other improvements; defective or inadequate streets, street layout, or accessibility; unsanitary conditions; or other hazardous conditions, adversely affects the public health, safety, morals, or welfare of the municipality and its residents, substantially retards the provision of a sound and healthful housing environment, or results in an economic or social liability to the municipality.

Slum area is defined as an area within a municipality that is detrimental to the public health, safety, morals, and welfare of the municipality because the area: (A) has a predominance of buildings or other improvements that are dilapidated, deteriorated, or obsolete due to age or other reasons; (B) is prone to high population densities and overcrowding due to inadequate provision for open space; (C) is composed of open land that, because of its location within municipal limits, is necessary for sound community growth through replatting, planning, and development for predominantly residential uses; or (D) has conditions, adverse to any of the causes enumerated in Paragraphs (A)-(C) or any combination of those causes that: (i) endanger life or property by fire or other causes; or (ii) are conducive to: (a) the ill health of the residents; (b) disease transmission; (c) abnormally high rates of infant mortality; (d) abnormally high rates of juvenile delinquency and crime; or (e) disorderly development because of inadequate or improper platting for adequate residential development of lots, streets, and public utilities.

Housing Commission means The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods established in May 2015 by the City Council, as it may be restructured over time.

Mixed-Income means a type of residential development which includes units for households of various income levels, typically including both income-restricted units and market-rate (unrestricted) units.

Mixed-Use means a development type in which residential and non-residential uses are physically integrated, either within the same structure or on the same property.

Neighborhood Improvement Area means an area with the statutorily-defined characteristics of slum or blight, which the City Council designated, by resolution, as appropriate for urban renewal; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan.

Property includes land, improvements and fixtures on land, property of any nature that is appurtenant to or used in connection with land, and every legal or equitable estate, interest, right, or use in land, including terms for years and liens.

SA Tomorrow Comprehensive Plan means the Comprehensive Plan adopted by the City Council on August 11, 2016; the SA Tomorrow Comprehensive Plan constitutes the General Plan referenced in the Texas Urban Renewal Law; Syn: SA Tomorrow

Texas Urban Renewal Law means Chapter 374 of the Texas Local Government Code.

Urban Renewal Agency means the Urban Renewal Agency established by the City of San Antonio, currently known as OUR SA, as it may be restructured and reorganized over time. Syn: Agency

Workforce Housing means housing that is affordable to working families, located within reasonable proximity to the workplace. For the purposes of this Plan, the terms Workforce Housing and Affordable Housing are synonymous.
III. Process and Outcomes

Process
Throughout the implementation of the Neighborhood Improvements Bond, numerous opportunities for neighborhood and community consultation will be made available. This includes neighborhood and community consultation at each major stage of the process described in Chart A of this document. Major steps in which neighborhood and community consultation will occur include during review of the responses to the Request for Information (RFI), during the process of identification of potential properties where developer and community interest overlap, and during the review of potential specific development projects.

Following a successful Bond Election, the City will issue general obligation bonds to fund eligible Activities outlined in this Plan through OUR SA. These funds will be dedicated to acquiring and preparing sites within Neighborhood Improvement Areas for development, through the completion of Activities approved herein. Permitted Activities are described in Section V.

OUR SA, in coordination with city staff, will analyze availability and price of properties within the 12 Neighborhood Improvement Areas to determine which properties present the highest potential for success. Input from the community will be sought through a Request for Interest (RFI), in which respondents will provide pertinent insight regarding the areas they consider most suitable and desirable for redevelopment within a five-year period. The RFI will be released to the development community as well as neighborhood association members, and will be publicly posted so that the community is informed. The RFI is intended to narrow the focus to particular properties and conceptual development types. The RFI does not result in scoring or awarding of a project; rather, it is intended to gather input. As such, RFI responses will be non-binding. Properties where technical analysis and RFI responses overlap may be targeted for acquisition. OUR SA will proceed with a contract for purchase, negotiating an extended option period.

During the extended option period, a Request for Proposals (RFP) will be released for the development of the site, to include housing that is affordable. The RFP will solicit more detailed proposals from nonprofit and private developers who are interested in developing the site in accordance with the terms of this Plan. Concepts submitted as part of the RFI may be refined and expanded upon with a developer’s response to the RFP. Qualified respondents will agree to adhere to the minimum development standards, and will be bound by contract to do so. The Neighborhood Improvements Advisory Committee (NIAC) will meet following the closing of the RFP, in order to advise on site selection and housing development activities. OUR SA and city staff will also evaluate the projects based on technical criteria, and the findings will be presented to the Committee at their meeting. Neighborhood association members and the surrounding community also will be invited to provide feedback on proposed projects. A sample evaluation criteria worksheet is attached as Appendix A. Technical analysis, OUR SA review, the NIAC review, and public comment will contribute to the overall project evaluation. The City Council, in its sole discretion, will approve the final selection.

Once a project is selected, and the necessary contracts are executed between the City and the developer, the purchase of the property will be proposed to City Council for final approval. OUR SA may commence approved Activities, including demolition, utility extension, and other site work, upon closing on the property. Once the site has been prepared, the Agency will arrange for the sale of the improved site, in a manner consistent with and as authorized by applicable provisions of Texas Urban Renewal Law. As part of the contract of sale, covenants will make binding the development requirements, in order to ensure delivery of the intended product. Covenants will also outline recourse in the event that the selected developer does not meet the minimum standards for the duration of the contract.

To ensure regular and ongoing communication with neighborhood association representatives and the general public throughout the duration of the program, the City will maintain its website to include a dedicated page for the Neighborhood Improvements Bond. The website will enable the public to access program materials, updates on the progress of program activities, information regarding Neighborhood Improvements Advisory Committee meetings, and the adopted Urban Renewal Plan. Additionally, the
website will include a form that neighborhood associations may submit requesting staff to present at such meetings regarding the Neighborhood Improvements Bond program and related activities.

See Chart A for a detailed sequence of events, including estimated timeline.

**Neighborhood Improvements Advisory Committee**

Throughout the development of the Neighborhood Improvement Areas, feedback from community members frequently included a request to provide ongoing input following the Bond Election. On December 15, 2016, City Council established the NIAC to ensure ongoing citizen feedback. The Committee will be comprised of the following members, for a total Committee membership of 17.

- One (1) Committee Chair, appointed by the Mayor
- Ten (10) individuals representing the ten City Council districts, with one appointed by each City Council member
- Five (5) individuals who reside within the boundaries of one of the Neighborhood Improvement Areas, appointed by the Mayor
- One (1) representative from the Housing Commission, appointed by the Mayor

The NIAC will meet on an ad-hoc basis to advise the City and OUR SA in selection of proposed projects within the Neighborhood Improvement Areas. The Committee is charged with evaluating the extent to which the project would advance the goals of the City, district, and respective neighborhoods. Such considerations may include (a) the degree to which a project will eradicate distressed conditions; (b) the likelihood that the project will spur further investment in the area; (c) the need for infrastructure investment in the area; (d) the need for workforce and mixed-income housing in the area; and (e) the need for retail or neighborhood-serving commercial uses (if proposed).

In order to prevent conflicts of interest, members of the Committee may have no financial interest in the advancement of particular projects. Such financial interest includes, but is not limited to, involvement in the development or financing of projects within the 12 areas. As City Officials, members of the Committee are subject to the San Antonio Ethics Code.

**Outcomes**

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods, including those areas currently within tax increment reinvestment zones
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- Implement the SA Tomorrow Comprehensive Plan
CHART A: Urban Renewal Process

1. **Staff conducts in-depth analysis of available properties within Neighborhood Improvement Areas [120 days]**

2. **OUR SA/DPCD issue RFI to gather interest and concepts from the public, development community and neighborhoods [45 days]**

3. **Available properties where neighborhood needs and developer interest overlap are targeted for acquisition [1 week]**

4. **OUR SA/DPCD negotiates contracts and implements the option to purchase property with earnest money contract [60 days]**

5. **During option period, OUR SA/DPCD issues RFP for proposals to develop the property [60 days]**

6. **DPCD scores responses based on criteria outlined in the Urban Renewal Plan, reviews findings with Advisory Committee [1 week]**

7. **OUR SA/DPCD review proposals, formulate list of recommended projects, and negotiate development contract [30 days]**

8. **City Council approves acquisition of property and development contract, OUR SA closes on property [60 days]**

9. **Improvement activities as-needed are completed, in accordance with the Texas Urban Renewal Law [Up to 1 year]**

10. **Property is sold to nonprofit or private developer, in accordance with applicable law, and sale proceeds return to program**

11. **Builder/Developer begins project development in accordance with approved development contract and Urban Renewal Plan**
IV. Alignment With SA Tomorrow

Guiding Principles

The SA Tomorrow Comprehensive Plan’s guiding principles articulate the overarching direction for the Plan recommendations, and establish a decision-making framework to guide growth. An abundance of housing options, affordable for a wide range of income levels, is a common theme throughout the Comprehensive Plan. One of the Comprehensive Plan’s guiding principles is to “ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the City.” Expanding on the relationship between housing and transportation, another guiding principle is to “ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.” The 12 Neighborhood Improvement Areas, incorporated in this Plan as outlined in Section VII, represent opportunities to stimulate residential development near jobs, transit, shopping, and schools in or adjacent to four of the 13 Regional Centers in the Comprehensive Plan.

Goals

The goals are the broad statements of the community’s desired long-term vision. Goals describe the ideal end-state conditions in 2040 that would result if the plan is successfully implemented. Chapter 10 of the SA Tomorrow Comprehensive Plan addresses goals and policies related to Housing. Specifically, this chapter of the Comprehensive Plan envisions the City of San Antonio as a municipality where “housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.” Other housing goals include that “improved infrastructure, services and amenities attract residents to priority growth areas” and that “infill and revitalized neighborhoods provide a range of housing choices near the City center.” Each of the aforementioned goals supports the adoption of this Plan, revitalization of distressed areas, and creation of new housing in strategic locations.

Policies

The Comprehensive Plan also lists policies, defined as statements that identify the community’s preferred actions in relation to the stated goals. The following policies support the adoption and implementation of this Plan.

- Identify and incentivize mixed-income catalyst projects within underserved areas that include a mix of housing that is affordable to a variety of households
- Work with affordable housing partners to develop strategic investment plans for targeted areas
- Develop incentives to reduce costs and attract affordable housing development within target areas
- Develop affordable housing initiatives targeting residents with incomes below 80% of the area median
- Provide fee waivers and/or waive development requirements for affordable housing development and preservation
- Require developments that receive public funding or use public financing tools (e.g., tax credits) to provide a mixture of housing types and/or affordable housing units.
- Provide incentives in targeted areas to encourage development of housing types that are in undersupply.
- Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors
- Invest in neighborhood amenities and infrastructure that will attract new residents to underserved areas.
- Evaluate and update land use designations in the core of the City to determine commercial and industrial areas that could be changed to residential or mixed-use areas.
- Develop and implement a plan to preserve and maintain affordable rental and ownership housing for lower income residents within revitalizing neighborhoods.
V. **Activities**

State law permits the Urban Renewal Agency to take certain actions to revitalize distressed areas. This includes (a) activities designed to eliminate or prevent the development or spread of blighted areas; (b) rehabilitation or conservation in an urban renewal area; (c) development of open land; or (d) any combination of the foregoing.

**Permitted Activities**

Specifically, general obligation bond funds may be expended by OUR SA for the following Activities, in accordance with this Plan and with the Texas Urban Renewal Law:

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition of Real Property</td>
</tr>
<tr>
<td>Site improvements</td>
</tr>
<tr>
<td>Demolition</td>
</tr>
<tr>
<td>ROW improvements (streets, sidewalks)</td>
</tr>
<tr>
<td>Utility extension</td>
</tr>
<tr>
<td>Utility expansion</td>
</tr>
<tr>
<td>Relocation assistance (although no individual family relocation is expected)</td>
</tr>
<tr>
<td>Lead paint remediation</td>
</tr>
<tr>
<td>Asbestos remediation</td>
</tr>
<tr>
<td>Other environmental remediation</td>
</tr>
</tbody>
</table>

Once a property is improved as outlined in this Plan, properties will be sold to a developer, who will be obligated under contract to comply with certain covenants necessary to accomplish City objectives relative to the subject property, in accordance with Texas Urban Renewal Law.

**Prohibited Activities**

The following activities will not be undertaken by the Agency or the City using the City’s bond funds:

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of buildings or structures</td>
</tr>
<tr>
<td>Maintaining ownership and engaging in ongoing operational use, other than for a limited time to conduct permitted activities</td>
</tr>
<tr>
<td>Management of properties</td>
</tr>
<tr>
<td>Rehabilitation of individual single-family homes</td>
</tr>
<tr>
<td>Per recommendation by the Housing Commission, funds will not be used to permanently displace residents</td>
</tr>
</tbody>
</table>

According to Texas Urban Renewal Law, property acquired through this program may not be sold, leased, granted, conveyed, or otherwise made available for public housing, except where expressly permitted by law.
VI. Development Requirements

Any development within a Neighborhood Improvement Area which benefits from the expenditure of 2017-2022 Neighborhood Improvement Bond funds will be subject to the following requirements. These restrictions apply to improved property purchased from OUR SA, and/or development which receives any incentive in the form of Neighborhood Improvements bond investment. Individual projects may be subject to additional requirements pertaining to design, connectivity, or other project elements, on a case-by-case basis. Proposals including superior standards related to design, connectivity, affordability, or other measures will result in preferential ranking during project evaluation, as shown in the Sample Evaluation Criteria in Appendix A.

All development requirements will be made binding through covenants at the time of sale. Regular monitoring will be administered by the City for the term of the affordability period, to ensure that developments meet and maintain compliance with the Plan, the Texas Urban Renewal Law, and any supplementary provisions included in the covenants.

Use

a. Projects receiving bond funds shall consist primarily of residential use, though mixed-use development is encouraged where appropriate. Projects may include up to 30% non-residential uses by gross floor area, where permitted by the applicable zoning district.

Affordability

b. At least 50% of the residential units shall meet the following definition of affordable:
   - The units shall be reserved for households with an income of 80% of the Area Median Income (AMI) or less; and
   - Rent and eligible household expenses shall not exceed 30% of the household’s income

c. While remaining units may be market rate, additional points will be awarded to projects providing deeper affordability.

d. Affordable status shall be maintained as follows:
   - For multifamily and mixed-use development with bond investment totaling less than or equal to five percent (<5%) of the total project cost, the minimum affordability period is 20 years.
   - For multifamily and mixed-use development with a bond investment totaling more than five percent (>5%) of the total project cost, the minimum affordability period is 30 years.
   - For single-family development associated with bond investments, the minimum affordability period is 30 years.
   - Additional points will be awarded to projects providing an extended affordability term.

Design

e. Provisions relating to design standards, connectivity requirements, and other site-specific requirements shall be further specified for each property selected for City investment.

f. Site improvements and new construction shall be designed and constructed in accordance with Universal Design requirements and features outlined in the Unified Development Code.

g. Site improvements and new construction shall be designed to implement strategies of Crime Prevention Through Environmental Design (CPTED), including natural surveillance, natural access control, and a clear distinction of public and private spaces.

Displacement

h. Development receiving public incentive through the improvement of property with bond funds will be selected and designed to avoid permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing.

i. In the case of unavoidable displacement, bond funds may be used to provide reasonable relocation assistance associated with an approved project. The City may also provide supplemental counseling and housing-related assistance through existing programs.

Property Management

j. A long-term property management plan must be provided for the property, to be effective for the duration of the affordability period.
VII. NEIGHBORHOOD IMPROVEMENT AREAS

Texas Urban Renewal Law requires that an area designated for Urban Renewal must exhibit characteristics such as dilapidated structures, inadequate streets or access, unsafe conditions, or open land that is inhibiting development. In addition to the state criteria for distressed property, the City used strategic criteria to establish the areas.

**Strategic Criteria**

**Within Low-Income Tax Credit Qualified Census Tract:** Properties located within a Qualified Census Tract are eligible for additional points in the State’s Low Income Housing Tax Credit program. This presents an opportunity to leverage other funds for development.

**Contains City-Owned Property:** Development of City-owned property would eliminate acquisition expenses, enabling bond dollars to go further.

**Contains Property Owned by Other Government Agency:** The City may be able to acquire property owned by other government agencies through trades or other creative strategies.

**Within Tax Increment Reinvestment Zone (TIRZ):** A TIRZ is a public financing mechanism through which the growth in tax increment associated with new development or redevelopment is captured and used to pay costs associated with economic development for the public good. Areas chosen within a TIRZ met the statutory requirements of Texas Urban Renewal Law.

**Accessible by Public Transit:** Housing in locations that require personal vehicle ownership for access to jobs, schools and shopping is not as affordable as housing in walkable, transit-rich neighborhoods. Access to public transit ensures equitable transportation options for all ages, abilities, and income levels.

**Within SA Tomorrow Regional Center:** The SA Tomorrow Comprehensive Plan identifies and profiles 13 Regional Centers where employment is concentrated.

**Within Inner City Reinvestment and Infill Policy Zone (ICRIP):** Properties within the ICRIP zone are eligible for fee waivers, presenting an opportunity to leverage existing programs for development cost-savings.

**Recommended by City Council Office:** During development of the Plan, these Areas were identified by either a City Councilmember or their respective offices. Input ranged from site-specific inquiries to general areas of known distress.

**Recommended by Stakeholders:** These Areas were identified by stakeholders, including neighborhood advocates and both nonprofit and private developers.

**No Permanent Residential Displacement Anticipated:** Because a cornerstone of the Neighborhood Improvements Bond proposition is that revitalization does not result in displacement, areas were carefully drawn to exclude vulnerable properties. In the case that an area includes properties along a residential street, it is intended for scattered site infill on vacant parcels.

**Potential Development Types**

Potential development types were evaluated for each area. These development types do not supersede existing zoning or neighborhood plans. Rather, they are intended to illustrate the types of housing that may be suitable given the context of the area and the City’s housing goals. This document does not alter the City's standard zoning procedures.

**Indicators**

Common indicators of distressed property are as follows, but findings of such data are not required by the Texas Urban Renewal Law. The presence of these factors can substantiate the identification of an area as distressed.

- unoccupied structures
- infrastructure conditions and capacity issues
- high percentage of residents receive public welfare
- violent crime
- death rate (heart disease, HIV/AIDS, cancer, cardiovascular disease, and diabetes)
- tax delinquent parcels
- births to teen mothers residing in the area
NEAR WEST-FIVE POINTS

315 ac.

City Council District: 1 and 5

State Criteria

<table>
<thead>
<tr>
<th>Dilapidated Structures</th>
<th>Inadequate Streets or Access</th>
<th>Unsafe Conditions</th>
<th>Open Land/ Vacant Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Description

The Near West-Five Points area includes underutilized and blighted industrial properties near the UTSA Downtown campus, VIA Centro Plaza, and properties north of downtown. The Area also includes properties in and around historic Cattleman Square, including the Scobey Complex. Vacant properties in the Five Points area and near Fox Tech H.S. present opportunities for revitalization near existing amenities. The Area is bisected by IH-10, which hinders north-south connectivity and serves as a dividing line between neighborhoods. The railroad and Alazan Creek present additional mobility challenges. The aging industrial building stock implies the presence of certain environmental hazards, such as lead and asbestos, which would require remediation in the event of redevelopment.

The Area falls within three Tax Increment Reinvestment Zones: West Side, Houston Street, and Midtown. The Area is also located within the Central Business District (Downtown) and Midtown Regional Centers identified in the SA Tomorrow Comprehensive Plan. Both the Midtown and Downtown Regional Centers have strong transit networks and high levels of walkability, enabling residents to choose from a variety of transportation options. The boundaries were drawn to exclude occupied dwellings, in order to avoid residential displacement. Boundaries were also refined in response to stakeholder feedback, which resulted in the inclusion of several additional distressed properties.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- The San Pedro corridor is suited for multifamily and mixed-use development
- Traffic flow and existing land uses make single-family uses along San Pedro less desirable
- Duplex/Triplex/Fourplex and Townhouse development may serve as a transition between single-family neighborhoods and commercial and mixed-use corridors
- The area surrounding UTSA Downtown and VIA Centro Plaza is suited for large scale transit-oriented development
NEAR WEST-FIVE POINTS

315 ac.
City Council District: 1 and 5
LINCOLN PARK-ARENA DISTRICT

State Criteria

<table>
<thead>
<tr>
<th>Dilapidated Structures</th>
<th>Inadequate Streets or Access</th>
<th>Unsafe Conditions</th>
<th>Open Land/Vacant Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Description

The Lincoln Park-Arena District Area is located south of the AT&T Center and Freeman Coliseum, spanning both sides of IH-10. The area includes a warehouse property, City-owned park land and a property owned by the San Antonio Water System. The majority of the area consists of vacant or dilapidated residential property, fostering hazardous and unsafe conditions. The Area is characterized by various scales of housing, including single-family, duplex, triplex and fourplex, and is well-served by multiple VIA bus routes. However, street access to neighborhoods is constrained along IH-10 corridor and near the AT&T Center and Coca Cola plant. Dilapidated streets and infrastructure have also hindered redevelopment.

Several publicly-owned parcels, including the SAWS Eastside Service Center and Lincoln Park, may present opportunities for partnerships or leverage. The area falls within the Inner City Tax Increment Reinvestment Zone. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the Area may qualify for fee waivers, due to its location within the ICRIP zone. In the case that an area includes a residential street, it is intended for scattered site infill on vacant parcels.

Potential Development Types

- Potential for infill housing of different types depending on lot availability
- Aggregation of contiguous single-family lots present opportunity for townhome or multi-unit homes
- Mixed-use may be suitable along corridors, while single-family homes are suited for scattered-site infill of individual lots
2017 NEIGHBORHOOD IMPROVEMENTS

On May 6, 2017, the San Antonio public approved six propositions for the City’s 2017-2022 Bond Program totaling $850 million. Proposition 6, Neighborhood Improvements, authorizes the City to issue bonds in the amount of $20 million, the proceeds from which will be used to: acquire properties within 12 identified Neighborhood Improvement Areas; improve and dispose of acquired property to facilitate private sector development of single-family, multi-family or mixed-use projects; for the purpose of eliminating slum or blight conditions or to prevent the spread of those conditions, consistent with the City’s 2017 Urban Renewal Plan, adopted by City Council on February 2, 2017. The City will not build housing, but will rely on non-profit and private sector housing developers to do so.

The primary goal is to prepare sites for private sector development of single-family or multi-family workforce housing construction. Permitted expenditures include land acquisition, demolition of dilapidated/unusable structures, right-of-way improvements, extension of utilities, and remediation of environmental conditions impeding development.

RELATED DOCUMENT

- 2017 Urban Renewal Plan
- Overall Map of 12 Neighborhood Improvement Areas

INDIVIDUAL MAPS OF NEIGHBORHOOD IMPROVEMENT AREAS

- Low-Res Map
- High-Res Map
- TIF Map
- Tax Increment Financing (TIF)
CONCERTED REVITALIZATION PLAN
TARGET AREA (NEAR WEST-FIVE POINTS)
NEAR WEST - FIVE POINTS

315 ac.
City Council District: 1 and 5

Approximate Site Location
CONCERTED REVITALIZATION
EVIDENCE OF FUNDING
(NEAR WEST-FIVE POINTS)
February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Legacy at Buena Vista, TDHCA #18166

Dear Mr. Irvine:

This letter provides documentation required by Texas Department of Housing and Community Affairs rules governing the Competitive Housing Tax Credit Program, §11.9(d)(7)(A)(ii)(I):

“Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the target efforts outlined in the plan. The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.”

The proposed Legacy at Buena Vista senior housing development is located in both the Tax Increment Reinvestment Zone No. 30—Westside, adopted by the San Antonio City Council on December 11, 2008 via Ordinance 2008-12-11-1173 and within the Near West-Five Points Neighborhood Improvement Area adopted by the San Antonio City Council on February 2, 2017 via Ordinance 2017-02-02-0052.

The Westside TIRZ was designated to facilitate the redevelopment of the Westside of San Antonio which has been historically underserved as evidenced by significant deterioration and blight. The City of San Antonio is the only participating taxing entity. The TIRZ Boundary was amended in June of 2015, reducing the size of the TIRZ from 1053.91 parcel acres to 1043.79 parcel acres. The TIRZ has a termination date of September 30, 2032. There are currently 10 active projects within the Westside TIRZ, totaling $17 million in funding commitments.

The Near West-Five Points Neighborhood Improvement Area is one of 12 distinct areas in San Antonio identified for revitalization within the Urban Renewal Plan that was drafted to meet the statutory requirements as part of the 2017-2022 Neighborhood Improvements Bond proposition. The $20 million Neighborhood Improvements Bond was approved by San Antonio voters in May 2017 and will allow the City to engage in land acquisition, demolition of dilapidated/unsafe structures, right-of-way improvements, extension/expansion of utilities, and remediation of hazards such as asbestos or lead-based paint, all to support the creation of affordable and workforce housing.

The concerted efforts of the City of San Antonio and its strategic partners have resulted in measurable improvements in the Westside TIRZ, and will also contribute to the revitalization goals outlined for the Near West-Five Points Neighborhood Improvement Area. In the census tract where Legacy at Buena Vista is proposed, the median household income increased 20% from 2013 to 2016, from $20,400 to $24,533. Educational attainment improved slightly: the number of adults with a high school diploma or
2017 Bond Program

OVERVIEW & IMPLEMENTATION STRATEGY

Delivering Quality Projects
On Time | Within Budget

City of San Antonio
Congratulations & Thank You

Voters
Mayor & City Council
Tri-Chairs, Co-Chairs & Committee Members
City Management
City Departments

APPROVED
May 6, 2017
2017 Bond Program Highlights

- No City Property Tax Rate Increase
- $850 Million Five-Year Infrastructure Investment Program
- 180 Projects Focused Primarily on City’s Core Infrastructure

- 70% Streets & Drainage
- 200 Planned Miles of Sidewalks
- 80% Projects Throughout Districts
- 20% Projects Downtown
- $350M Leveraged Funding
2017 – 2022 BOND PROGRAM
$ 850 Million

STREETS, BRIDGES & SIDEWALKS
$445 Million

DRAINAGE & FLOOD CONTROL
$138 Million

PARKS, RECREATION & OPEN SPACE
$187 Million

LIBRARY & CULTURAL FACILITIES
$24 Million

PUBLIC SAFETY FACILITIES
$34 Million

NEIGHBORHOOD IMPROVEMENTS
$20 Million
Transparency

Citizen Bond Oversight Commission (CBOC)

- New Chairperson Appointment
- New CBOC Member Appointments

**APPOINTMENT TIMELINE**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Recommendations</td>
<td>July 2017</td>
</tr>
<tr>
<td>Governance Review</td>
<td>August 2017</td>
</tr>
<tr>
<td>Council Approval &amp; Appointment</td>
<td>September 2017</td>
</tr>
<tr>
<td>1st Meeting with New Appointees</td>
<td>October 2017</td>
</tr>
</tbody>
</table>
Neighborhood Improvements
OVERVIEW & IMPLEMENTATION STRATEGY
Neighborhood Improvements Bond

- Current City Charter does not allow issuance of General Obligation bonds for housing

- Texas Local Government Code allows City to use its Urban Renewal Agency to deliver bond-funded housing

- City Council 2017 Urban Renewal Plan guides housing implementation
Neighborhood Improvements Bond

- $20 Million
- Purchases distressed properties in one or more of 12 eligible areas
- Makes properties ready for housing development
- Contracts with nonprofit and private developers to build housing
12 Council-Approved Areas

- Culebra at Callaghan (D7)
- East Southcross (D3)
- Edgewood (D6)
- Lincoln Park-Arena District (D2)
- Near East (D2)
- Near West-Five Points (D1, D5)
- Pearsall (D4)
- Roosevelt-Mission Reach (D3)
- South Park (D4)
- Southeast (D3)
- West Side (D5)
- Wurzbach (D8)
Neighborhood Improvement Areas
Neighborhood Improvements

Bond Outcomes

- Eradicate distressed neighborhood conditions

- Increase workforce and affordable housing opportunities

- Provide opportunities for neighborhood-serving mixed-use development

- Align with SA Tomorrow Comprehensive Plan
Program Delivery

- Pilot program
- Recommended by City’s Housing Commission
- Participation is voluntary
- No use of eminent domain
- No family displacement/relocation
- City does not construct the housing units
- Proceeds from sale reinvested in Neighborhood Improvements program
- Will ensure compatibility with surrounding neighborhood
Potential Development Types

- Single-Family
- Duplex
- Triplex
- Fourplex
- Townhouse
- Multifamily (Apartments or Condos)
- Mixed-Use
Policy Issues Raised at December 14, 2016 B Session

- Advisory Committee
- Affordability
- Ownership and rental
- Neighborhood compatibility
- Nonprofit and private development
- Addressing distress in higher-need areas
- Proximity to amenities
City Council authorized 17-member Neighborhood Improvements Advisory Committee (NIAC)
- 1 Chair appointed by Mayor
- 10 Individuals Representing 10 City Council Districts
- 5 Individuals residing within Neighborhood Improvement Areas appointed by Mayor
- 1 Individual from Housing Commission appointed by Mayor

Advisory Committee fully appointed after Mayor and City Council run-off elections

NIAC to begin meeting in July 2017
Implementation Strategy

Property Acquisition

- Request for Information released August 2017
- Neighborhood & Advisory Committee Engagement
- Staff recommends properties to acquire
- City Council Housing Committee
- City Council reviews/approves acquisitions
- Urban Renewal Agency acquires properties
Implementation Strategy

Housing Development Plan

- Release Requests for Proposals on properties identified from RFI
- Neighborhood Engagement including Advisory Committee
- Staff recommends projects
- City Council Housing Committee
- City Council reviews/approves development
- Urban Renewal Agency implements contracts
Summary

- 180 Projects totaling $850M
- Projects yield significant citywide benefit
- Aggressive, comprehensive plan to complete quality projects on-time and within budget
CONCER TED
REVITALIZATION
RESOLUTIONS
ADOPTING
(NEAR WEST-FIVE POINTS)
CERTIFICATE OF CITY CLERK

THE STATE OF TEXAS

COUNTIES OF BEXAR, COMAL, AND MEDINA

CITY OF SAN ANTONIO

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On the 2nd day of February, 2017 the City Council (the Council) of the City of San Antonio, Texas (the City) convened in regular session at its regular meeting place in the City Hall of the City (the Meeting), the duly constituted members of the Council being as follows:

   Ivy R. Taylor Mayor
   Roberto C. Treviño Councilmember
   Alan E. Warrick, II Councilmember
   Rebecca J. Viagran Councilmember
   Rey Saldaña Councilmember
   Shirley Gonzales Councilmember
   Ray Lopez Councilmember
   Cris Medina Councilmember
   Ron Nirenberg Councilmember
   Joe Krier Councilmember
   Mike Gallagher Councilmember

and all of such persons were present at the Meeting, except the following: ☐ ☐, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the Ordinance) entitled:

   AN ORDINANCE APPROVING THE CITY OF SAN ANTONIO, TEXAS URBAN RENEWAL PLAN ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION; MAKING THE NECESSARY FINDINGS UNDER CHAPTER 374, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

was introduced and submitted to the Council for passage and adoption. After presentation and due consideration of the Ordinance, a motion was made by Councilmember ☐ ☐ that the Ordinance be finally passed and adopted in accordance with the City’s Home Rule Charter. The motion was seconded by Councilmember ☐ ☐ and carried by the following vote:

   11 voted “For” 0 voted “Against” 0 abstained

all as shown in the official Minutes of the Council for the Meeting.
2. The attached Ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Council of the City on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Council was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Ordinance would be considered; and the Meeting and deliberation of the aforesaid public business, including the subject of the Ordinance, was open to the public and was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code.
IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the City, this 2nd day of February, 2017.

(Signature)

City Clerk
City of San Antonio, Texas
ORDINANCE NO. 2017-02-02-0052

AN ORDINANCE APPROVING THE CITY OF SAN ANTONIO, TEXAS URBAN RENEWAL PLAN ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION; MAKING THE NECESSARY FINDINGS UNDER CHAPTER 374, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of San Antonio, Texas (the City) is a home rule municipality and a political subdivision, and is duly organized and existing pursuant to the Constitution and the general laws of the State of Texas (the State); and

WHEREAS, the City Council (the City Council) of the City previously ordered an election (the Election), held on December 17, 1957, pursuant to Article 1269-3 (Article 1269) of Texas Civil Statues Annotated (the statutory predecessor to Chapter 374, Texas Local Government Code, as amended (Chapter 374, and together with Article 1269, Texas Urban Renewal Law)) for the purpose of submitting to the City's voters a proposition adopting a resolution (the Election Resolution) permitting the City to utilize Texas Urban Renewal Law; and

WHEREAS, the City's voters approved the foregoing measure and the Election Resolution's related provisions, permitting the City to exercise the powers granted by Texas Urban Renewal Law, excepting urban renewal project powers from the City; and

WHEREAS, the Election Resolution determined it necessary for the City to create an urban renewal agency to exercise urban renewal project powers pursuant to Texas Urban Renewal Law; and

WHEREAS, the City created and since its creation maintained, an urban renewal agency, currently known as the Office of Urban Redevelopment San Antonio (OUR SA), whose mission is to promote elimination of urban blight and slums through clearance, redevelopment, rehabilitation, and conservation while simultaneously enhancing opportunities for the City to create new jobs, revitalize neighborhoods, and sustain livability; and

WHEREAS, as prerequisites to commencing urban renewal activities (including preparing urban renewal plan or plans for areas (collectively, the Plan)) on identified properties, the City is required to (i) prepare a general plan for the City, and (ii) declare areas as statutorily “slum”, “blighted”, or both, in order to commence urban renewal projects; and

WHEREAS, the City Council previously approved the “SA Tomorrow Comprehensive Plan” as set forth in Ordinance 2016-08-11-0590, evidencing the City’s official, long range planning document providing policy guidance for future growth, development, land use, infrastructure, and services (including housing), which such comprehensive plan is the “general plan” for the City that is required under Section 374.014 of Chapter 374; and

WHEREAS, in an effort to identify areas in the City in need of urban renewal, the City held a series of public meetings in conjunction and in coordination with the City’s 2017 Bond

36556698.3
Election (the Bond Election) committee meetings, where appointed City residents interested and/or experienced in the areas of housing and urban renewal extensively examined potential properties for inclusion within the City's urban renewal program funded pursuant to a successful Bond Election; and

WHEREAS, on December 15, 2016, the City Council adopted a resolution (the Area Resolution) making the necessary prerequisite declarations as required under Chapter 374 by designating thirteen areas (the Areas) within the City as appropriate for urban renewal projects; and

WHEREAS, as required by Chapter 374, City staff prepared the Plan (and submitted the Plan to the Texas Attorney General for review and comment) and published notice of a public hearing (the Hearing) containing pertinent information related to the Plan's adoption three times in The Express News, the first publication being in excess of 30 days from the date of the Hearing; and

WHEREAS, the City conducted the Hearing on January 18, 2017, allowing City residents the opportunity comment on the content of and matters related to the adoption of the Plan; and

WHEREAS, on January 26, 2017, the City Council's Housing Committee (the Housing Committee) received briefing by City staff related to the incorporation of public feedback into the Plan, and the Housing Committee determined, after constituent consultation and review of the Plan, to recommend to the City Council the elimination of an Area due to feasibility issues pertaining to project construction; and

WHEREAS, the City Council now desires to approve the Plan attached hereto as Exhibit A, which approval is required to occur prior to the City Council calling the Bond Election to permit Plan funding as an element of such Bond Election; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS THAT:

SECTION 1. Prerequisite Findings. The City Council hereby finds that the Plan is in compliance with Chapter 374, as it contains (i) a feasible method for the relocation, in decent, safe, affordable, and sanitary accommodations, of families or individuals who will be displaced from the Areas, without undue hardship to those persons; (ii) the Plan conforms to the “SA Tomorrow Comprehensive Plan”; and (iii) the Plan offers the maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Areas by private enterprise. Subsection (i) above is included herein as a finding for purposes of statutory compliance and notwithstanding such inclusion, the Plan provides that no such displacement will occur within any urban renewal project undertaken pursuant to the Plan.

SECTION 2. Approval. The City Council affirms that all prerequisites to approving the Plan have heretofore occurred, and to lawfully call the Bond Election on February 9, 2017, the City Council hereby approves the Plan as set forth in Exhibit A hereto.

SECTION 3. Further Proceedings. The Mayor, Mayor Pro-Tem, City Manager of the City, each Deputy and Assistant City Manager of the City, or a City Attorney of the City (each, a
City Authorized Representative), and as appropriate and delineated in the Election Resolution and Chapter 374, OUR SA staff, board members, and consultants (each, an OUR SA Authorized Representative, and together with the City Authorized Representatives, an Authorized Representative) are each hereby authorized, empowered, and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the City all such instruments and agreements, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance. In case any Authorized Representative whose signature shall appear on any certificate shall cease to be such officer before the delivery of such instrument, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 4. Citizen Advisory Committee Formation. As set forth in the Area Resolution, the Authorized Representatives, in coordination with the City Council, shall immediately effectuate the citizen advisory committee (the Advisory Committee) to assist in implementation of the Plan. The terms of the Advisory Committee shall be coterminous with the City Council's terms, and the role of such Advisory Committee is as set forth and further described in the Plan.

SECTION 5. Area Removal. Based on the Housing Committee's recommendation, the City Council hereby removes the Oak Hollow Area from the Plan, thus reducing the number of Areas as suitable for urban renewal projects from thirteen to twelve.

SECTION 6. Inconsistent Provisions. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

SECTION 7. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Incorporation of Preamble Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals and other statements therein are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 10. Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
SECTION 11. Effective Date. The effective date of this Ordinance shall be governed by the provisions of Section 1-15 of the City Code of San Antonio, Texas. This Ordinance shall take effect immediately if passed by eight (8) affirmative votes; otherwise, this Ordinance shall take effect ten (10) days from the date of passage.
PASSED AND APPROVED this 2nd day of February, 2017.

Ivy R. Taylor

MAYOR
Ivy R. Taylor

ATTEST:

Lencia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney
Agenda Item: 4  
Date: 02/02/2017  
Time: 10:25:51 AM  
Vote Type: Motion to Appr w Cond

Description: An Ordinance adopting the Urban Renewal Plan to meet the statutory requirements as part of the proposed $20 Million 2017 Neighborhood Improvements Bond Proposition. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]

Result: Passed

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CONCERTED REVITALIZATION PLAN
(WESTSIDE TIRZ)
Executive Summary

This project Plan describes, pursuant to Section 311.011 of the Texas Tax Code:

1. An overview of the TIRZ project,
2. Existing uses and condition of real property in the TIRZ,
3. Proposed improvements and property uses in the TIRZ,
4. Proposed changes to municipal ordinances,
5. Estimated non-project costs, and
6. Relocation of persons to be displaced as a result of plan implementation.

The City of San Antonio’s Westside Tax Increment Reinvestment Zone (TIRZ) 30 was designated on December 11, 2008 through Ordinance No. 2008-12-11-1173 and subsequently amended to change the boundary on December 10, 2009 through Ordinance No. 2009-12-10-0998 and again on June 4, 2015 through Ordinance 2015-06-04-0489. The area of the Westside boundary encompasses approximately 1043.79 Acres and approximately 1897 parcels. The life of the Tax Increment Reinvestment Zone (TIRZ) is 23.82 years through September 30, 2032.

The Westside TIRZ is located within the boundaries of Council Districts 1 and 5. Each Councilperson maintains an ex officio seat on the 7 member TIRZ Board of Directors. The TIRZ boundary is shown in the map below:

The zone presents an interesting contrast as it is bisected by IH-35 with approximately two thirds of the boundary area to west of IH-35 acting as buffer to the highly dense and historically economically depressed Westside of San Antonio and downtown. The remaining third of the boundary mass extends into the Central Business District (CBD) and traverses south on S. Flores St. capturing a variety of new housing developments that represent a renaissance of the CBD and the South Flores St. artery through downtown.
The City of San Antonio is the only Participating Taxing Entity contributing tax increment to the Westside TIRZ. Financial information regarding the TIRZ can be found in the Westside TIRZ Finance Plan.

The Westside TIRZ is eligible for the Tax Increment Financing as defined in the City’s 2008 TIF Guidelines.

On July 5, 2015, San Antonio’s five Spanish colonial missions – Missions San Jose, San Juan, Concepcion, Espada and the world renowned Alamo – were declared by United Nations Educational, Scientific and Cultural Organization (UNESCO) as a World Heritage Site. The Missions now represent the only World Heritage site in Texas and one of just 23 in the United States. The UNESCO World Heritage Designation is a catalyst for socio-economic change, with increased visitation and tourist spending. The southeaster portion of the Westside TIRZ overlaps the World Heritage boundary (please see map on next page.)
Policy

The City of San Antonio is dedicated to the revitalization of inner-city neighborhoods and commercial districts by using a tiered system of incentive tools, one of which is Tax Increment Financing (TIF). Development projects supported by a Tax Increment Reinvestment Zone (TIRZ) should act as economic stimulus to surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure.

Program

The TIF Program has evolved since 1998 to ensure that the incentive is used to support the City’s Economic Development, Community Development and Urban Design goals. TIF seeks to directly promote recommendations made in the City’s Comprehensive Plan, Neighborhood Plans, Sector Plans, Community Plans, Corridor and Regional Center Plans, and the Housing Master Plan.

TIF Guidelines

The designation date of a TIRZ determines the applicable Guidelines for that TIRZ. Because the Westside TIRZ was designated on December 11, 2008 it falls under the guidelines adopted on October 16, 2008 through Ordinance No. 2008-10-16-0942. The Guidelines serve as policy direction to City staff and interested parties regarding the Application for Redevelopment specifically related to Tax Increment Financing, which supports certain types of development in targeted areas of the city. Reinvestment Zones may be designated either through (1) a City-initiated project or (2) by Petition. The Westside TIRZ is a City-initiated project.

City-initiated TIRZ are designed to assist ongoing revitalization and reinvestment initiatives by implementing the goals of existing City programs and City-adopted plans. City-initiated TIRZ maximize the benefits of public-private collaboration by focusing exclusively on areas of the City that have been predetermined to be eligible for TIF; by using a comprehensive Reinvestment Plan to coordinate development incentives and set development standards that encourage long-term, high-quality investment.

Tax Increment Reinvestment Zones Highlights:

- TIF is an incentive tool that local governments can use to finance public improvements and enhance infrastructure within a defined area, called a Tax Increment Reinvestment Zone (TIRZ)
- Tax Increment Financing is governed by the TIF Act found in Chapter 311 of the Texas Tax Code
- The Texas Constitution and the TIF Act specifies that areas to be designated as a TIRZ must be economically distressed, unproductive, underdeveloped, or blighted, and impair the City’s growth because of these factors
- Each taxing entity that collects taxes against the property within a TIRZ has an opportunity to contribute future tax revenues to a TIRZ fund to reimburse developers for the cost of public infrastructure improvements in the TIRZ
**Targeted Economic Development**

Implementation of the TIF incentive is tailored to the strengths and needs of specific areas of the City. The City has identified target areas where projects may be eligible for TIF with varying participation levels and terms. The Westside TIRZ, a City-initiated TIRZ, will have a term of up to 23.82 years with a City participation level up to 90% of its tax increment collected.

The City may not designate any area as a Reinvestment Zone solely for the purpose of encouraging future development in that area, but may do so if development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. All proposed Zones require a market feasibility study in order to demonstrate the demand, viability, and capacity for the project. This study should validate estimated values, adjacent property lease space and reference established and on-going neighborhood plans.

**Community Investment**

The planned investment must contribute to revitalization activities in the community of which the TIRZ is a part. Input of nearby neighborhood residents, businesses, and schools have been considered in the project planning process as have the objectives of numerous plans that have been produced.

**Design Quality**

Projects supported by TIF should add long-term value to the public realm. Thus, projects must be built according to design principles that prioritize the safety and comfort of all public infrastructure users – whether they are walking, jogging, riding or driving. The City’s Unified Development Code (UDC) sets out a menu of approaches to help designers and developers meet the program’s urban design goals. Projects must also consider the long-term value of the private improvements supported by TIF. Specifically, the City's Comprehensive Plan calls for efforts to facilitate the provisions of choice in housing for special needs populations. Efforts to meet this policy may include ensuring homes are visitable or easily adaptable to disabled persons.

The City of San Antonio adopted a Universal Design Policy (Ord. No. 95641) on April 18, 2002, requiring that any person receiving financial assistance from city, state, or federal funds administered by the City of San Antonio for the construction of new single family homes, duplexes, or triplexes, shall construct the units in accordance with specific features including an entrance with no steps, wider doorways (2’ 8”), lever door handles, lever controls on kitchen and lavatory faucets, and light switches and electrical receptacles within reachable height.

Development within the Westside TIRZ will be required to comply with the City’s Universal Design requirements (UD), located in the City Code, Chapter 6, Article XII. All single family residential, duplex and triplex residential units shall comply with the Universal Design requirements.

**Environmental Protection**

Projects receiving funding from the Westside TIRZ fund will be required to complete a Phase 1 Environmental Site Assessment.
No applications will be accepted for a TIF where all or part of the proposed project falls over the Edwards Aquifer Recharge Zone. The Westside TIRZ is not located over the Edwards Aquifer Recharge Zone.

San Antonio River Authority

The San Antonio River Authority (SARA) was created by the 45th Texas Legislature on May 5, 1937, and then reorganized in 1961 to plan, manage and implement water-related programs and projects within the San Antonio River Basin. The State of Texas empowered SARA to preserve, protect and manage the resources and the ecology of the San Antonio River and its tributaries. SARA has been a key partner in the Westside TIRZ area with the Westside Creeks Restoration Projects. Its mission is to 1) develop concepts for restoring the environmental condition of the Alazán, Apache, Martínez, and San Pedro Creeks, 2) maintain the current flood control components of these creeks, and 3) provide increased opportunities for people to enjoy these urban creeks.

Developer

City-Initiated TIRZs, like Westside, are unique in that there is typically not a single developer to manage the project. It is likely that Westside will have numerous private developers working on different projects throughout the zone which could be reimbursed for the public improvements related to those projects. In such cases, TIF staff would evaluate the projects and associated funding application to identify eligible expenses, coordinate the preparation and negotiation of legal documents, coordinate for TIRZ Board and City Council approvals, monitor construction, process reimbursement requests from the developer and monitor statutory compliance.
Existing Conditions

(Note: Items in the Existing Conditions section were current at the time of designation and are not updated to reflect the and preserve the original condition of the TIRZ.)

Schools, School District and Universities

St. Cecilia Catholic Elementary School – 118 Lowell

SAISD:

➢ JT Brackenridge Academy - 1214 Guadalupe Street
➢ Briscoe Academy – 2015 South Flores Street
➢ Christus Santa Rosa Elementary School - 333 Santa Rosa
➢ Green Elementary School - 122 Whittier St W
➢ Navarro Academy - 623 S Pecos
➢ Tafolla Middle School - 1303 Durango St W

University of Texas at San Antonio

Parks and other facilities

Milam Park – 501 West Commerce

Smith Playground – 1301 Buena Vista

Garcia Park– 1200 N. Frio

Martinez, Patrolman Guadalupe Park – 201 Merida

San Fernando Park– 319 West Travis

Emergency Services

Due to its central location to Downtown San Antonio, the Westside TIRZ is currently covered adequately by Emergency Services. There are six Fire Stations covering the Westside TIRZ: Fire Station (FS) #1, at 801 E Houston St., FS #7 at 1414 S St Mary’s, FS #8 at 619 S Hamilton, FS #11 at 610 S Frio, FS #13 at 3203 S Presa and FS #16 at 2110 Nogalitos St. All Fire Stations are either in the TIRZ Boundary or within ¾ of a mile from the Service Area.

Westside is covered under the Central Patrol District of the San Antonio Police Department and has the Central Substation and Police Headquarters within the TIRZ boundaries. The Police Headquarters built at Cesar E. Chavez and Santa Rosa is also in the TIRZ Boundary.
In addition to Fire and Police, there are five hospitals in the TIRZ Boundary or within a ½ mile of Westside including; the Nix Medical Center, the Baptist Medical Center, Metropolitan Methodist Hospital, Santa Rosa Hospital and the Downtown University Health Center.

**Neighborhood & Community Plans**

The purpose of Neighborhood and Community Plans is to identify proposed land uses, potential housing development areas, transportation systems, economic development initiatives, urban design guidelines, as well as pedestrian and open space connections. In developing the plan, stakeholders and the general community participated in a community-based process to identify a vision for the respective communities.

The Neighborhood and Community Plans listed within this plan are a component of the City's Comprehensive Plan. The plan is a guide to development and can be used when reviewing zoning and development proposals as well as when considering policy development and public capital projects.

The Plans in the Westside TIRZ Boundary are:

- Downtown Neighborhood Plan
- Guadalupe Westside Neighborhood Plan
- Nogalitos / South Zarzamora Community Plan
- South Central San Antonio Community Plan

**Westside Reinvestment Plan**

The purpose of the Westside Reinvestment Plan is to assemble reinvestment strategies from the existing Neighborhood and Community Plans that fall in the TIRZ Boundary. The information was gathered utilizing public involvement.

**Relocation of Displaced Persons**

Implementation of the Project Plan does not require the Developer or any other agency or participating taxing entity to relocate or find housing for any current residents due to their displacement under the plan.

**Historic Use**

**Cattleman Square Historic District**

The Cattleman Square Historic District is a small collection of streets on the west side of IH-35 immediately west of downtown. The buildings within the district include a variety of late 19th and early 20th century commercial and industrial structures. The Cattleman Square Historic District is roughly bounded by Travis and Martin Streets to the north, Buena Vista and Commerce Streets to the south, Pecos La Trinidad (IH-35) to the east, and the railroad tracks to the west. Cattleman Square was designated a local historic district in 1985.

In 1881, four years after the first rail line was extended to San Antonio, the International and Great Northern Railroad (I&GN) opened its line from St. Louis to San Antonio. The
first I&GN depot was constructed shortly thereafter at West Houston Street in what is today within the historic district boundary. The expansion of the railroad to this community led to a flurry of real estate activity in the area, including a mix of new residential, industrial, and commercial buildings.

One of the most significant buildings within the district is the former **I&GN Railroad Passenger Station** at 123 N. Medina. The I&GN Railroad Passenger Station, later known as the Missouri Pacific Station, was designed in 1907 by architect Harvey L. Page. The majestic building is of steel frame construction in the plan of a Greek cross, with tan brick cladding, a central dome, bell towers, mission-style parapets, stained glass windows, and barrel vaults on the interior. The lantern over the dome features a bronze Indian figure. It is one of two remaining railroad stations in San Antonio, along with the Southern Pacific Depot or Sunset Station on the city’s east side. The station was built to replace the earlier wood-frame I&GN depot constructed in the late nineteenth century on W. Houston Street. The railroad eventually linked Austin to Laredo, providing a route into Mexico. The depot closed in 1979 but has since been restored and is utilized as a banking facility by Generations Federal Credit Union.

Another building of note within Cattleman Square is the former **I&GN Hotel (Heimann Building)** at 118 N. Medina. The three-story brick building was constructed in 1909 by noted San Antonio architect Atlee B. Ayres. Located across the street from the railroad station, the building was owned by businessman Silva Heimann and housed the International and Great Northern Hotel on the second and third floors. The intersection of Medina and Houston Streets was one of the busiest in the city with commercial and transportation activity. The area deteriorated after World War II, with many buildings demolished for construction of the interstate. In the 1970s, the Heimann Building reportedly had a cameo role in the movie “The Getaway” with Steve McQueen. The building remained mostly vacant until 2000 when it was rehabilitated for the national headquarters of Avance, a non-profit organization. Cattleman Square continues to boast a variety of late 19th and early 20th century commercial and industrial structures today.¹

**Main and Military Plaza Historic District**

A wide variety of architectural styles are represented in the Main and Military Plaza Historic District, covering a time span of over 200 years. This variety illustrates, through the built environment, San Antonio’s evolution from Spanish Presidio in the 18th century to 19th-century cow town, to solid commercial city center in the late 19th and early 20th centuries, giving the area an organic, eclectic flavor not found in many downtown areas of this size. The District has been the traditional hub of downtown San Antonio since the 18th century.

Military Plaza was first established in 1722 as a parade ground and market square for the Spanish soldiers garrisoned there. While this plaza is associated with early Spanish colonialism, due, in large part to the preservation of the 1749 Spanish Governor’s Palace, it evolved over the years from a community gathering place and market place into the seat of government for the city when the Italian Renaissance Revival style City Hall was built in 1888-91.


National Register Nomination: International & Great Northern Railroad Passenger Station, 1975. Available at: http://atlas.thc.state.tx.us/.
Main Plaza was the site of the first authorized Texas City when it was established as the market square for the Canary Island fundadores of San Antonio March 9, 1731. These early settlers built small, primitive jacal, palisado, or caliche block residences around the square, with their village church (now San Fernando Cathedral) and the Casas Reales (now 114 E. Main Plaza), their seat of government, as their focal points. A local government structure still shares the architectural focus of Main Plaza with the Cathedral, in the form of the 1882 Romanesque Revival style County Courthouse.

Through the 18th and 19th centuries, the two plazas have been the scene of everyday business and social events, as well as many skirmishes and battles, with the architecture changing to late 19th and early 20th century commercial and governmental structures as these functions became more important to the area. Many of these structures and facade rows remain today, with commerce, banking, government and the historic ambiance of the area combining to make the plazas popular with natives and tourists alike.

**Mission Historic District**

The boundaries of the Mission Historic District were designed primarily to include the lower four missions in the San Antonio area (Listed from north to south: Concepcion, San Jose, San Juan Capistrano, and Espada), their acequias and fields, and secondarily the significant preserved historic and prehistoric sites in the area. These boundaries represent an area less impacted than most areas of San Antonio by urban development.

The area designated as the Mission Historic District, located along the San Antonio River in the south section of the city, originally attracted both prehistoric Indian and historic Spanish and Anglo populations because of the prevalence of unique natural resources. The abundant water, game, and other natural foods seem to have provided prehistoric Indians with an ample non-agricultural subsistence type of lifestyle based upon hunting, gathering, and fishing. The arrival of the Spanish missionaries brought primarily agricultural exploitation of this area by means of the acequia systems. After the establishment of the Spanish Missions, the area was similarly utilized for agricultural purposes as well as local industries; this trend continued well into the twentieth century.

The growth and expansion of the City of San Antonio, primarily since the 1930s, has transformed much of this area into an urban or suburban environment. The southern portion of this area, roughly between Mission San Juan and Mission Espada, can be characterized as an open-space, rural environment, with some agriculture still being practiced through use of the San Juan and Espada acequias. The remaining historic district area is interspersed with public and institutional land uses among residential, industrial, commercial, and historic areas through which the San Antonio River passes.

**River Improvement Overlay**

Apart from landmarked historic resources within the Westside district, the TIRZ Boundary also falls within River Improvement Overlay (RIO) District 4 at IH 10 and Roosevelt. RIO is a zoning overlay. Its purpose is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and

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http://www.sanantonio.gov/historic/Districts/Main_Military_Plaza.aspx

destinations. The districts cover a total of six geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the Southern City Limits. The RIO design objectives were developed through an intensive public input process and were adopted as part of the enabling ordinance approved by City Council on February 21, 2002.

RIO-4

Extending from West Cesar E. Chavez Boulevard south to Mission Road, RIO-4 meanders along the Arsenal, through the King William Historic District, and south through a portion of the Mission Historic District.

The design objectives for RIO-4 are:

- Encourage urban quality mixed-use development;
- Preserve and enhance the historic character as well as emphasize the street scene;
- Construct new development that complements the nearby historic King William area but does not mimic its style; and
- Encourage new development in clustered nodes.

Project Information

Other Economic Development Tools in Use

Chapter 380 of the Local Government Code

380 Economic Development Grant and Loan Agreements, are authorized under Chapter 380 of the Local Government Code. Under the statute, "the governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality."

Statute enables the TIRZ and the City to provide incentives to many of the following economic development projects by allowing the repayment of future tax revenue generated by the projects over a set period of time, typically 10 - 15 years. By using this tool, the TIRZ Board is able to incentivize projects with the future tax increment generated by those projects.

Center City Housing Incentive Policy (CCHIP)

On June 21st, 2012, City Council adopted the Center City Housing Incentive Policy which provides greater incentives to housing projects within the targeted growth areas identified in the Downtown Strategic Framework Plan and prioritizes the urban core. The Policy established an as-of-right housing incentive system for housing in the Center City. It was re-evaluated for extension after four (4) years with changes approved by City Council on June 16, 2016. The revised policy expires June 30, 2018.

A key component of the CCHIP provides Real Property Tax Reimbursement Grants to multi-family rental or for sale projects within the area. The City’s real property tax increment generated as a result of the Project is the funding source of the Grant.
The Grant will be disbursed over a 10 or 15 year period which is determined by the location of the Project or the type of project. The current version is approved by the Westside TIRZ Board on December 12, 2016.

**Proposed Changes to Municipal Ordinances**

There are no proposed changes identified to be made to Municipal Ordinances regarding the Westside TIRZ at the time of approval of this Project Plan. Potential future changes will likely involve zoning changes to accommodate proposed projects that favorably impact strategic goals of the Westside TIRZ.

**Estimated Non-Project Costs**

Annual Administrative Fees are the only estimated Non-Project Costs identified for the Westside TIRZ.

**Projects Approved by the TIRZ Board for Funding**

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Note: * Denotes a CCHIP Project.

**Financial Information**

The City and TIRZ Board may enter into development agreements with various entities that will participate in the development of the Westside TIRZ. Developers will be required to submit an application to demonstrate experience in the construction of major projects, financial capability, and must provide performance and payment bonds in connection with public infrastructure improvements associated with the development projects.
**Order or Priority of Payment**

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment:

a. Reimburse eligible startup Administrative Costs;
b. To pay all other ongoing Administrative Costs to the Participating Taxing;
c. To reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in any Development Agreements (if any); and
d. To reimburse the developer(s), if any, and/or the City for public improvements, as provided in the Final Project and Finance Plans. These costs will be financed/reimbursed to the extent that funds in the Tax Increment Fund are available for these purposes.

For specific requirements for any project within the TIRZ, refer to the legal documents applicable to the project in concern. No reimbursements will be paid from the TIF Fund to any party of a Development Agreement for its financial or legal services in any dispute arising under that Development Agreement.
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<td>C. MAXIMUM CITY PARTICIPATION</td>
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<td>D. LOCAL GOVERNMENT CORPORATIONS (LGC) AND OTHER POLITICAL SUBDIVISIONS</td>
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<td><strong>3. CITY-INITIATED TAX INCREMENT REINVESTMENT ZONES</strong></td>
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<td>C. AGREEMENTS</td>
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<td>Section</td>
<td>Page</td>
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<td>-----------------------------------------------------------------------</td>
<td>------</td>
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<td>Appendix I: Applicant’s Sworn Acknowledgement of General Requirements</td>
<td>52</td>
</tr>
</tbody>
</table>
4. **Petition-driven Tax Increment Reinvestment Zones**

Petition-driven TIRZ allow property owners, residents, and project developers to contract with the City to bring high-quality development/redevelopment to areas that have not seen any significant development in recent history. The City issues an annual call for TIF petitions. Petitions are submitted by the property owners whose ownership constitutes at least 50 percent of the appraised value of the property in the proposed TIRZ, according to the most recent certified appraisal roll. To be considered for TIF, at least 20% of the proposed units must be affordable as defined by the City (see full definition in Appendix A). Any subsequent changes to the City's definition of affordable housing immediately apply to the requirements of the TIF Manual. The petition-driven TIRZ process includes the steps outlined in Section A through G below.

### A. Pre-petition Meetings

A petitioner or developer considering the submission of a petition may request a meeting with the Housing and Neighborhood Services Department TIF Unit at any time. The meeting fee is $75.00 per hour per City employee requested to be present. All meetings must be scheduled through the Housing and Neighborhood Services Department TIF Unit.

### B. Call for Petitions

Petitioners must respond to the call for petitions by the announced deadline with a completed application and a fee of $40,000.00. The fee finances staff implementation of complete applications through Designation, including review of economic feasibility analysis and need for public assistance pro-forma, public presentations, meetings, negotiation of Project and Financing Plans, and any other elements described in the call for petitions. Applications must include a TIF petition as required by the TIF Act plus any additional information detailed in the call for petitions and in this TIF Manual. City staff reviews complete applications pursuant to the requirements posted in the call for petitions; applications missing information are deemed nonresponsive, are not evaluated, and the $40,000.00 fee is returned.
CONCERTED REVITALIZATION PLAN
TARGET AREA (WESTSIDE TIRZ)
CONCERTED REVITALIZATION EVIDENCE OF FUNDING (WESTSIDE TIRZ)
CITY OF SAN ANTONIO, TEXAS

Westside
Tax Increment Reinvestment Zone
Number Thirty

Participation Levels:
City 90%

Finance Plan

Preliminary: December 11, 2008
Final: January 19, 2017
Westside
Tax Increment Reinvestment Zone #30 - Finance Plan

Introduction

The Westside Tax Increment Reinvestment Zone (“TIRZ”) consists of approximately 1,043.79 parcel acres after the boundaries amendment authorized by the Ordinance No. 2015-06-04-0489. The zone is located in the San Antonio Independent School District. The Tax Year 2008 assessed value was $537,037,938.00. The projected captured taxable value for Tax Year 2031 is $657,655,497.00 net of exemptions. The total public infrastructure associated with the proposed developments will be determined by the TIRZ Board. The term of the zone is projected to be 23.82 years with the TIRZ being in existence through Fiscal Year 2032.

Chapter 380 Economic Development Grant (380) Agreement(s) and Center City Housing Incentive Policy (CCHIP) Agreement(s)

The City has entered into one (1) 380 Agreement and eight (8) CCHIP Agreements for the benefit of the TIRZ. A complete list is on the Sources and Uses sheet. The City has agreed to reimburse those developers approximately, but not limited to, $10,744,164.40 which will be paid exclusively from the City’s tax increment applicable to the TIRZ.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, utilities, parks, sidewalks, streetscape enhancements, and other public improvements that are outlined in the Project and Finance Plans approved by the TIRZ Board and City Council.

As of the time of this plan update no public infrastructure improvements projects have been determined.

Finance Plan

Captured values that would be taxed to produce revenues to pay for the obligation of 380 Agreement(s), CCHIP Agreement(s), and the capital costs of the public infrastructure improvements commence in Tax Year 2009 collections commenced in Tax Year 2009 (Fiscal Year 2010). Captured values grow from $10,410,663.00 in Tax Year 2009 to an estimate of $657,655,497.00 in Tax Year 2031.

The City is currently the only participating taxing entity; with the City’s current tax rate per $100 valuation is $0.558270 at 90% participation level. This produced annual revenues of $48,332.80 in Fiscal Year 2010 and is expected to grow to an estimate of $3,238,257.13 in Fiscal Year 2032. A 3.25% growth factor after build out is assumed.
Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs; (ii) to reimburse all other ongoing Administrative Costs; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in any Development Agreements (if any); and (iv) to reimburse the Developer(s), if any, and/or the City for public improvements, as provided in the Project and Finance Plans. These costs will be financed/reimbursed to the extent that funds in the Tax Increment Fund are available for these purposes.

TIRZ collections for this project shall not extend beyond September 30, 2032 and may be terminated earlier.

<table>
<thead>
<tr>
<th>Participating Taxing Entities</th>
<th>Maximum Dollar Contribution</th>
<th>Maximum Length of Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of San Antonio</td>
<td>N/A *</td>
<td>September 30, 2032</td>
</tr>
</tbody>
</table>

* Westside TIRZ is a City Initiated TIRZ, and therefore doesn’t have a Maximum Dollar Contribution.

**Limited Obligation of the City**

The City shall have a limited obligation to impose and collect taxes, and deposit such tax receipts into the Westside TIRZ fund so long as the project is viable and capital costs incurred by the City and/or a Developer (if any) have not been fully paid. The Westside TIRZ collections for this project shall not extend beyond September 30, 2032, and may be terminated prior to September 30, 2032.

Any costs incurred by a Developer (if any) are not and shall never in any event become general obligations or debt of the City. The public improvement infrastructure costs incurred by a Developer shall be paid solely from the Westside TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, any political corporation, subdivision, or agency of the State.
Westside Finance Plan January 2017

Westside  
Tax Increment Reinvestment Zone #30  
Summary Fact Sheet

<table>
<thead>
<tr>
<th>Plan of Finance</th>
<th>Site Area</th>
<th>Preliminary Finance Plan - FY 2008</th>
<th>Final Finance Plan - FY 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,531 Acres</td>
<td>$537,037,938</td>
<td>$537,037,938</td>
</tr>
<tr>
<td>Beginning Assessed Value (2008) In City¹</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assumptions:</td>
<td>1,043.79 Parcel Acres</td>
<td>$517,057,086</td>
<td>$657,655,497</td>
</tr>
<tr>
<td>Projected Captured Value</td>
<td></td>
<td>2.00%</td>
<td>3.25%</td>
</tr>
<tr>
<td>Assessed Value Growth Factor</td>
<td></td>
<td>90.00%</td>
<td>90.00%</td>
</tr>
<tr>
<td>Participation Level</td>
<td></td>
<td>97.50%</td>
<td>98.00%</td>
</tr>
<tr>
<td>Collection Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Total Tax Increments Revenues</td>
<td></td>
<td>$35,276,044</td>
<td>$34,473,680</td>
</tr>
<tr>
<td>Estimated TIF Life²</td>
<td></td>
<td>24.82 Years</td>
<td>23.82 Years</td>
</tr>
<tr>
<td></td>
<td>(12/11/2008 to 9/30/2033)</td>
<td></td>
<td>(12/11/2008 to 9/30/2032)</td>
</tr>
</tbody>
</table>

¹ 2008 Preliminary Finance Plan stated the Beginning Assessed Value ($609,671,319) as the Base Value. After verification from City's Tax Assessor/Administrator the Beginning Assessed Value has been updated to $537,037,938.

² Ordinance No. 2008-12-11-1173 stated TIRZ termination date as September 30, 2032.
## Sources of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Increments Revenues</td>
<td>$34,473,679.91</td>
</tr>
<tr>
<td>Interest Earned in TIF Fund</td>
<td>$4,179.62</td>
</tr>
<tr>
<td>Developer(s) Contribution</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Sources of Funds**: $34,477,859.53

## Uses of Funds

### Finished / Closed / Terminated / Fully Paid Projects:
- **CCHIP / El Paso**: $-

### Ongoing / Not Fully Paid Projects:
- **CH380 / Iron & Steel Lofts**: $719,962.00
- **CCHIP / Cevallos Urban**: $141,660.00
- **CCHIP / Peanut Factory**: $1,041,449.00
- **CCHIP / Southtown Flats**: $2,758,869.00
- **CCHIP / The Vitre**: $2,062,337.00
- **CCHIP / Lone Star Urban**: $235,420.00
- **CCHIP / Clay Street Homes**: $583,409.00
- **CCHIP / 1334 S. Flores**: $3,894,053.00

Less: estimated payment beyond TIRZ Term Date (FY 2033 ~ FY 2035) (778,810.60)

**Tax rebates sub-total**: $10,744,164.40

---

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Infrastructure Expenses</strong></td>
<td>$10,744,164.40</td>
</tr>
<tr>
<td><strong>Total Admin. Expenses</strong></td>
<td>$2,197,855.00</td>
</tr>
<tr>
<td><strong>Total Amendment Fees</strong></td>
<td>$100,000.00</td>
</tr>
<tr>
<td><strong>Total Other Infrastructure Project Expenses</strong></td>
<td>$21,435,840.13</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$34,477,859.53</td>
</tr>
<tr>
<td><strong>Project Financing Surplus (Shortage)</strong></td>
<td>$-</td>
</tr>
</tbody>
</table>

---

1. El Paso CCHIP Agreement was terminated on May 2014.
2. Iron and Steel Lofts future reimbursement is pending due to uncertainty within the Agreement.
Westside
Tax Increment Reinvestment Zone 390

Revenues

| Year          | City of San Antonio | Total Fiscal Year-End Tax Assessed Value | Total Year-End Taxable Assessed Value | Tax Increment Increment Zone 390
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$537,037,938.00</td>
<td>$537,037,938.00</td>
<td>$537,037,938.00</td>
<td>$537,037,938.00</td>
</tr>
<tr>
<td>2009</td>
<td>13,11,821.00</td>
<td>18,958,700.00</td>
<td>53,374,720.00</td>
<td>622,483,449.00</td>
</tr>
<tr>
<td>2010</td>
<td>17,163,270.00</td>
<td>(22,359,515.00)</td>
<td>617,267,600</td>
<td>682,730,846.00</td>
</tr>
<tr>
<td>2011</td>
<td>-</td>
<td>(144,224,906.00)</td>
<td>503,042,690</td>
<td>2009</td>
</tr>
<tr>
<td>2012</td>
<td>23,855,800.00</td>
<td>26,038,681.00</td>
<td>552,916,959.00</td>
<td>2010</td>
</tr>
<tr>
<td>2013</td>
<td>6,264,730.00</td>
<td>123,549,157.00</td>
<td>1,006,749,219.00</td>
<td>2011</td>
</tr>
<tr>
<td>2014</td>
<td>-</td>
<td>91,511,900.00</td>
<td>391,365,478.00</td>
<td>2012</td>
</tr>
<tr>
<td>2015</td>
<td>7,670,174.00</td>
<td>249,700,007.00</td>
<td>391,365,478.00</td>
<td>2013</td>
</tr>
<tr>
<td>2016</td>
<td>48,970,766.00</td>
<td>23,624,687.00</td>
<td>391,365,478.00</td>
<td>2014</td>
</tr>
<tr>
<td>2017</td>
<td>799,508,920.00</td>
<td>90,364,000.00</td>
<td>391,365,478.00</td>
<td>2015</td>
</tr>
<tr>
<td>2018</td>
<td>-</td>
<td>983,955,296.00</td>
<td>391,365,478.00</td>
<td>2016</td>
</tr>
<tr>
<td>2019</td>
<td>-</td>
<td>932,659,091.00</td>
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<td>2017</td>
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<tr>
<td>2020</td>
<td>-</td>
<td>1,006,749,219.00</td>
<td>1,006,749,219.00</td>
<td>2018</td>
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<tr>
<td>2021</td>
<td>-</td>
<td>1,039,488,569.00</td>
<td>1,039,488,569.00</td>
<td>2019</td>
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<td>2022</td>
<td>-</td>
<td>1,073,251,297.00</td>
<td>1,073,251,297.00</td>
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<td>2023</td>
<td>-</td>
<td>1,108,131,984.00</td>
<td>1,108,131,984.00</td>
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<td>1,181,311,964.00</td>
<td>1,181,311,964.00</td>
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<td>2026</td>
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<td>1,219,724,264.00</td>
<td>1,219,724,264.00</td>
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<tr>
<td>2027</td>
<td>-</td>
<td>1,259,365,305.00</td>
<td>1,259,365,305.00</td>
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<td>2028</td>
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<td>1,300,264,675.00</td>
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<tr>
<td>2029</td>
<td>-</td>
<td>1,342,554,252.00</td>
<td>1,342,554,252.00</td>
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<tr>
<td>2030</td>
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<td>1,386,137,265.00</td>
<td>1,386,137,265.00</td>
<td>2028</td>
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</tbody>
</table>

Existing Annual Value Growth Factors 3.25%
Participation Level 90%

Years Thereafter -
Tax Rate Growth Factor 0.00%

Combined Compound Growth Rate 3.25%
Tax Rate Collection Factor 99.00%

12018 Preliminary Finance Plan stated the Beginning Assessed Value ($609,671,319) as the Base Value. After verification from City's Tax Assessor/Administrator the Beginning Assessed Value has been updated to $537,037,938.

1 Base Taxable Value changed due to a correction to the original 2008 calculation of base value.

2 Base Taxable Value changed due to removal of the 2008 base value of 27 parcels in the 2015 boundary change.
Westside
Tax Increment Reinvestment Zone #30
Reimbursements

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Actual Revenue</th>
<th>Projected Revenue</th>
<th>Cumulative Tax Increment Reimbursements</th>
<th>Actual TIF Fund Interest Earned</th>
<th>Projected TIF Fund Interest Earned</th>
<th>Actual Administrative Expenses</th>
<th>Projected Administrative Expenses</th>
<th>Actual Amendment Fees</th>
<th>Projected Amendment Fees</th>
<th>Actual Reimbursements</th>
<th>Projected Reimbursements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$48,332.80</td>
<td>$48,332.80</td>
<td>$1,946,287.20</td>
<td>$1,413.5%</td>
<td>$573.65</td>
<td>$-108,238.74</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2009</td>
<td>$132,880.57</td>
<td>$-</td>
<td>$1,735.93</td>
<td>$2,443.69</td>
<td>-$322,855.00</td>
<td>$1,875,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2010</td>
<td>$91,115.80</td>
<td>$-</td>
<td>$1,667.41</td>
<td>$71.28</td>
<td>$-92,000.00</td>
<td>$-122,616.26</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2011</td>
<td>$50,551.61</td>
<td>$-</td>
<td>$1,61.23</td>
<td>$180.30</td>
<td>$-122,616.26</td>
<td>$-120,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2012</td>
<td>$50,551.61</td>
<td>$-</td>
<td>$1,838%</td>
<td>$211.93</td>
<td>$-122,616.26</td>
<td>$-120,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2013</td>
<td>$141,667.41</td>
<td>$-</td>
<td>$1,555%</td>
<td>$151.23</td>
<td>$-122,616.26</td>
<td>$-120,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2014</td>
<td>$274,547.98</td>
<td>$-</td>
<td>$1,230.30</td>
<td>$71.28</td>
<td>$92,000.00</td>
<td>$-120,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>2015</td>
<td>$747,998.06</td>
<td>$-</td>
<td>$4,571%</td>
<td>$573.65</td>
<td>$108,238.74</td>
<td>$-120,000.00</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
</tbody>
</table>

1 The City's Start-up and Fiscal Year 2010 - Fiscal Year 2016 annual Administrative Expenses were based on 2008 Preliminary Finance Plan. The annual Administrative Expenses for Fiscal Year 2017 will be increased to $75,000, and for Fiscal Year 2018 - 2032 will be increased to $120,000 upon the TIRZ Board's and City Council's approval.

2 Amendment Fees for FY 2008 and FY 2015. The transfer of these fees are in accordance with the provisions set forth in the 2008 Tax Increment Financing Program Policy and Implementation Manual.

3 El Paso CCHIP Agreement was terminated in May 2014.

4 Iron and Steel Lofts future reimbursement is pending due to uncertainty within the Agreement.

5 Any amount not spent on Eligible Expenses will remain in the fund balance.
<table>
<thead>
<tr>
<th>Tax Reimbursements</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Year</td>
<td>Actual</td>
<td>Projected</td>
<td>Actual</td>
<td>Projected</td>
<td>Actual</td>
<td>Projected</td>
<td>Actual</td>
<td>Projected</td>
<td>Actual</td>
<td>Projected</td>
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$36,969.37  $(682,992.63)  $-  $(141,660.00)  $-  $(1,041,449.00)  $-  $(2,758,869.00)  $-  $(2,062,337.00)  $-  $(235,420.00)
### Westside

**Tax Increment Reinvestment Zone #30**

#### Reimbursements

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<tr>
<th>Year</th>
<th>Clay Street Homes</th>
<th>1334 S. Flores</th>
<th>Guadalupe + Flores</th>
<th>Other Eligible</th>
<th>Reimbursements</th>
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<th>Fiscal Year Balance</th>
<th>Fiscal Year Balance</th>
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$ - $ (583,409.00) $ - $ (3,115,242.40) $ - $ (85,816.00) $ (21,435,840.13) $ -
## Westside
### Tax Increment Reinvestment Zone #30
#### Participation

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<th>Entity</th>
<th>Tax Rate</th>
<th>Level of Participation</th>
<th>Tax Rate Based on Participation</th>
<th>% of Project</th>
<th>Tax Increments Revenues ¹</th>
<th>TIF Expenses</th>
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</thead>
<tbody>
<tr>
<td>City of San Antonio</td>
<td>$ 0.558270</td>
<td>90% $</td>
<td>0.502443</td>
<td>100.00%</td>
<td>$ 34,473,679.91</td>
<td>$ 34,477,860.00</td>
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<tr>
<td>Total</td>
<td>$ 0.558270</td>
<td>90% $</td>
<td>0.502443</td>
<td>100.00%</td>
<td>$ 34,473,679.91</td>
<td>$ 34,477,860.00</td>
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¹ Tax Increments Revenues exclude Interest Earned in TIF Fund.

#### Collections

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<tr>
<th>Taxing Entity</th>
<th>Maximum Length of Contribution</th>
<th>Maximum Dollar Contribution ¹</th>
<th>Tax Increments Revenues Collected ²</th>
<th>Remaining/ (Refund)</th>
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<td>City of San Antonio</td>
<td>September 30, 2032</td>
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¹ Westside TIRZ is a City Initiated TIRZ, and therefore does not have a Maximum Dollar Contribution.

² Tax Increments Revenues exclude Interest Earned in TIF Fund.
## Westside
### Tax Increment Reinvestment Zone #30
#### New Values

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<th>Tax Year</th>
<th>Judson Candy Lofts</th>
<th>First National Bank</th>
<th>Walgreens</th>
<th>Bill Millers</th>
<th>Cevallos NRP</th>
<th>Lone Star Urban</th>
<th>Artisan at San Pedro</th>
<th>Peanut Factory</th>
<th>Iron &amp; Steel Lofts</th>
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### Tax Increment Reinvestment Zone #30
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CONCERTED REVITALIZATION RESOLUTIONS ADOPTING (WESTSIDE TIRZ)
AN ORDINANCE 2008-12-11-1173

DESIGNATING THE WESTSIDE TIRZ, A CITY-INITIATED TAX INCREMENT REINVESTMENT ZONE NAMED "REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS", LOCATED IN COUNCIL DISTRICTS 1 AND 5, INCLUDING 1531 ACRES BOUNDED GENERALLY BY MARTIN ST. TO THE NORTH, HWY 90 TO THE SOUTH, SEVERAL BLOCKS WEST OF ZARZAMORA TO THE WEST, AND HWY 281 TO THE EAST.

* * * * *

WHEREAS, tax increment financing is an economic development tool authorized by the Tax Increment Financing Act, Texas Tax Code, Chapter 311; and

WHEREAS, since 1998, the City of San Antonio has developed and adopted the guidelines for the City’s use of Tax Increment Financing in accordance with the requirements of the TIF Act. On October 16, 2008 by Ordinance No. 2008-10-16-0933, the City adopted the 2008 Tax Increment Financing Program Policy and Implementation Manual; and

WHEREAS, City-initiated TIRZ are designed to assist revitalization and reinvestment initiatives to achieve the goals of existing City programs and City-adopted plans, by using a comprehensive Reinvestment Plan to coordinate development incentives and set development standards that encourage long-term, high quality investment; and

WHEREAS, on October 16, 2008, the City Council also adopted Resolution No. 2008-10-16-0054R, expressing its intent to consider the creation of the proposed TIRZ, and authorizing City staff to: (i) deliver notice of said intention to the government bodies of each taxing unit that levies real property taxes in the proposed TIRZ, including in the notice a description of the TIRZ, the tentative plans for its development, and the estimated impact of the TIRZ on property values and tax revenues; (ii) set a date for and publish notice of a public hearing; (iii) make presentations to each taxing unit; (iv) request that each taxing unit appoint a representative to meet with City officials; and (v) to call meetings regarding the TIRZ; and

WHEREAS, on October 17, 2008, the City sent a written notice to the governing body of each taxing unit that levies real property taxes in the proposed TIRZ, including San Antonio ISD, of the City’s intent to consider establishing the TIRZ; and

WHEREAS, City staff confirmed the area’s eligibility for TIF based on the scoreboard within the 2008 TIF Manual; identified the area’s reinvestment needs; confirmed compatibility with the City policy goals outlined in the following plans: South Central Neighborhood Plan, Nogalitos Neighborhood Plan, and Guadalupe Westside Neighborhood Plan; and examined the TIRZ development objectives; and

WHEREAS, in accordance with the effective TIF Manual, the scoreboard delineates the maximum possible term of the TIRZ as 25 years; and
WHEREAS, City staff made a statutory presentation on the matter to Bexar County on November 19, 2008 and conducted a public meeting on the matter on December 2, 2008; and

WHEREAS, any public improvements within the TIRZ to be reimbursed with TIF funds must comply with all of the 2008 TIF Manual, including but not limited to competitive bidding, payment of prevailing wages, universal design requirements and payment and performance bonds as set out in Chapter 2253 of the Texas Government Code; and

WHEREAS, if homes constructed in the Project are found not to be constructed in compliance with the Universal Design Policy of the City, the City, pursuant to a pending Development Agreement, may undertake various options, including but not limited to terminating the TIRZ, or removing the non-compliant parcels and their tax accounts from the boundaries of the TIRZ and the list of accounts generating revenue for the TIF fund, which will then require an amendment to the Final Financing Plan; and

WHEREAS, the proposed public improvements and project costs eligible for reimbursement from the TIF fund for the Project include streets, sidewalks, streetscape, drainage, water, sewer for approximately 3.7 million square feet of commercial, office, residential, parking, and hotel facilities; and

WHEREAS, pursuant to the TIF Act, the City may designate a contiguous geographical area within the City as a TIRZ if the City Council finds that the area satisfies the requirements of the TIF Act; and

WHEREAS, City staff has (i) prepared a Preliminary Reinvestment Zone Financing Plan for the same TIRZ subject property but for a 25-year term and with a maximum participation rate of 90% of the City’s tax increment and (ii) distributed a copy of the Preliminary Plan to the governing body of each taxing unit that levies taxes on real property in the proposed TIRZ; and

WHEREAS, the TIF Act requires that TIRZ must be numbered sequentially upon their creation; and

WHEREAS, staff recommends that this TIRZ be created for a 25-year term and with a maximum participation rate of 90% of the City’s tax increments; however, the City Council may reduce both the length of the term and the participation rate as the Financing and Project Plans are finalized; and

WHEREAS, this TIRZ designation does not financially obligate the City or other taxing entities, such obligations shall be contained in Development and Interlocal Agreements yet to be negotiated; and

WHEREAS, any future developer recognizes that there is no guarantee that the value of property in the TIRZ will increase, that any increases in value are dependant upon many factors which are not within the City’s control, and that there is no guarantee of any tax increment, as that term is defined in the TIF Act; and
WHEREAS, the meeting at which this Ordinance was passed was open to the public and public notice of the time, place and purpose of said meeting was given all as required by Chapter 551, Texas Government Code; NOW THEREFORE:

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

SECTION 1. DESIGNATING THE AREA AS A TAX INCREMENT REINVESTMENT ZONE. The area located in City Council Districts 1 and 5, commonly referred to as the “Westside Project”, consists of property located west of the central business district along: portions of area west of Flores Street and IH 35, portions extending east of Flores Street traversing along Peden Alley and Clay Street to Probandt and IH 10, portions extending from Martin Street to the north traversing Salado to the west then following Commerce to the north, Brazos and San Jacinto to the west with three areas extending out to Zarzamora traversing along Commerce, Montezuma, and Saltillo separately, and Ceralvo and Pendleton to the south with the boundaries as more specifically described in Section 2 below, and officially assigned the name in Section 5 below, is designated a Tax Increment Reinvestment Zone.

SECTION 2. DESCRIPTION OF THE BOUNDARIES OF THE TIRZ. Attached as Exhibit “A”, incorporated by reference for all purposes is a description of the boundaries of the TIRZ, which consists of approximately 1,531 acres of real property.

SECTION 3. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE TIRZ. There is created a Board of Directors consisting of five (5) members, with all the rights, powers, and duties as provided by the TIF Act to such Boards or by action of the City Council.

SECTION 4. EFFECTIVE DATE AND TERMINATION DATE OF THE TIRZ. In compliance with the TIF Act, the TIRZ shall take effect immediately upon passage of this Ordinance and continue until its termination date of September 30, 2032, unless otherwise terminated earlier as a result of breach of a development agreement, payment in full of all project costs approved in the first Final Project Plan, or as authorized or permitted by law.

The City acknowledges and declares that this TIRZ may be dissolved at any time by the City should: (i) a developer fail to abide by the payment and performance bonds and Universal Design requirements listed above; (ii) no other taxing entity participates in the TIRZ, (iii) all other taxing entities withdraw participation; (iv) a final Development Agreement not be executed with a developer or Interlocal Agreements with participating taxing entities in order to leverage private assets to the City’s benefit; or (v) the Development or Interlocal Agreements fail for whatever reason.

SECTION 5. ASSIGNING A NAME TO THE TIRZ. The TIRZ is assigned the name of “REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS”.

SECTION 6. TAX INCREMENT BASE. The Tax Increment Base for the TIRZ is the total appraised value of all real property taxable by the City and located in the TIRZ, determined as of
January 1, 2008, the year in which the TIRZ was designated.

**SECTION 7. ESTABLISHMENT OF A TAX INCREMENT FUND.** There is created and established in the depository bank of the City, a fund to be called the "REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS TAX INCREMENT FUND". Money in the Tax Increment Fund, from whatever source, may be disbursed from the Tax Increment Fund, invested, and paid as permitted by the TIF Act or by agreements entered into pursuant to the TIF Act, or as otherwise authorized by law.

**SECTION 8. FINANCIAL IMPACT.** This ordinance has no financial impact in FY 2009.

**SECTION 9. FINDINGS.** The City finds and declares that: (a) improvements in the TIRZ will significantly enhance the value of all the taxable real property in the TIRZ and will be of general benefit to the municipality; and (b) the TIRZ area meets the requirements of §311.005 of the TIF Act, as the area within the TIRZ boundaries:

1. substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:
   a. a substantial number of substandard, slum, deteriorated or deteriorating structures;
   b. the predominance of defective or inadequate sidewalk or street layout;
   c. faulty layout in relation to size, adequacy, accessibility, or usefulness;
   d. unsanitary or unsafe conditions;
   e. the deterioration of site or other improvements;
   f. tax or special assessment delinquency exceeding the fair value of the land;
   g. defective or unusual conditions of title;
   h. conditions that endanger life or property by fire or other cause; or
   i. structures, other than single-family residential structures, less than 10 percent of the square footage of which has been used for commercial, industrial, or residential purposes during the preceding 12 years; or

2. is predominantly open, and because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and

The City, pursuant to the requirements of the TIF Act, further finds and declares that:

1. the proposed TIRZ is a contiguous geographical area located wholly within the corporate limits of the City of San Antonio;

2. the total appraised value of the taxable real property in the proposed TIRZ or in existing reinvestment zones, if any, does not exceed fifteen percent (15%) of the total
appraised value of the taxable real property in the City and in industrial districts
created by the City;

(3) the proposed TIRZ does not contain more than fifteen percent (15%) of the total
appraised value of the real property taxable by Bexar County or by the San Antonio
Independent School District; and

(4) development or redevelopment within the boundaries of the proposed TIRZ will not
occur solely through private investment in the reasonably foreseeable future.

SECTION 10. INCORPORATION OF RECITALS. The statements set forth in the recitals
of this Ordinance are true and correct, and are incorporated as part of this Ordinance.

SECTION 11. SEVERABILITY. If any provision of this Ordinance or the application of any
provision of this Ordinance to any circumstance shall be held to be invalid, the remainder of this
Ordinance and the application of the remainder of this Ordinance to other circumstances shall
nevertheless be valid, as if such invalid provision had never appeared in this Ordinance, and this
Ordinance would have been enacted by this City Council without such invalid provision.

SECTION 12. ORDINANCE EFFECTIVE DATE. This Ordinance shall become effective
immediately upon passage in accordance with §311.004(3) of the TIF Act.

PASSED AND APPROVED this 11th day of December, 2008.

Mayor

ATTEST: City Clerk

APPROVED AS TO FORM: City Attorney
Exhibit A
Boundaries of the Westside TIRZ
Legal Description
Approximately 1,531 Acres
AN ORDINANCE

AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS, KNOWN AS THE WESTSIDE TIRZ.

* * * * *

WHEREAS, tax increment financing is an economic development tool authorized by the Tax Increment Financing Act, Texas Tax Code, Chapter 311; and

WHEREAS, on October 16, 2008, the City Council adopted Resolution No. 2008-10-16-0054R, expressing its intent to consider the creation of the proposed Westside TIRZ; and

WHEREAS, pursuant to the TIF Act, the City may designate a contiguous geographical area within the City as a TIRZ if the City Council finds that the area satisfies the requirements of the TIF Act; and

WHEREAS, on December 11, 2008, the City Council through Ordinance No. 2008-12-11-1173 designated the Westside TIRZ, including 1,531 acres bounded generally by Martin Street to the north, Highway 90 to the south, several blocks west of Zarazamora to the west and Highway 281 to the east; and

WHEREAS, the TIRZ Board has since had a chance to examine the conditions within the Westside TIRZ and those areas adjacent to it, to consider what areas would actually contribute to the redevelopment of the TIRZ, and to verify that all statutory requirements are met; and

WHEREAS, the TIRZ Board at its meeting on November 3, 2009 amended the boundaries of the Westside TIRZ; and

WHEREAS, the amended boundary removes 37.57 residential acres at Laredo and Brazos, Guadalupe and Frio, and between Mission Road and Roosevelt with a 2008 certified value of $11,242,544 and also adds 48.47 acres with a 2009 certified value of $10,936,963 of commercial area along Flores Street to Lone Star and residential area along Clay Street, which will change the future tax increment generated within the Zone; and

WHEREAS, notice of the public hearing to consider these boundary amendments was posted in the Daily Commercial Recorder on December 3, 2009 in accordance with the requirements of Section 311.011(e) of the TIF Act; and

WHEREAS, the meeting at which this Ordinance was passed was open to the public and public notice of the time, place and purpose of said meeting was given all as required by Chapter 551, Texas Government Code; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:
SECTION 1. **BOUNDARIES OF THE WESTSIDE TIRZ.** The boundaries of Tax Increment Reinvestment Zone Number Thirty, City of San Antonio, Texas located in City Council Districts 1 and 5, known as the Westside TIRZ, are amended as shown by Exhibit 1, incorporated into this Ordinance for all purposes, and now contain approximately 1,542 acres of real property.

SECTION 2. **TAX INCREMENT BASE.** The Tax Increment Base for the TIRZ is the total appraised value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2008, the year in which the TIRZ was designated, for those parcels still within the original TIRZ boundaries or determined as of January 1, 2009 for those parcels added with this boundary amendment.

SECTION 3. **FINANCIAL IMPACT.** The financial impact to the City can not be calculated until the City’s participation rate is determined in the final Financing and Project Plans, both of which must be approved by City Council.

SECTION 4. **INCORPORATION OF RECITALS.** The statements set forth in the recitals of this Ordinance are true and correct, and are incorporated as part of this Ordinance.

SECTION 5. **SEVERABILITY.** If any provision of this Ordinance or the application of any provision of this Ordinance to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application of the remainder of this Ordinance to other circumstances shall nevertheless be valid, as if such invalid provision had never appeared in this Ordinance, and this Ordinance would have been enacted by this City Council without such invalid provision.

SECTION 6. **ORDINANCE EFFECTIVE DATE.** This Ordinance shall become effective immediately upon passage by eight (8) affirmative votes; otherwise, it shall be effective ten (10) days after its passage.

*PASSED AND APPROVED this 10th day of December, 2009.*

MAYOR

ATTEST: JULIAN CASTRO

APPROVED AS TO FORM: [signature]

City Attorney
Exhibit 1
Boundaries of the Amended Westside TIRZ
Approximately 1,542 Acres
AN ORDINANCE 2015-06-04-0489

AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER NINE, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE HOUSTON STREET TIRZ, AND TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE WESTSIDE TIRZ, AUTHORIZING CITY STAFF TO AMEND THE PROJECT AND FINANCE PLANS FOR TIRZ NUMBER NINE AND THIRTY AND APPOINTING THREE VACANCIES TO BE FILLED ON THE BOARD OF DIRECTORS FOR TIRZ NUMBER NINE.

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the “TIF Act”), the City Council in 1999 through Ordinance No. 90969 designated the Houston Street TIRZ and in 2008 through Ordinances No. 2008-12-11-1173 designated the Westside Tax Increment Reinvestment Zone (the “TIRZ”), both located within and near the central business district and City Council Districts 1 and 5; and

WHEREAS, on September 18, 2014 City Council through Ordinance No. 2014-09-18-0713 extended the term of the Houston Street TIRZ for an additional twenty years until September 30, 2034 and reduced the size of the Board of Directors from eleven to seven members of which three are to be appointed by City Council; and

WHEREAS, City Council seeks to appoint the Assistant City Manager over Center City Development and Operations Department (“CCDO”), the Director of the Finance Department and the Director of CCDO as ex-officio members of the Houston Street TIRZ Board; and

WHEREAS, the proposed boundary amendments will increase the size of the Houston Street TIRZ by adding parcels located primarily along North Main extending from Cesar Chavez to IH-35 and will encompass parts of the proposed San Pedro Creek project; and

WHEREAS, the western edge of the proposed new Houston Street boundary runs adjacent to the Westside TIRZ east of South Flores Street and will include 27 parcels that are currently within the boundary of the Westside TIRZ; and

WHEREAS, the proposed boundary amendments will add 260 parcels totaling 138.54 parcel acres to the Houston Street TIRZ and will decrease the size of the Westside TIRZ by removing 27 parcels totaling 10.12 parcel acres; and

WHEREAS, the proposed boundary amendments will facilitate the City’s economic development goals for the downtown area including development of the San Pedro Creek improvements by the Alameda Theater, redevelopment of City owned properties within each TIRZ, a public private partnership with the Weston Urban and Frost Bank that will result in a
consolidated administrative office tower for the City, 265 housing units in the central business
district, and construction of the first class A office tower in downtown San Antonio since 1989; and

WHEREAS, in order to facilitate the public private partnership with Weston Urban and Frost
Bank, several parcels will be removed from the Westside TIRZ to include but not limited to the
Alameda Theater and the Frost Motor Bank site; and

WHEREAS, the parcels being removed from the Westside TIRZ and included in the Houston
Street TIRZ will allow the City to utilize tax increment from the proposed new office tower on
Frost Motor Bank site to service debt associated with the acquisition and renovation of the
current Frost Bank Tower for City administrative offices and to allow Bexar County to utilize tax
increment to fund improvements to the Alameda Theatre and other proposed public
improvements; and

WHEREAS, the City seeks to amend the Houston Street and Westside TIRZ Project and
Finance Plans to include the proposed boundary changes, public improvements and projects
within the respective TIRZ; and

WHEREAS, the City now seeks to amend the boundaries of the Houston Street and Westside
TIRZ by removing parcels from the Westside TIRZ and adding them to the Houston Street
TIRZ, NOW THEREFORE:

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

SECTION 1. The boundaries of the Houston Street TIRZ, located in City Council District 1 are
amended by adding 260 parcels totaling 138.54 parcel acres for a new TIRZ boundary of 402
parcels totaling 179.74 parcel acres as shown in the attached Exhibit A: Map of the Houston
TIRZ.

SECTION 2. The boundaries of the Westside TIRZ, located in City Council Districts 1 and 5
are amended by reducing it by 27 parcels totaling 10.12 parcel acres for a new TIRZ boundary of
2097 parcels totaling 1043.79 parcels acres, as shown in the attached Exhibit B: Map of the
Westside TIRZ.

SECTION 3. The tax increment base for the properties being added to the Houston Street TIRZ
is the total appraised value of the real property taxable by the City and the County as of January
1, 2015, the year in which the properties are being added to the Houston Street TIRZ.

SECTION 4. The Assistant City Manager over CCDO, the Director of the Finance Department
and the Director of CCDO are appointed as ex-officio members of the Board of Directors of the
Houston Street TIRZ to serve for a term of two years.
SECTION 5. There is no fiscal impact by this proposed action. All projects supported by the Houston Street and Westside TIRZ will be funded with future and available tax increment generated within each respective TIRZ.

SECTION 6. City Council authorizes City staff to amend the Project and Finance Plans to include the proposed boundary changes and proposed projects within the Houston Street and Westside TIRZ. Once amended, the Project and Finance Plans will require final approval by City Council in accordance with the TIF Act.

SECTION 7. This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes of the City Council. If less than eight (8) affirmative votes are received, then this Ordinance shall be effective ten (10) days after passage.

PASSED AND APPROVED this 4th day of June, 2015.

Ivy R. Taylor
MAYOR
Ivy R. Taylor

ATTEST:
Leticia M. Vacek
City Clerk

APPROVED AS TO FORM:
Martha Sepeda
Acting City Attorney
Agenda Item: 19 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21A, 21B, 22A, 22B)

Date: 06/04/2015

Time: 09:47:28 AM

Vote Type: Motion to Approve

Description: An Ordinance amending the boundaries of the Tax Increment Reinvestment Zone #30 (Westside TIRZ) and the Tax Increment Reinvestment Zone #9 (Houston Street TIRZ); authorizing amendments to the Project and Finance Plans for each TIRZ; and filling three vacant seats on the Houston Street TIRZ Board of Directors. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Result: Passed

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<th>Group</th>
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<th>Nay</th>
<th>Abstain</th>
<th>Motion</th>
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Proposed Boundary Amendment
Houston Street TIRZ

Legend
- Original Houston Street TIRZ Boundary
- Proposed Houston Street Boundary
EXHIBIT B
Parcels to be Removed

TIRZ 30 Westside

Proposed Boundary Amendment
Westside TIRZ

Legend
- Parcels to be Removed
- TIRZ 30 Westside

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT
Concerted Revitalization Opportunity Index Assets
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<td>(II) Accessible Route to Accessible Public Transportation (1/2 mile)</td>
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<td>(III) Grocery (1 mile)</td>
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<td>(VI) Daycare including School Age (2 miles)</td>
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<tr>
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<td>(VIII) Public Library (1 mile)</td>
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<td>(XI) Indoor Recreation (1 mile)</td>
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<td>(XII) Outdoor Recreation (1 mile)</td>
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<td>(XIII) Community, Civic or Service Org including Church (1 mile)</td>
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<td>(XIV) Within Current Service Area of Meals on Wheels or similar N-P</td>
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Commerce and Rosillo H-E-B

108 N ROSILLO
SAN ANTONIO, TX 78207-3706
Corporate #466

Get directions to this Store

Store Hours & Phone Numbers

Main
(210) 227 - 0447

Store Hours
Mon-Sun 06:00 AM - 12:00 AM

Pharmacy
(210) 227 - 0211

Pharmacy Hours
Mon-Fri 09:00 AM - 09:00 PM
Sat 09:00 AM - 06:00 PM
Sun 10:00 AM - 05:00 PM

Here Everything’s Better

Available Departments and Services
No Store Does More™ to bring Texas Families the very best locally grown produce, 100% pure beef, and hundreds of products made around the world - all at great low prices. Learn More

Store Features

Pharmacy
Compounding
Delivery
Drive Thru
Immunizations
Pharmacy

Bakery
Bakery

Deli
Deli

Flower Shop
Floral

Food Services
Hot Deli

Grocery
Showtime

Market
Bundle Pack

Store Services
Bissell Green Carpet Cleaner
Business Center
Coin Star
Gas Station

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Enter your email address

Company
Bazan Library
Isabel G. Bazan Branch Library

History
Over the years, the Bazan Branch Library has placed a strong emphasis on its role as a formal educational support center and a preschool learning center.

Prior to the Bazan Library, there was the old Prospect Hill Library which was built in 1930. This area, also known as Prospect Hill, which is just west of downtown, is rich in history and has produced many prominent Hispanics. The library's doors closed in 1969, when the Las Palmas Library was opened further west. So it wasn't until 1977 when the Bazan Library opened that this area once again had a library. The Bazan Library first opened its doors in 1977 in the Mexican American Unity Council (MAUC) Building (next door to its present...
location). And it was this library that was named after Isabel G. Bazan, a former librarian. This branch remained in the MAUC building until the larger, present facility opened on June 19, 1993. This beautiful building was designed by O’Neill, Conrad, Oppelt Architects.

Some special features include: a standing seam metal roof, exposed truss work, natural finishes throughout, large north windows, sunken children’s story corner, and a meeting room which can be partitioned into four small rooms. A total of $1.6 million in 1989 library bond issue money was used to construct the new Bazan Branch Library. The funds to build the new branch were authorized in the 1989 bond issue for library expansion, renovations and new branches.

The Isabel G. Bazan Branch Library stands as a living memorial to Miss Isabel G. Bazan, former Main Library Supervisor. For over 34 years, Miss Bazan brought to the Library leadership, knowledge, and skill in implementing creative programs and ideas. Born in San Antonio, Texas on July 8, 1920, she was the first of six children of Manuel and Carmen Bazan. She attended San Fernando Cathedral High School and received her Bachelor of Science Degree from Our Lady of the Lake University in 1942. It was also at Our Lady of the Lake that Miss Bazan obtained her specialization in library science.

Miss Bazan began her library career in August, 1942 with the San Antonio Public Library, remaining with the Library until her death on February 7, 1977. She lived in the Prospect Hill area, close to the branch library named in her honor. She is remembered throughout Texas as a librarian, but in her home neighborhood, she is remembered not only as a librarian but as a teacher of the English and Spanish languages, a dedicated church worker, and a willing helper to all in the community.

Square footage of the building: 12,000 square feet
Don't have a personal computer or internet connection? Come to your local library where you can sign up to use one of our public computers, check out a laptop, or bring in your personal device and utilize our free Wi-Fi.

Public Computers

No computer available? Use ours! All you need is your library card – and a flash drive if you want to save your files. Computers have internet access and are equipped with Microsoft Access, Excel, PowerPoint, Publisher, and Word.

Public Computer FAQs

- What kind of computer access is available at the library?
- Is wifi available at the library?
- How do I change my password to use the Library's internet computers?
- Can I check out a laptop at the library?

Wi-Fi

Free wireless Internet access is available to the public at every San Antonio Public Library location. So if you have a laptop or other WIFI-enabled device, head on over to your nearest library branch and get connected!

Wi-Fi FAQs

- What is WiFi? How does it work with my network?
- Is technical support available from the library staff?
- What equipment will I need to access the wireless network?
Can I plug into the Library's electric outlets when using my laptop?

When can I use the Library's wireless network?

How long does my connection last?

What can I access on the library's wireless network?

Is there a charge to connect to the wireless network in the Library?

Can I connect to library printers and other hardware/software via the wireless network?

How safe is my wireless connection?

Will the library staff watch my wireless device if I need to step away?

Public printing and copying is available at all San Antonio Public Library locations, for a small fee.

Copies and Computer Printing

- 8 1/2 X 11 Black & White - $0.20 per page
- 8 1/2 X 14 Black & White - $0.20 per page
- 11 X 17 Black & White - $0.20 per page
- 8 1/2 X 11 Color - $1.00 per page
- 8 1/2 X 14 Color - $1.00 per page
- 11 X 17 Color - $2.00 per page

FAQs: Printing and Copying Fees

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**Gallery**

**SAPL Transforms Lives**

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**Quick Links**
**PARKS & FACILITIES DETAILS**

**Tobin, John Park**

John Tobin Park offers San Antonio residents the opportunity to enjoy quality time with their family and friends in the great outdoors. Pack a picnic lunch and head out to the park to enjoy the fresh air and sunshine today.

Alcohol is prohibited, amenities are first come, first serve.

**Related Facilities**
- Tobin Community Center

**PARK HISTORY**

John Tobin Community Center was originally constructed in 1957. The first building was designed by the architectural firm of Jones and Grobe and built by Walter E. Bowden at a cost of $14,643.

In December 1957, City Council formally named the new recreation building the John Tobin Youth Center. According to Council minutes, the name was one of several suggested by school children in the vicinity. A committee of City officials appointed to review the names chose to name the facility for Mr. Tobin who served as San Antonio’s mayor from June 1923 until his death in November 1927.

John Tobin was a descendant of San Antonio’s original Canary Island settlers. His grandfather, John W. Smith, fought in the Texas revolution, was the city’s first mayor under the Republic of Texas, and served in the first Texas congress. John Tobin first served as Bexar County sheriff for 21 years. He was then elected mayor shortly after the devastating 1921 flood and therefore understood the importance of flood control. Tobin was instrumental in building the Olmos Dam and widening Martínez and Alazan Creeks.

Under his administration, the City greatly expanded its parks and recreation system and also built the Municipal Auditorium.

The center’s location on Alazan Creek and its importance as a recreation facility are fitting tributes to Tobin’s work. Thirty years after it was constructed, the City Council approved a contract to enlarge and renovate Tobin Recreation Center. Under the direction of architect Paul Garcia, $367,000 was invested in improvements to the center. It was rededicated on November 17, 1979.

Numerous additional improvements to Tobin were made in 1999 and 2000. The first was a multi-use addition that allows additional programming and activities at the center. This $200,000 park bond-funded project also included accessibility improvements in the rest rooms, interior renovation, a kiln room, drinking fountain and concrete walkways. The consultant for the project was Louis Cruz Associates and the contractor was LVA Construction Co.
An additional $85,000 in improvements were made by Parks and Recreation Department Park Operations Division staff. These included replacement and installation of new bay light fixtures and scoreboards in the gym; lighting in the kitchen, game room, hallway and restrooms by departmental electricians. New security lighting was also installed outside the building. Carpenters installed new drop ceilings in the game room, kitchen, office and restrooms. They also built shelves for the kiln room, storage rooms and in the new addition. They replaced floor tiles throughout the building and installed exhaust fans in the restrooms. Park Operations masons poured new walkways to the front and back entrances of the center and sealed off the old air conditioning vents throughout the building’s interior walls. They also assisted HVAC crews in modifying duct installation in the rear door over head. The HVAC crews installed new units and ducts throughout the entire building and gym. Painters painted the center's interior and exterior walls. Plumbers made minor repairs to existing fixtures in the restrooms. The new improvements were dedicated on May 15, 2000.

**Park Location:** 1900 W Martin  San Antonio, Texas
PARKS & FACILITIES DETAILS

San Antonio Natatorium

**Pools**
Address: 1430 W. Cesar Chavez / Hours: See Detail pages for hours / Phone Number: 210.207.3299

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<td>Adult Admission- 18 - 59</td>
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<td>Seniors, 60 and up</td>
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### Admission Age

Adult swim passes good for 20 visits or 90 days from purchase
Senior swim pass good for 20 visits or 90 days from purchase

### Fees

- $70
- $50

### Winter Schedule

The Natatorium will be closed December 24-26 & 31 in observance of the Holidays.

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<th>Days</th>
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<td>Adult lap swim</td>
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### SUMMER SCHEDULE

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Amenities Available for Rental

The following amenities are available for rental:

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San Antonio Natatorium History

The San Antonio Natatorium was built in June of 1981 on the old Sidney Lanier High School Track. City Council member Henry Cisneros was instrumental in working with the San Antonio Independent School District (SAISD) in developing the concept. At the time, the $3.2 million facility was the flagship for the City of San Antonio and South Texas. The venue has provided numerous high school, international and local age-group competitions. The Olympic team from Australia trained at the natatorium in December 2000. Olympic Gold Medalist Misty Hyman, Bruce Hayes, Grant Hackett and Karen Perkins have graced the water of the San Antonio Natatorium.

Built with federal grant funds, it was geared toward allowing inner city children an opportunity to develop and compete in competitive swimming and diving. The facility has produced an Olympic trial qualifier, numerous UIL state qualifiers (swimming and diving), regional champions, and has served thousands of SAISD swimmers and divers.

**Park Location:** 1430 W Durango  San Antonio, Texas

![Approximate Site Location](image)
San Antonio parks offer our residents the opportunity to enjoy quality time with their family and friends in the great outdoors. Pack a picnic lunch and head out to the park to enjoy the fresh air and sunshine today.

Alcohol is prohibited, amenities are first come, first serve.

**Park History**

In 1908, 33 San Antonians led by Mrs. Belle Dilgarde organized the San Antonio Playgrounds Association dedicated to installation of playground equipment at city schools. The group incorporated in 1910 and purchased land at Smith and Buena Vista Streets for $2,100 to construct a playground for neighborhood children.
Mario Farias Park gives people an opportunity to spend time enjoying the outdoors, with fresh air, sunshine and exercise. Take a walk, enjoy the scenery, and de-stress. Studies show people who spend time in parks will be sick less often, which means less time missing from school and work, as well as lower healthcare costs and better overall health. And it's fun and refreshing. Visit a San Antonio park today!

Alcohol is prohibited; amenities are first come, first serve with the exception of the ones listed below.

**Amenities Available for Rental**

The following amenities are available for rental. Use the links below to view facility details or calendar availability. Learn how to...
Immaculate Heart of Mary Church
617 South Santa Rosa Ave.  San Antonio, TX 78204  (210) 226-8268  Fax (210) 226-2412
Claretian Missionaries/Misioneros Claretianos
OVER 100 YEARS OF SERVICE TO THE COMMUNITY
Website:  www.ihmsatx.org  E-mail:  admin@ihmsatx.org

Fifth Sunday in Ordinary Time
February 4, 2018

Mission Statement
Immaculate Heart of Mary is a home for all! We strive to bring people to God through the celebrations of the sacraments and the Word of God while addressing the special and spiritual needs of the parish: the poor, the youth, the elderly, the physically challenged, the family and maintaining a multi-cultural heritage.

Immaculado Corazón de María es un hogar para todos! Nos esforzamos para llevar a la gente a Dios a través de la celebración de los sacramentos y la palabra de Dios, respondiendo a las necesidades especiales y espirituales de la parroquia: los pobres, los jóvenes, los ancianos, los discapacitados, la familia y manteniendo un patrimonio multi-cultural.

Parish Organizations Directory
A.C.T.S. Core  Juan Ramirez  Lectors
Altar Servers  Richard Salas  Liturgy Committee
Breakfast Ministry  Graciela Rivera  Men’s Club
Cristo Rey Society  Clara Nieto  Pastoral Council
Eucharistic Ministry  Gerardo Naylor  Religious Education
Environment  Graciela Rivera  Senior Program
Finance Committee  Mario Riojas  Ushers
Guadalupanas Society  Elena Salinas  Wedding Coordinator
IHM Young Adults  Maria Ramos  Women’s Club
Knights of Columbus  Silvester Mireles  Youth Ministry

Emilio Estevez  Nancy Sierra  Fred Rodriguez  Terry Olguin
Mary Salas  Olga Gonzales  Julio Sierra  Lisa Martinez  Estella Rodriguez
Julio Sierra

IH M CHURCH
Pastor:
Rev. Gabriel Ruiz, C.M.F.
Associate Pastor:
Rev. Malachy I. Osunwa, C.M.F.

DEACONS
Mr. Jorge Bonilla-Valentín
Mr. Alfonso Cervantes

OFFICE STAFF
Patricia Vásquez - Business Manager
Michelle Martín - Parish Secretary
Lisa Martinez - Weekend Secretary
Sandra Burks - Sacristan/Housekeeper
Martin Piña - Maintenance
Mary Salas - D.R.E.

ST. ANTHONY CLARET COMM.
Rev. Gabriel Ruiz, C.M.F.
Rev. Stephen Sherwood, C.M.F.
Rev. Len Brown, C.M.F.
Rev. Thomas Thennadiyil, C.M.F.
Rev. Malachy I. Osunwa, C.M.F.
Rev Mark Clarke, C.M.F.

Adoration of the Blessed Sacrament
First Friday of the Month
6:30 P.M. - 8:00 P.M.

MASS SCHEDULE
SATURDAY / SÁBADO
8:00 A.M. ( Marian Mass) Español
5:30 P.M. (Vigil) English (Ingles)

SUNDAY / DOMINGO
9:00 A.M. English (Ingles)
10:30 A.M. Español (Spanish)
12:00 P.M. Español (Spanish)
5:00 P.M. Español (Spanish)

MONDAY—FRIDAY /
12:00 P.M. Español (Spanish)

CONFESSIONS / CONFESSIONES
Saturday (Sábado)
4:30 P.M. – 5:15 P.M. or by appointment

C C D OF FICE
Saturday-Sunday from 10 A.M.-2 P.M.
(210) 251-4826

OFFICE HOURS
MONDAY-FRIDAY
9:00 A.M. - 1:00 P.M.
2:00 P.M. - 5:30 P.M.

SUNDAY
8:00 A.M. - 2:00 P.M.
**Fifth Sunday in Ordinary Time**

**February 4, 2018**

[The Lord] tells the number of the stars and calls each by name.
— Psalm 147:4

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**TODAY’S READINGS**

**First Reading** — Job experienced months of misery and troubled nights (Job 7:1-4, 6-7).
Psalm — Praise the Lord, who heals the brokenhearted (Psalm 147).
Second Reading — I have become all things to all, to save at least some (1 Corinthians 9:16-19, 22-23).
Gospel — Jesus cured many who were sick with various diseases (Mark 1:29-39).

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**FORMATION & SPIRITUALITY**

**ENGLISH BIBLE STUDY**

We have English Bible Study every Thursday at 6:30pm in the Parish office Conference room. Cost is $10 plus the cost of the study book. Each person is expected to bring a copy of the New American Bible. This year will be looking at the Gospel of Mark. All are welcomed and encouraged attend.

**ESTUDIO DE BIBLIA**

Gracias a Dios, tenemos dos grupos de estudio biblia en Español. Uno se reúne los Domingos a las 10:15am y el otro los días Miércoles a las 7pm.

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**2018 BIBLE DIARY**

The Bible Diary 2018 books are in!! They are $15.00 each and are available in the Parish office. The Diary contains prayers, a Liturgical Catholic Calendar, Mysteries of the Rosary, Daily readings and an area to take notes every day. Get yours before we sell out!!

**DIARIO BIBLICO 2018**

El Diario Bíblico 2018 están aquí y disponibles en la oficina Parroquial por $15.00. El diario contiene oraciones, calendario litúrgico católico, los misterios del Rosario, las lecturas diarias y un espacio para tomar notas cada día. ¡Compre el suyo antes que se venda todos!

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**MONTHLY HOLY HOUR/HORA SANTA**

March 2nd is First Friday—We have Holy Hour and Eucharistic Adoration at 6:30pm. Come and spend time with Our Lord in the Blessed Eucharist!

**1ST FRIDAY ROSARY**

The Guadalupanas Society would like to invite you to join them every 1st Friday at 11:30am to pray the rosary in the Church. Hope to see you all there. God Bless you! The next 1st Friday will be on March 2nd.

**NOCHE DE COMUNIDAD**

Every 3rd Monday we have community night for prayer, praise and community fellowship. Everyone is invited!

***Cada tercer Lunes tenemos la noche de la comunidad que es para alabanza, oración, y compañerismo. Invitamos a todos.***

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**BAPTISM CLASSES**

February 16, 2018 (English)

**GROUP BAPTISM**
Saturday, February 17th (English)

**REGISTRATION BY:**
Friday, February 9, 2018

**PRE-REGISTRATION IS REQUIRED!**

For Registration requirements you can call the office, visit our website at www.ihmsatx.org or email us at admin@ihmsatx.org Registration closes the Friday, one week before the Baptism date. Register in the Parish office Monday–Friday 9am-1pm & 2pm-5:30pm.

---

**PRIVATE BAPTISMS**

Please remember that baptisms are a community event as we are welcoming the Child into the Catholic Community. Private baptisms should only be requested for medical emergencies and military deployment urgencies.
PARISH NEWS

MUSTARD SEED FUNDRAISER
I would like to thank all those who made this plate sale fundraise a wonderful success. Thank you to all those who bought plates to help us get a little closer to our goals. May God Bless You!
-Fr. Gabriel Ruiz, C.M.F.
***Me gustaría agradecer a todos los que hicieron esta venta de platos un gran éxito. Gracias a todos los que compraron platos para ayudarnos a acercarnos un poco más a nuestros objetivos. ¡Que Dios les bendiga!
-P. Gabriel Ruiz, C.M.F.

PALMS FROM PALM SUNDAY
Thank you to all those who have brought their old palms. We will be accepting old palms to burn for Ash Wednesday until Friday, February 9th. Please continue to bring them to the office.
***Gracias a todos que han traído sus palmas. Aceptaremos palmas para quemar para Miércoles de Ceniza hasta el Viernes, 9 de Febrero. Favor, continúen trayéndolas a la oficina.

ASH WEDNESDAY/MIERCOLES DE CENIZA
Next week on Wednesday, February 14th will be Ash Wednesday and the beginning of Lent. We will have multiple opportunities for everyone to receive ashes.
Mass: 7:00AM; 12:00PM; and 7:00PM.
Service: 10AM and 5PM.
Ashes will be distributed at the end of each Mass and Service. Everyone is invited to take advantage of one of the many opportunities for you to receive your ashes and mark the beginning of the Lenten season with us.
***El 14 de Febrero será Miércoles de Ceniza y el comienzo de cuaresma. Tendremos múltiples oportunidades para que todos puedan recibir cenizas.
Misas: 7:00AM; 12:00PM y 7:00PM.
Servicios: 10AM y 5PM.
Distribución de ceniza será después de las Misas y Servicios. Todos están invitados a aprovechar una de las oportunidades para recibir cenizas y marcar el comienzo de la temporada de Cuaresma con nosotros.

LITURGY MEETING
On Tuesday, February 6th at 6:30pm in the Parish Center meeting room we will be having a Liturgy Meeting. The topic for the meeting will be on the preparation for Holy Week. All members of the Liturgy Committee, Choir leaders and anyone who will be helping prepare for Holy Week events are requested to attend. If you are unable to attend, please send a representative in your place.

Prayer Request
Susie Uribe        Tommy Contreras       Rita Martinez
Tony Uribe         Frank Hernandez       Tomasita Salinas
Ashlynn Contreras  Rudy Diaz            Michelle Guerrero
Santiago Delgado   Cynthia Canales      Nancy Torres
Janina Flores      Tomas Flores           Angela Diaz
If you would like a name to be put on the prayer list please call the parish office at 210-226-8268 or email admin@ihmsatx.org

WEEKLY COLLECTION TOTALS
JANUARY 28, 2018
Regular Collection: $3274.89  Children’s Collection: $134.00
Church in Latin America: $782.67
Second Collection will be gathered for the Maintenance Fund.

Mass Intentions

SATURDAY, FEBRUARY 3
5:30 p.m. Patrick Rodriguez                Sp. Int.
Holy Souls in Purgatory                   Sp. Int.
Zoila Obregon-Cisneros                    Birthday

SUNDAY, FEBRUARY 4
9:00 a.m. Paula Martinez                  Sp. Int.
Bishop John Yanta                         Sp. Int.
Elvia Martes Arriaga                      †Birthday
10:30 a.m. Knights of Columbus            Sp. Int.
Pete & Felipa G. Sanchez                   †
Divino Nino de Jesus                      Thanksgiving
12:00 p.m. Rafael D. Sanchez              †
José Luna                                 †
Maria Estella Reyes                       †
5:00 p.m. ALL PARISHIONERS                Sp. Int.
MONDAY, FEBRUARY 5
12:00 p.m. Pete A. Martinez               †Birthday
TUESDAY, FEBRUARY 6
12:00 p.m. Martha Burciaga                Birthday
WEDNESDAY, FEBRUARY 7
12:00 p.m. Antonio D. Pesina              Health
THURSDAY, FEBRUARY 8
12:00 p.m. Antonio D. Pesina              Health
FRIDAY, FEBRUARY 9
12:00 p.m. Santo Nino de Atocha           Health
SATURDAY, FEBRUARY 10
8:00 a.m. Special Intentions

Deadline for Mass intention requests must be submitted by Tuesday for the following week or any dates after and only upon availability.
El último día para solicitar intenciones de Misa debe ser enviada antes del Martes para la semana siguiente o cualquier fecha posterior y solo cuando este disponible.

SANCTUARY LIGHT
Please contact the Parish office to place your special intentions for the Sanctuary Light.

ALTAR FLOWERS
Please contact the Parish office to place your special intentions for the Altar Flowers in memory of a loved one, a birthday, anniversary or special occasion.

BREAKFAST
Served by the USHERS after the 9:00a.m. and 10:30a.m. Masses. Come and join us for some good food and fellowship.

BREAKFAST MINISTRY SCHEDULE
February 11th—Spanish Choir
February 18th—Guadalupanas
February 25th—ACTS Core
March 4th—Coro 5PM
**CALENDAR OF ACTIVITIES FOR 2018**
All Groups/Organizations/Clubs/Ministries: Please turn in the program of activities/events that you have scheduled for 2018 to make sure your dates are saved.

***Grupos/Ministerios/Sociedades: Por favor envíen la oficina parroquial el programa de actividades/eventos que tienen programada para el año 2018.***

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**2018 TITHING ENVELOPES**
Thank you to all those who have picked up their envelopes. Anyone who has not done so, can pick them up in the Parish office.

***Gracias a todos los que han recogido sus sobres del 2018. Los que todavía no los han recogido favor de pasar por la oficina y recogerlos.***

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**2018 FESTIVAL COMMITTEE**
We are currently seeking nominations for the following 2018 Fall Festival positions:
Festival Chairperson(s), Festival Committee volunteers
Raffle Chairperson(s), Raffle volunteers
If you are interested or have nomination suggestions, please contact the Parish office. You must be a Parishioner and/or a member of a Parish Ministry/Group/Club to be a chairperson.

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**REBOOT WITH CHRIS STEFANICK**
God didn’t create us to just get by: He created us to live life to the full. Are you ready to take your life to a new level – practically, and spiritually? If you want that “something more” for your life – then do not miss REBOOT! Live.

Chris Stefanick is a consultant to the USCCB on Laity, Marriage, Family and Youth and is an international acclaimed author and speaker. His website is REALLIFECATHOLIC.COM for more info on his mission.

**Event Date:** Wednesday, February 21st  **Time:** 7pm
**Location:** Our Lady of Guadalupe Catholic Church
13715 Riggs Rd. Helotes, TX 78023
**Phone:** (210) 695-8791
**Tickets:** www.reallifecatholic.com/reboot

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**WEDDINGS / QUINCEAÑERAS**
If you are planning a Wedding you need to contact the Parish office for requirements at least six months prior to the desired date.
If you are planning a Quinceañera you need to contact the Parish office for requirements at least two months prior to the desired date.

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**IHM RETREAT CENTER and PARISH HALL**
The Retreat Center and Parish Hall are available for rental. Please contact the Parish office for more details.
Operation Details
You may click on the question mark image (('?')) to view the Frequently Asked Questions (FAQ) page.

<table>
<thead>
<tr>
<th>Operation Number:</th>
<th>815420</th>
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<tbody>
<tr>
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<td>Licensed Center</td>
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<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
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<tr>
<td>Operation/Caregiver Name:</td>
<td>Kids' Paradise Day Care</td>
</tr>
<tr>
<td>Location Address:</td>
<td>2508 BUENA VISTA ST SAN ANTONIO, TX 78207</td>
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<td>Mailing Address:</td>
<td>2508 BUENA VISTA ST SAN ANTONIO, TX 78207</td>
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<tr>
<td>Phone Number:</td>
<td>210-438-8835</td>
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<td>County:</td>
<td>BEXAR</td>
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<tr>
<td>Website Address:</td>
<td></td>
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<td>Email Address:</td>
<td></td>
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<td>Administrator/Director Name:</td>
<td>Rosa Cerda</td>
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<td>Type of Issuance:</td>
<td>Full Permit</td>
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<td>Accepts Child-Care Subsidies:</td>
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<td>Hours of Operation:</td>
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<td>Days of Operation:</td>
<td>Monday - Friday</td>
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<td>Total Capacity:</td>
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<td>Licensed to Serve Ages:</td>
<td>Infant, Toddler, Pre-Kindergarten, School</td>
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<td>Number Of Admin Penalties:</td>
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<td>Corrective Action:</td>
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<td>Adverse Action:</td>
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<tr>
<td>Temporarily Closed:</td>
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</table>

Two Year Inspection Summary
- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes (') are inspected at least once every two years, Listed Family Homes (') are inspected only if there is a report of abuse/neglect or if we
receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.

- In the last two years, Licensing conducted the following:

  - 2 - Inspections
  - 0 - Assessments
  - 0 - Self Reported Incidents
  - 0 - Reports

  Click on the inspection type to see additional details related to each inspection.

- There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the two year history.

Two Year Compliance Summary
- During the last two years, 1239 standards were evaluated for compliance at this operation.

- Of the standards evaluated 0 deficiencies were cited.

  Click on the number of deficiencies to see additional details.

- Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

- The weights of the standard deficiencies cited in the past two years are as follows:

  0 were weighted as High
  0 were weighted as Medium - High
  0 were weighted as Medium
  0 were weighted as Medium - Low
  0 were weighted as Low

  Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office. Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
ABOUT THE BUSINESS
Kid S Paradise Day Care provides caring and dedicated child care and education services in San Antonio, Texas, for kids from infant, toddler, pre-kindergarten program. The center provides education, social, cultural, emotional, physical and recreational areas to provide parents the opportunity to give their child the best start possible.

AT A GLANCE
In Business Since: 2010
Total Employees: 2-10
Credentials: State Licensed

HOURS
Monday: 6:30AM - 6:00PM
Tuesday: 6:30AM - 6:00PM
Wednesday: 6:30AM - 6:00PM
Thursday: 6:30AM - 6:00PM
Friday: 6:30AM - 6:00PM
Saturday: Closed
Sunday: Closed

PROGRAM DETAILS
Type: Child Care Center/Day Care Center, Preschool (or Nursery School or Pre-K), Kindergarten
Program Capacity: 60

COST & AVAILABILITY
Costimate™
$100 per week

Offerings
Full Time (5 days/wk)
Extended Care (Before School)
Extended Care (After School)

RATINGS & REVIEWS
No reviews yet

CONNECT WITH OTHER BUSINESSES
Hope Lutheran Day Care Center
5714 Callaghan Rd
Rate & Review

https://www.care.com/b/l/kid-s-paradise-day-care/san-antonio-tx
Child Care Search Result Details

Operation Details
You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

Operation Number: 50054
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Immaculate Conception Kindergarten and Nursery
Location Address: 2407 W TRAVIS ST
           SAN ANTONIO, TX 78207
Mailing Address: 2407 W TRAVIS ST
           SAN ANTONIO, TX 78207
Phone Number: 210-226-3934
County: BEXAR
Website Address: 
Email Address: 
Administrator/Director Name: Maria De Lourdes Quiroga
Type of Issuance: Full Permit
Issuance Date: 4/3/1987
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:30 AM-05:30 PM
Days of Operation: Monday - Friday
Total Capacity: 125
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Total Capacity: 125
Number Of Admin Penalties: 1
Corrective Action: No
Adverse Action: No
Temporarily Closed: No

Two Year Inspection Summary
- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and
certified operations are inspected at least once a year; Registered Child Care Homes (?) are inspected at least
once every two years, Listed Family Homes (?) are inspected only if there is a report of abuse/neglect or if we

http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?type=DC&fid=94933
receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.

- In the last two years, Licensing conducted the following:

  5 - Inspections
  0 - Assessments
  0 - Self Reported Incidents
  1 - Reports

  Click on the inspection type to see additional details related to each inspection.

- There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the two year history.

Two Year Compliance Summary
- During the last two years, 1140 standards were evaluated for compliance at this operation.

- Of the standards evaluated 4 deficiencies were cited.

  Click on the number of deficiencies to see additional details.

- Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

- The weights of the standard deficiencies cited in the past two years are as follows:

  0 were weighted as High
  1 was weighted as Medium - High
  3 were weighted as Medium
  0 were weighted as Medium - Low
  0 were weighted as Low

  Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office. Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
<table>
<thead>
<tr>
<th><strong>Daycare Facility Name</strong></th>
<th>Immaculate Conception Kindergarten and Nursery</th>
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</thead>
<tbody>
<tr>
<td><strong>Street Address</strong></td>
<td>2407 W Travis St</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>San Antonio</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>TX</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>78207</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>(210) 226-3934</td>
</tr>
<tr>
<td><strong>Email Address</strong></td>
<td>Please call</td>
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<tr>
<td><strong>Hours of Operation</strong></td>
<td>6am - 6pm</td>
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<tr>
<td><strong>Capacity</strong></td>
<td>125</td>
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<td><strong>License Number</strong></td>
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<td><strong>Age Groups</strong></td>
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</table>

**Description/Special Services:**
Infant Care Available. Please call for more information.
Mention that you found us on Daycare.com!

---

The validity of this information is not guaranteed. Such validity should be done by the user. Daycare.com suggests verifying all listed daycare facility information by contacting your state childcare licensing department. This information is posted at the State Licensing Standards Section. Daycare.com does not endorse, license, nor otherwise recommend listings found on Daycare.com. Please read our disclaimer before continuing.
About the Clinic

The San Antonio center features the company’s signature design and upscale interior elements to create a warm and relaxing atmosphere. The center has numerous patient exam rooms, a spacious physical therapy area, and a patient-focused design to make a more positive health care experience. This center is close to local businesses, with convenient access to major roadways.

Services Provided

Concentra offers occupational and urgent medical care, as well as physical therapy and wellness services. We treat everything from sprains and broken bones to coughs, colds, and flu. Our clinicians include board-certified doctors, licensed physical therapists, nurse practitioners, medical assistants, physician assistants, and other medical professionals.

Urgent Care Center Visits

We want your visit to Concentra San Antonio to go smoothly. Here’s what you need to bring to ensure the time you spend at the clinic is effective and efficient.

- Photo ID
- Medical history information
- List of current prescriptions

Payment in full is due at the time of your visit. We are making payment for your visit easy for you by accepting several types of payment.
Nearby Locations

San Antonio East
3.6 miles
3453 North Panam Expy. Ste. 110
San Antonio, 78219

San Antonio West Loop 410
8.9 miles
7555 NW Loop 410 Ste. 114
San Antonio, 78245

Airport San Antonio
7.1 miles
10200 Broadway Street Ste. 200
San Antonio, 78217

About Concentra
- About Us
- Corporate Leadership
- Careers
- Selling Your Practice
- HIPAA & Privacy
- Internet Privacy Policy
- EEO and Accommodation

Resources
- Resource Center
- Articles
- White Papers
- Glossary

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Payment Types Accepted
For urgent care visits, we make paying for your visit easy for you by accepting several types of payment:

- We accept most insurance plans
- We accept cash, check, and all major credit cards
- We also offer online bill pay, should you receive additional bills from your visit

Sign Up
Contact Us

About Nix Health

Devoted to the Art of Caring

For nearly 90 years, Nix Health has been dedicated to providing top-rate comprehensive medical services in San Antonio and throughout Bexar County. We offer an array of inpatient and outpatient services—with an emphasis on behavioral health, bariatrics, and orthopedic care—at our state-of-the-art medical center located in the heart of downtown San Antonio. We also offer exceptional medical services at our other facilities throughout the area.

Since 1930, we’ve focused on compassionate, personalized care coupled with cutting-edge technology and advanced, up-to-date services and treatments. Our award-winning staff is well-equipped to assist you or your loved one with a range of primary, surgical, behavioral, and physical rehabilitation needs. We believe in open communication between practitioner and patient, and strive to provide our patients with the complete medical care they deserve. Whether you need behavioral or mental healthcare, cardiology services, home care, orthopedics, wound care, or surgical services, our leading physicians and top nurses are here to assist you.

At Nix Health, we’re committed to:

- A tradition of exceptional medical care
- Advanced, up-to-date treatment and services
- State-of-the-art facilities and equipment
- A compassionate, respectful approach
- Open communication with our patients
- Our rich history serving the local community

Nix Health has been honored with an array of awards and accolades, and we truly believe that our staff represents some of the best physicians, surgeons, nurses, and medical practitioners in the industry. To find out more about what we do, contact Nix Health today.

Find a Facility

Near You

A tradition of exceptional medical care
Advanced, up-to-date treatment and services
State-of-the-art facilities and equipment
A compassionate, respectful approach
Open communication with our patients
Our rich history serving the local community
San Antonio Emergency Care

24/7 Service to Address Your Urgent Medical Needs

When you’re dealing with a medical emergency, the first thing on your mind is finding qualified care as soon as possible. At Nix Health, we offer skilled, 24/7 emergency medical services in San Antonio and throughout Bexar County. No matter the time of day or night, you can rely on our trained medical professionals to provide you with the urgent assistance you need. Whether you’re dealing with a serious injury, ongoing illness, or other medical emergency, Nix Health is here to offer swift, skilled care that you can trust.

When to Seek Emergency Care

If you or a loved one is experiencing any of the following symptoms, it’s crucial that you seek emergency medical assistance right away.

Symptoms requiring emergency care include:

- Sudden intense headaches
- Sudden chest pain
- Severe infections
- Severe cuts or blood loss
- Head, spine, or neck injuries
- Consuming a poisonous substance
- Severe vomiting or dehydration
- Localized abdominal pain
- Shortness of breath
- Bloody stool or urine
- Broken or sprained bones
- Suicidal thoughts/actions
- Unexplained confusion/disorientation
- Sudden blurry vision

In addition to these symptoms, there are other medical issues that may warrant emergency assistance. If you experience any unusual, sudden, or acute physical pain or unexplained mental problems, it is always best to seek professional medical help as soon as possible. The first step is to call 9-1-1 right away. Do not attempt to drive to the hospital on your own. Depending on the severity of your symptoms, you may not be able to safely operate a vehicle, and an ambulance can often get you to the emergency room quicker than a friend or relative, as they are medical professionals who trained to ensure you get to the hospital in the best clinical condition possible.

Nix Health can provide you with qualified emergency care in Bexar County. Our staff is equipped with extensive knowledge of advanced treatments and life-saving techniques to assist you, 24 hours a day, 7 days a week. At Nix Health, we offer compassionate, around-the-clock emergency care that you can count on. We also strive to create short wait times. No matter the severity of your medical emergency, our award-winning staff will quickly and efficiently assist you with high-quality, reliable care.
Nix Medical Center

Address
414 Navarro Street
San Antonio, TX 78205

Phone (210) 271-1800
# Public Universities

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May President</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans President</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shipleys President</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University FM 1098 &amp; University Drive Prairie View, TX 77446</td>
<td>Ruth J. Simmons Interim President</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoyt President</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Baker Pattillo President</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University East Highway 90 Alpine, TX 78832</td>
<td>William (Bill) Kibler President</td>
<td>(432) 837-8011</td>
</tr>
<tr>
<td>Sul Ross State University Rio Grande College Route 3, Box 1200 Eagle Pass, TX 78852</td>
<td>William (Bill) Kibler President</td>
<td>(830) 278-3339</td>
</tr>
<tr>
<td>Tarleton State University</td>
<td>F. Dominic Dottavio President</td>
<td>(254) 968-9000</td>
</tr>
<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz President</td>
<td>(956) 326-2001</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>Michael K. Young President</td>
<td>(979) 845-3211</td>
</tr>
<tr>
<td>Texas A&amp;M University at Galveston</td>
<td>Robert Smith III President</td>
<td>(877) 322-4443</td>
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<tr>
<td>Texas A&amp;M University System</td>
<td>John Sharp Chancellor</td>
<td>(979) 458-6000</td>
</tr>
<tr>
<td>Texas A&amp;M University-Central Texas 1001 Leadership Place Killeen, TX 76549</td>
<td>Marc Niglazzio President</td>
<td>(254) 519-5400</td>
</tr>
<tr>
<td>Texas A&amp;M University-Commerce 1700 Hwy 24 Commerce, TX 75429</td>
<td>Ray M. Keck III President</td>
<td>(903) 886-5014</td>
</tr>
<tr>
<td>Texas A&amp;M University-Corpus Christi 6300 Ocean Drive Corpus Christi, TX 78412</td>
<td>Kelly M. Quintanilla Interim President</td>
<td>(361) 825-5700</td>
</tr>
<tr>
<td>Texas A&amp;M University-Kingsville 700 University Boulevard Kingsville, TX 78363</td>
<td>Steven H. Tallant President</td>
<td>(361) 593-3207</td>
</tr>
<tr>
<td>Texas A&amp;M University-San Antonio One University Way San Antonio, TX 78224</td>
<td>Cynthia Teniente-Matson President</td>
<td>(210) 932-6299</td>
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<tr>
<td>Texas A&amp;M University-Texarkana 7101 University Avenue Texarkana, TX 75503</td>
<td>Emily F. Culver President</td>
<td>(903) 223-3000</td>
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<tr>
<td>Texas Southern University 3100 Cleburne Avenue Houston, TX 77004</td>
<td>Austin A. Lane President</td>
<td>(713) 313-7011</td>
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<tr>
<td>Texas State University 601 University Drive San Marcos, TX 78666</td>
<td>Denise Trauth President</td>
<td>(512) 245-2111</td>
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<tr>
<td>Texas State University System 200 East 10th Street</td>
<td>Brian McCall Chancellor</td>
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<tr>
<td>Texas Tech University</td>
<td>2500 Broadway</td>
<td>Lawrence Schovanec</td>
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Accreditation Details

Campus: UTSA Downtown

General Information
501 W Durango Blvd
San Antonio, TX 78207

Institutional Accreditation
* denotes an estimated date

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Click here for more information about Accreditation in the U.S.
Located in the heart of San Antonio's business, social and cultural scenes, the UTSA Downtown Campus offers undergraduate and graduate degree programs in the College of Architecture, Construction and Planning, the College of Public Policy and the College of Education and Human Development. Approximately one-third of UTSA’s graduate students take classes at the Downtown Campus. The urban campus is home to many of the university's community outreach programs and extended education offerings and serves as a convenient location for hosting communitywide events.
Academic Programs and Centers

Three deans and two associate deans oversee academic programming and services at the UTSA Downtown Campus. These administrators are responsible for all academic issues including implementing division and college policies, student advising and identifying faculty needed to facilitate delivery of academic programs at the Downtown Campus.

The College of Architecture, Construction and Planning, The College of Public Policy, the Department of Counseling, the Department of Educational Psychology and the Department of Educational Leadership and Policy Studies are located at the Downtown Campus. Coursework pertaining to their degrees is available at this campus.

The Downtown Campus Undergraduate Academic Advising Center includes advisors for undergraduate students majoring in Architecture, Construction Science & Management, Criminal Justice, Infancy and Childhood Studies, Interior Design, Mexican American Studies and Public Administration.

Downtown Campus Undergraduate Advising Office
Buena Vista Building (BV 1.304)
210-458-2550

Follow these links to learn more about the various undergraduate and graduate programs available at the UTSA Downtown Campus.

<table>
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<tr>
<th>Colleges</th>
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<tr>
<td><strong>College of Architecture, Construction and Planning</strong></td>
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<tr>
<td>John D. Murphy, Dean</td>
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<tr>
<td><strong>College of Education and Human Development</strong></td>
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</tr>
<tr>
<td>Margo DelliCarpini, Dean</td>
<td>DB 4.226, 210-458-2610</td>
</tr>
<tr>
<td><strong>College of Liberal and Fine Arts</strong></td>
<td>Undergraduate</td>
</tr>
<tr>
<td>Steve Levitt, Associate Dean</td>
<td>BV 4.384, 210-458-4353</td>
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<tr>
<td><strong>College of Public Policy</strong></td>
<td>Undergraduate</td>
</tr>
<tr>
<td>Rogelio Saenz, Dean</td>
<td>DB 4.228, 210-458-2606</td>
</tr>
<tr>
<td><strong>College of Sciences</strong></td>
<td>Undergraduate</td>
</tr>
<tr>
<td>Craig T. Jordan, Ph.D., J.D., Associate Dean</td>
<td>FS 4.528, 210-458-2570, 210-458-5926</td>
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Academic Centers

The UTSA Downtown Campus is home to 11 academic centers among the three colleges based on campus. These centers engage with the community in various ways while conducting research to advance their fields.

The programs of the IED include the following:

<table>
<thead>
<tr>
<th>Academic Centers</th>
<th>Phone</th>
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</thead>
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<tr>
<td>Center for Cultural Sustainability</td>
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https://www.utsa.edu/dtcampus/academics.html
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<tr>
<th>Center for Urban and Regional Planning Research</th>
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<tr>
<td>Policy Studies Center</td>
<td>210-458-2545</td>
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<tr>
<td>Center for Educational Leadership, Policy and Professional Development (CELPPD)</td>
<td>210-458-3068</td>
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<tr>
<td>Center for Research and Policy in Education</td>
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<tr>
<td>Center for the Well-Being of Military Children and Families</td>
<td>210-458-5967</td>
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<tr>
<td>National Center for Accelerated Schools</td>
<td>210-458-2414</td>
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<tr>
<td>Center for Inquiry of Transformative Literacies</td>
<td>210-458-2649</td>
</tr>
<tr>
<td>Psychological Assessment and Consultation Center (PACC)</td>
<td>210-458-2845</td>
</tr>
<tr>
<td>Sarabia Family Counseling Center (SFCC)</td>
<td>210-458-2055</td>
</tr>
<tr>
<td>Teacher Education: Autism Model (TEAM) Center</td>
<td>210-458-2007</td>
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## Public Community Colleges

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<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
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<tbody>
<tr>
<td>Alamo Community College - Northeast Lakeview College 1201 Kitty Hawk Rd</td>
<td>Veronica Garcia President</td>
<td>(210) 485-0000</td>
</tr>
<tr>
<td>San Antonio, TX 78148</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alamo Community College - Northwest Vista College 3535 North Ellison Drive</td>
<td>Ric Baser President</td>
<td>(210) 486-4900</td>
</tr>
<tr>
<td>San Antonio, TX 78251</td>
<td></td>
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</tr>
<tr>
<td>Alamo Community College - Palo Alto College 1400 West Villaret Boulevard</td>
<td>Ruben Michael &quot;Mike&quot; Flores President</td>
<td>(210) 486-3880</td>
</tr>
<tr>
<td>San Antonio, TX 78224</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alamo Community College - San Antonio College 1300 San Pedro Avenue</td>
<td>Robert Vela President</td>
<td>(210) 486-0959</td>
</tr>
<tr>
<td>San Antonio, TX 78212</td>
<td></td>
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<tr>
<td>Alamo Community College - St. Philip's College 1801 Martin Luther King Boulevard</td>
<td>Adena Loston President</td>
<td>(210) 486-2900</td>
</tr>
<tr>
<td>San Antonio, TX 78203</td>
<td></td>
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<tr>
<td>Alamo Community College District 201 West Sheridan</td>
<td>Bruce Leslie Chancellor</td>
<td>(210) 485-0020</td>
</tr>
<tr>
<td>San Antonio, TX 78204-1429</td>
<td></td>
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<tr>
<td>Alvin Community College 3110 Mustang Road Alvin, TX 77511</td>
<td>Christal Albrecht President</td>
<td>(281) 756-3500</td>
</tr>
<tr>
<td>Amarillo College P.O. Box 447 Amarillo, TX 79178</td>
<td>Russell Lowery-Hart President</td>
<td>(806) 371-5000</td>
</tr>
<tr>
<td>Angelina College 3500 South First Lufkin, TX 75904</td>
<td>Michael Simon President</td>
<td>(936) 639-1301</td>
</tr>
<tr>
<td>Austin Community College 5930 Middle Fiskville Road Austin, TX 78752</td>
<td>Richard Rhodes President/CEO</td>
<td>(512) 223-7000</td>
</tr>
<tr>
<td>Blinn College 902 College Avenue Brenham, TX 77833</td>
<td>Mary Hensley Chancellor</td>
<td>(979) 830-4000</td>
</tr>
<tr>
<td>Brazosport College 500 College Drive Lake Jackson, TX 77566</td>
<td>Millicent Valek President</td>
<td>(979) 230-3000</td>
</tr>
<tr>
<td>Central Texas College 6200 West Central Texas Expwy Killeen, TX 76549</td>
<td>Jim Yeonopolus Chancellor</td>
<td>(254) 526-7161</td>
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<tr>
<td>Cisco College 151 College Heights Cisco, TX 78643</td>
<td>Thad Anglin President</td>
<td>(254) 442-5000</td>
</tr>
<tr>
<td>Clarendon College 1122 College Drive Clarendon, TX 79226</td>
<td>Robert Keith Riza President/CEO</td>
<td>(806) 874-3571</td>
</tr>
<tr>
<td>Coastal Bend College 3800 Charco Road Beeville, TX 78102</td>
<td>Beatriz T. Espinoza President</td>
<td>(361) 358-2838</td>
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<tr>
<td>College of the Mainland Community College District 1200 Amburn Road Texas City, TX 77591</td>
<td>Warren Nichols President</td>
<td>(409) 938-1211</td>
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<tr>
<td>Collin County Community College District 2800 East Spring Creek Parkway Plano, TX 75074</td>
<td>H. Neil Matkin President</td>
<td>(972) 758-3801</td>
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<tr>
<td>Dallas County Community College - Brookhaven College 3939 Valley View Lane Farmers Branch Dallas, TX 75244-4906</td>
<td>Thom Chesney President</td>
<td>(972) 860-4700</td>
</tr>
<tr>
<td>Dallas County Community College - Cedar Valley College 3030 North Dallas Avenue Lancaster, TX 75134</td>
<td>Joe Seabrooks President</td>
<td>(972) 860-8200</td>
</tr>
<tr>
<td>Dallas County Community College - Eastfield College 3737 Molly Drive Mesquite, TX 75150</td>
<td>Jean Conway President</td>
<td>(972) 860-7001</td>
</tr>
<tr>
<td>Dallas County Community College - El Centro College 801 Main Street</td>
<td>Jose Adams President</td>
<td>(214) 860-2000</td>
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- Data Resources for 2018
- LBB Measures
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- Online Applications
- Workforce
- Higher Education Topics
- High School to College (P-16)
- Reporting to THECB
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[http://www.txhighereddata.org/Interactive/institutionsshow.cfm?Type=1&Level=2](http://www.txhighereddata.org/Interactive/institutionsshow.cfm?Type=1&Level=2)
# Accreditation Details

## Institution: San Antonio College

### General Information
- **Address:** 1300 San Pedro Ave, San Antonio, TX 78212-4299
- **Phone:** 210-733-2000

[For more information about this institution, visit www.alamo.edu/sac/sacmain/sac.htm](http://www.alamo.edu/sac/sacmain/sac.htm)

OPE ID: 00916300

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<td>Accreditation Reaffirmed: Warning Removed</td>
<td>Is in compliance with all of the agency's accreditation standards</td>
<td>06/12/2026</td>
</tr>
</tbody>
</table>

## Specialized Accreditation

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Program Name</th>
<th>Accredited Status</th>
<th>Accredited Date</th>
<th>Current Action &amp; Date of Current Action</th>
<th>Justification for Action</th>
<th>Next Review Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accreditation Commission for Education in Nursing, Inc. – May 6, 2013</td>
<td>Nursing (ADNUR) - Associate degree programs</td>
<td>Accredited</td>
<td>06/01/1975</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>American Board of Funeral Service Education, Committee on Accreditation</td>
<td>Funeral Service Education (FUSER) - Institutions and programs awarding diplomas, associate degrees and bachelor’s degrees</td>
<td>Accredited</td>
<td>*07/01/1963</td>
<td>Renewal of Accreditation 10/27/2017</td>
<td>Is in compliance with all of the agency's accreditation standards</td>
<td>12/31/2017</td>
</tr>
<tr>
<td>American Dental Association, Commission on Dental Accreditation</td>
<td>Dental Assisting (DA)</td>
<td>Accredited</td>
<td>12/24/1961</td>
<td>-</td>
<td>-</td>
<td>12/31/2012</td>
</tr>
<tr>
<td></td>
<td>Dental Laboratory Technology (DT)</td>
<td>Accredited</td>
<td>12/04/1975</td>
<td>Loss of Accreditation or Preaccreditation: Voluntary Withdrawal 08/06/2015</td>
<td>-</td>
<td>12/31/2012</td>
</tr>
<tr>
<td>American Board of Funeral Science Education, Committee on Accreditation</td>
<td>English Language (English Language Center for English Language Learning)</td>
<td>Accredited</td>
<td>08/27/2015</td>
<td>-</td>
<td>-</td>
<td>08/01/2020</td>
</tr>
</tbody>
</table>
The colleges — San Antonio (est. 1925), St. Philip's (est. 1898), Palo Alto (est. 1985), Northeast Lakeview (est. 2007), and Northwest Vista (est. 1995) — offer associate degrees, certificates and licensures in occupational programs that prepare students for jobs, as well as arts and science courses that transfer to four-year colleges and universities and lead to AA and AS degrees.

The Alamo Colleges District nine-member board of trustees are elected locally to six-year terms by Bexar County voters. The Chancellor, the district's chief executive officer, guides and implements the programs and policies of the Alamo Colleges.

Northwest Vista College, Palo Alto College, St. Philip's College and San Antonio College are accredited by the Southern Association of Colleges and Schools Commission on Colleges to award associate degrees and certificates. Contact the Commission on Colleges at 1866 Southern Lane, Decatur, Georgia 30033-4097 or call 404-679-4500 for questions about the accreditations of Northwest Vista College, Palo Alto College, St. Philip’s College and San Antonio College.

Strategic Plan. (Students, Employees, and Community of the Alamo Colleges District)

from downtown to Kerrville

We offer an extended network of locations to better serve you.

1. Alamo University Center
2. Greater Kerrville Center
3. Brackenridge Education Center
4. Greater Kerrville Center
5. Alamo University Center
6. Alamo University Center
7. Palo Alto College
8. St. Philip's College
9. St. Philip's College
10. St. Philip's College
11. St. Philip's College
12. Eastside Education & Training Center
13. Eastside Education & Training Center

San Antonio College

name

San Antonio College

description

Students at the Alamo Colleges not only receive a quality college education at an affordable cost, but also may take advantage of many other significant benefits available to them for the cost of tuition and fees.
2. Brackenridge Education Training Center
532 N. Center
San Antonio, TX 78202

3. Central Texas Technology Center
2189 FM 758
New Braunfels, TX 78130

5. Northeast Lakeview College
1201 Kitty Hawk Rd.
Universal City, TX 78148

6. Northwest Vista College
3535 N. Ellison Drive
San Antonio, TX 78251

8. San Antonio College
1819 N. Main Ave.
San Antonio, TX 78212

9. St. Philip's College
1801 MLK Drive
San Antonio, TX 78203

11. Workforce Center of Excellence
203 Norton St.
San Antonio, TX 78211

12. Westside Education Training Center
563 SW 40th St.
San Antonio, TX 78237
Academics

SAC Offers Degrees and Certifications

San Antonio College (SAC) is a public community college that provides for and supports the education and lifelong learning needs of a multicultural community. In 1955, the college was accredited by the Commission on Colleges of the Southern Association of Colleges and Schools (SACS). According to SACS, "(Accreditation) is a recognition that an institution or program has been evaluated and that it meets a set of standards of quality that are determined by the members of the association or agency granting the accreditation."

Since the Fall 2007, the Texas Higher Education Coordinating Board (THECB) has awarded 11 programs at San Antonio College with an "Exemplary" ranking. The "Exemplary" ranking signifies that these programs have all exceeded the THECB's required standards of excellence.

Established in 1925, University Junior College boasted 232 students and 46 instructors. In January 1951, San Antonio College moved to its present location at 1300 San Pedro Avenue, just north of downtown. Enrollment in the fall 2010 semester exceeded 25,000 students, including those taking SAC courses at the Northeast Lakeview location.

Choosing Your Major

San Antonio College offers a comprehensive liberal arts curriculum designed to satisfy the requirement of the first two years of a baccalaureate degree.

There are more than 75 Associate of Arts, Associate of Arts in Teaching, and Associate of Science degrees for transfer to four-year institutions.

The college also offers certificates and Associate of Applied Science degrees in 47 different technical/occupation fields.

Calendar

February 2018

< prev > next

S M T W T F S

1 2 3
4 5 6 7 8 9 10
11 12 13 14 15 16 17
18 19 20 21 22 23 24
25 26 27 28

- Friday, January 19, 2018
  BUG
- Thursday, February 1, 2018
  Black History Month 2018 at SAC
- Friday, March 2, 2018
  New Student Orientation Family Day
- Friday, March 2, 2018
  SAC presents a free showing of Coco

Follow Us On

http://www.alamo.edu/sac/academics/
GET STARTED TODAY

Find the program closest to you or a loved one and give them a call. They can help guide you and get you started.

FIND YOUR LOCAL PROGRAM

78207

Meals on Wheels San Antonio
4306 NW Loop 410
San Antonio, TX 78229
210-735-5115
Website

Home Delivered Meals
Pet Food Program

Alamo Area Council of Governments
8700 Tesoro Drive; Suite 700
San Antonio, TX 78217
210-362-5200

Home Delivered Meals
Pet Food Program
DECLARED
DISASTER AREA
<table>
<thead>
<tr>
<th>County</th>
<th>County</th>
<th>County</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelina</td>
<td>Eastland</td>
<td>Karnes</td>
<td>Roberts</td>
</tr>
<tr>
<td>Aransas</td>
<td>Erath</td>
<td>Kerr</td>
<td>Robertson</td>
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<tr>
<td>Atascosa</td>
<td>Falls</td>
<td>Kleberg</td>
<td>Sabine</td>
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<tr>
<td>Austin</td>
<td>Fayette</td>
<td>Lavaca</td>
<td>San Augustine</td>
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<tr>
<td>Bandera</td>
<td>Fort Bend</td>
<td>Lee</td>
<td>San Jacinto</td>
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<tr>
<td>Bastrop</td>
<td>Galveston</td>
<td>Leon</td>
<td>San Patricio</td>
</tr>
<tr>
<td>Bee</td>
<td>Goliad</td>
<td>Liberty</td>
<td>Shelby</td>
</tr>
<tr>
<td><strong>Bexar</strong></td>
<td>Gonzales</td>
<td>Lipscomb</td>
<td>Smith</td>
</tr>
<tr>
<td>Bosque</td>
<td>Gray</td>
<td>Live Oak</td>
<td>Somervell</td>
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<tr>
<td>Brazoria</td>
<td>Gregg</td>
<td>Lubbock</td>
<td>Stephens</td>
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<tr>
<td>Brazos</td>
<td>Grimes</td>
<td>Madison</td>
<td>Travis</td>
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<tr>
<td>Brown</td>
<td>Guadalupe</td>
<td>Marion</td>
<td>Trinity</td>
</tr>
<tr>
<td>Burleson</td>
<td>Hardin</td>
<td>Matagorda</td>
<td>Tyler</td>
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<tr>
<td>Caldwell</td>
<td>Harris</td>
<td>Milam</td>
<td>Van Zandt</td>
</tr>
<tr>
<td>Calhoun</td>
<td>Harrison</td>
<td>Montgomery</td>
<td>Victoria</td>
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<tr>
<td>Callahan</td>
<td>Hemphill</td>
<td>Newton</td>
<td>Walker</td>
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<tr>
<td>Cameron</td>
<td>Henderson</td>
<td>Nueces</td>
<td>Waller</td>
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<tr>
<td>Chambers</td>
<td>Hidalgo</td>
<td>Ochiltree</td>
<td>Washington</td>
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<tr>
<td>Clay</td>
<td>Hood</td>
<td>Orange</td>
<td>Wharton</td>
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<td>Coleman</td>
<td>Houston</td>
<td>Palo Pinto</td>
<td>Wheeler</td>
</tr>
<tr>
<td>Colorado</td>
<td>Jackson</td>
<td>Parker</td>
<td>Willacy</td>
</tr>
<tr>
<td>Comal</td>
<td>Jasper</td>
<td>Polk</td>
<td>Wilson</td>
</tr>
<tr>
<td>Comanche</td>
<td>Jefferson</td>
<td>Rains</td>
<td></td>
</tr>
<tr>
<td>DeWitt</td>
<td>Jim Wells</td>
<td>Refugio</td>
<td></td>
</tr>
</tbody>
</table>
NEIGHBORHOOD
SCOUT REPORT
1409 Buena Vista St, San Antonio, TX 78207
Report date: Thursday, November 16, 2017
THE 1409 BUENA VISTA ST NEIGHBORHOOD REAL ESTATE

MEDIAN HOME VALUE: $80,275

MEDIAN REAL ESTATE TAXES: $1,086 (1.4% effective rate)

NEIGHBORHOOD HOME PRICES

<table>
<thead>
<tr>
<th>Price Range</th>
<th>% of Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $63,000</td>
<td>3.3%</td>
</tr>
<tr>
<td>$63,001 - $126,000</td>
<td>10.7%</td>
</tr>
<tr>
<td>$126,001 - $212,000</td>
<td>14.0%</td>
</tr>
<tr>
<td>$212,001 - $318,000</td>
<td>6.6%</td>
</tr>
<tr>
<td>$318,001 - $500,000</td>
<td>10.6%</td>
</tr>
<tr>
<td>$500,001 - $945,000</td>
<td>12.5%</td>
</tr>
<tr>
<td>$945,001 - $1,284,000</td>
<td>28.5%</td>
</tr>
<tr>
<td>$1,284,001 +</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
9 YEARS AND 8 MONTHS

AVERAGE MARKET RENT:
$742 / per month

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom or More</td>
<td>$964</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$700</td>
</tr>
<tr>
<td>Studio</td>
<td>$553</td>
</tr>
<tr>
<td>1 Bedroom or More</td>
<td>$306</td>
</tr>
</tbody>
</table>

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HOMEOWNERSHIP RATE

- Owners: 48.7%
- Renters: 51.3%
- Seasonally Vacant: 0.0%
- Vacant Year-Round: 8.0%
THE 1409 BUENA VISTA ST NEIGHBORHOOD DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Time Homebuyers</td>
<td>44.0%</td>
<td>Poor</td>
</tr>
<tr>
<td>College Student Friendly</td>
<td>35.4%</td>
<td>Poor</td>
</tr>
<tr>
<td>Young Single Professionals</td>
<td>19.4%</td>
<td>Poor</td>
</tr>
<tr>
<td>Retirement Dream Areas</td>
<td>17.9%</td>
<td>Poor</td>
</tr>
<tr>
<td>Family Friendly</td>
<td>15.9%</td>
<td>Poor</td>
</tr>
<tr>
<td>Luxury Communities</td>
<td>3.1%</td>
<td>Poor</td>
</tr>
<tr>
<td>Vacation Home Locations</td>
<td></td>
<td>Poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkable</td>
<td>90.9%</td>
<td>Excellent</td>
</tr>
<tr>
<td>Hip Trendy</td>
<td>85.0%</td>
<td>Very Good</td>
</tr>
<tr>
<td>Urban Sophistocates</td>
<td>15.6%</td>
<td>Poor</td>
</tr>
<tr>
<td>Quiet</td>
<td>14.4%</td>
<td>Poor</td>
</tr>
<tr>
<td>Nautical</td>
<td></td>
<td>Poor</td>
</tr>
</tbody>
</table>
AGE

MARRITAL STATUS

MALE  50.0%  FEMALE  50.0%

ONE PERSON HOUSEHOLDS

SAME SEX PARTNERS

MARRIED COUPLE WITH CHILD

SINGLE PARENT WITH CHILD
MEANS OF TRANSPORT

- Drives Alone: 56.4%
- Work at Home: 3.9%
- Walks: 22.8%
- Subway/Train: 0.0%
- Ferry: 0.0%
- Bike: 12.2%
- Carpool: 28.3%

VEHICLES PER HOUSEHOLD

- 3 or More Vehicles: 17.5%
- 1 or 2 Vehicles: 65.4%

DIVERSITY INDEX

- Ratio: 3
- (100 is the most diverse)
- More diverse than 3% of U.S. neighborhoods.

- White: 65.9%
- Black or African American: 0.9%
- American Indian and Alaska Native: 0.0%
- Asian: 0.0%
- Native Hawaiian and Other Pacific Islanders: 0.0%
- Other Race: 0.0%
- Two or More Races: 0.0%
- Hispanic or Latino: 72.5%

- Executive, managers, & professionals: 11.4%
- Sales and service workers: 25.5%
- Office support workers: 13.7%
- Factory workers & laborers: 48.7%
- Farmers, foresters, & fisheries: 0.9%
ANCESTRY (TOP 20)

<table>
<thead>
<tr>
<th>Ancestry</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexican</td>
<td>4.0%</td>
</tr>
<tr>
<td>German</td>
<td>1.3%</td>
</tr>
<tr>
<td>U.S. or American</td>
<td>0.8%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>0.4%</td>
</tr>
<tr>
<td>Italian</td>
<td>0.3%</td>
</tr>
<tr>
<td>Central American</td>
<td>0.2%</td>
</tr>
<tr>
<td>Scottish</td>
<td>0.2%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.2%</td>
</tr>
<tr>
<td>Spanish</td>
<td>0.2%</td>
</tr>
<tr>
<td>South American</td>
<td>0.2%</td>
</tr>
<tr>
<td>Puerto Rican</td>
<td>0.2%</td>
</tr>
<tr>
<td>Irish</td>
<td>0.2%</td>
</tr>
<tr>
<td>Dominican</td>
<td>0.2%</td>
</tr>
<tr>
<td>Yugoslavian</td>
<td>0.2%</td>
</tr>
<tr>
<td>West Indian</td>
<td>0.2%</td>
</tr>
<tr>
<td>Welsh</td>
<td>0.2%</td>
</tr>
<tr>
<td>Ukrainian</td>
<td>0.2%</td>
</tr>
<tr>
<td>Swedish</td>
<td>0.2%</td>
</tr>
<tr>
<td>Scandinavian</td>
<td>0.2%</td>
</tr>
<tr>
<td>Swiss</td>
<td>0.2%</td>
</tr>
</tbody>
</table>

LANGUAGES SPOKEN (TOP 20)

<table>
<thead>
<tr>
<th>Language</th>
<th>% of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spanish</td>
<td>73.9%</td>
</tr>
<tr>
<td>English</td>
<td>22.2%</td>
</tr>
<tr>
<td>Polish</td>
<td>0.0%</td>
</tr>
<tr>
<td>Welsh</td>
<td>0.0%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Urdu</td>
<td>0.0%</td>
</tr>
<tr>
<td>Italian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Tamil</td>
<td>0.0%</td>
</tr>
<tr>
<td>Russian</td>
<td>0.0%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>0.0%</td>
</tr>
<tr>
<td>Rovani</td>
<td>0.0%</td>
</tr>
<tr>
<td>Native American</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mym-Rimer</td>
<td>0.0%</td>
</tr>
<tr>
<td>Konkanski</td>
<td>0.0%</td>
</tr>
<tr>
<td>Japanese</td>
<td>0.0%</td>
</tr>
<tr>
<td>South African</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hindi</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hebrew</td>
<td>0.0%</td>
</tr>
<tr>
<td>Gujarati</td>
<td>0.0%</td>
</tr>
<tr>
<td>Greek</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

PER CAPITA INCOME

<table>
<thead>
<tr>
<th>Region</th>
<th>Per Capita Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>This Neighborhood</td>
<td>$11,319</td>
</tr>
<tr>
<td>Nation</td>
<td>$38,889</td>
</tr>
</tbody>
</table>
MEDIAN HOUSEHOLD INCOME

This Neighborhood: $25,013
National: $53,657

EDUCATION

PERCENT WITH COLLEGE DEGREE

This Neighborhood: 32%
National: 30.1%

PERCENT WITH ADVANCE DEGREE

This Neighborhood: 0.3%
National: 15.4%

INCOME & EDUCATION
THE 1409 BUENA VISTA ST NEIGHBORHOOD CRIME

TOTAL CRIME INDEX

4

(100 is safest)

Safer than 4% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th>Number of Crimes</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>93</td>
<td>384</td>
<td>477</td>
<td></td>
</tr>
</tbody>
</table>

Crime Rate (per 1,000 residents)

17.28 71.35 88.63

VIOLENT CRIME INDEX

4

(100 is safest)

Safer than 4% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>5</td>
<td>9</td>
<td>3</td>
</tr>
</tbody>
</table>

100 is safest
100 is safest
100 is safest
100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 58

In this Neighborhood

1 IN 171

In San Antonio

1 IN 243

In Texas
SAN ANTONIO VIOLENT CRIMES

**POPULATION: 1,469,845**

<table>
<thead>
<tr>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>94</td>
<td>1,054</td>
<td>1,990</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.06</td>
<td>0.72</td>
<td>1.35</td>
</tr>
</tbody>
</table>

UNITED STATES VIOLENT CRIMES

**POPULATION: 321,418,820**

<table>
<thead>
<tr>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>15,696</td>
<td>124,047</td>
<td>327,374</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>0.05</td>
<td>0.39</td>
<td>1.02</td>
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</tbody>
</table>

PROPERTY CRIME INDEX

5

(100 is safest)

Safer than 5% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>BURGLARY INDEX</th>
<th>THEFT INDEX</th>
<th>MOTOR VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>7</td>
<td>11</td>
</tr>
</tbody>
</table>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 14

1 IN 20

1 IN 35
SAN ANTONIO PROPERTY CRIMES

POPULATION: \textbf{1,469,845}

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR/VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>11,677</td>
<td>56,306</td>
<td>6,194</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>7.94</td>
<td>38.31</td>
<td>4.21</td>
</tr>
</tbody>
</table>

UNITED STATES PROPERTY CRIMES

POPULATION: \textbf{321,418,820}

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY</th>
<th>THEFT</th>
<th>MOTOR/VEHICLE THEFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Total</td>
<td>1,579,527</td>
<td>5,706,346</td>
<td>707,758</td>
</tr>
<tr>
<td>Rate per 1,000</td>
<td>4.91</td>
<td>17.75</td>
<td>2.20</td>
</tr>
</tbody>
</table>
THE 1409 BUENA VISTA ST NEIGHBORHOOD SCHOOLS

SCHOOL QUALITY

8
(300th best)
Better than 8% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

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

<table>
<thead>
<tr>
<th>SCHOOL DETAILS</th>
<th>GRADES</th>
<th>QUALITY RATING COMPARED TO TX</th>
<th>QUALITY RATING COMPARED TO NATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>De Zavala Elementary School</td>
<td>PK-05</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>2311 San Luis St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio, TX 78207</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lanier HS School</td>
<td>09-12</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>1514 W Cesar E Chavez Blvd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio, TX 78207</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tafolla Middle School</td>
<td>06-08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1303 W Cesar E Chavez Blvd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio, TX 78207</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Adults In Neighborhood With College Degree Or Higher 2.2%
Children In The Neighborhood Living In Poverty 54.3%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

53,750
Students Enrolled in This District
99
Schools in District
16
Students Per Classroom
**District Quality Compared to Texas**

2

(5 is best)

Better than 10.8% of TX school districts.

**District Quality Compared to U.S.**

2

(5 is best)

Better than 11.9% of US school districts.

**Public School Test Scores (No Child Left Behind)**

![Bar chart showing proficiency in reading and math for District and State.]

**School District Enrollment By Group**

<table>
<thead>
<tr>
<th>Ethnic/Racial Groups</th>
<th>This District</th>
<th>This State</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (non-Hispanic)</td>
<td>1.8%</td>
<td>29.7%</td>
</tr>
<tr>
<td>Black</td>
<td>6.4%</td>
<td>12.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>91.4%</td>
<td>53.1%</td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>0.2%</td>
<td>4.0%</td>
</tr>
<tr>
<td>American Indian or Native of Alaska</td>
<td>0.1%</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

**Economic Groups**

| Economically Disadvantaged                  | 91.5%         | 58.2%      |
| Economically Eligible                      | 91.1%         | 51.8%      |
| Reduced Lunch Eligible                     | 0.3%          | 6.4%       |

**Educational Expenditures**

<table>
<thead>
<tr>
<th>Category</th>
<th>Per Student</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instructional Expenditures</td>
<td>$5,504</td>
<td>$294,428,928</td>
<td>40.4%</td>
</tr>
<tr>
<td>Support Expenditures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student</td>
<td>$597</td>
<td>$32,152,629</td>
<td>4.4%</td>
</tr>
<tr>
<td>Staff</td>
<td>$568</td>
<td>$30,590,776</td>
<td>4.2%</td>
</tr>
<tr>
<td>General Administration</td>
<td>$53</td>
<td>$2,854,421</td>
<td>0.4%</td>
</tr>
<tr>
<td>School Administration</td>
<td>$552</td>
<td>$29,729,064</td>
<td>4.0%</td>
</tr>
<tr>
<td>Operation</td>
<td>$1,023</td>
<td>$55,095,711</td>
<td>7.5%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$184</td>
<td>$9,909,688</td>
<td>1.3%</td>
</tr>
<tr>
<td>Other</td>
<td>$337</td>
<td>$18,149,809</td>
<td>2.5%</td>
</tr>
<tr>
<td>Total Support</td>
<td>$3,313</td>
<td>$178,428,241</td>
<td>24.3%</td>
</tr>
<tr>
<td>Non Instructional Expenditures</td>
<td>$4,620</td>
<td>$259,590,740</td>
<td>35.3%</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>$12,636</td>
<td>$734,394,052</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
THE 1409 BUENA VISTA ST TRENDS AND FORECAST

OPPORTUNITY

Appreciation Potential (3 years)
RATINGS: 1=Very Low 2=Low 3= Moderate 4=High 5=Rising Star

INVESTMENT SECURITY

Past Appreciation and existing fundamentals
RATINGS: 1=Very Low 2=Low 3= Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast

<table>
<thead>
<tr>
<th>TIME PERIOD</th>
<th>TOTAL APPRECIATION</th>
<th>AVG. ANNUAL RATE</th>
<th>COMPARED TO METRO*</th>
<th>COMPARED TO AMERICA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Year Forecast: 2017 Q1 - 2018 Q3</td>
<td>13.41% ↑</td>
<td>4.28% ↑</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Latest Quarter: 2017 Q4 - 2018 Q3</td>
<td>3.88% ↑</td>
<td>16.44% ↑</td>
<td>10</td>
<td>7</td>
</tr>
<tr>
<td>Last 12 Months: 2016 Q4 - 2017 Q3</td>
<td>9.31% ↑</td>
<td>9.31% ↑</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Last 2 Years: 2015 Q4 - 2017 Q3</td>
<td>12.81% ↑</td>
<td>6.21% ↑</td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td>Last 5 Years: 2012 Q4 - 2017 Q3</td>
<td>32.98% ↑</td>
<td>5.87% ↑</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>Last 10 Years: 2007 Q4 - 2017 Q3</td>
<td>36.63% ↑</td>
<td>3.02% ↑</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>Since 2000: 2000 Q1 - 2017 Q3</td>
<td>110.34% ↑</td>
<td>4.54% ↑</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

* 101% Highest

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Pros
Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.
- Regional Housing Market Outlook
- Real Estate Values Nearby
- Neighborhood Look & Feel
- Access to High Paying Jobs
- Educated Population Trend

Cons
Impediments to home value appreciation over the next few years or indicators of negative trends already underway.
- Crime
- School Performance

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strong Advantage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

ACCESS TO HIGH PAYING JOBS

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

JOBS WITHIN AN HOUR

<table>
<thead>
<tr>
<th>TIME</th>
<th>HIGH PAYING JOBS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 minutes</td>
<td>4180</td>
</tr>
<tr>
<td>10 minutes</td>
<td>38491</td>
</tr>
<tr>
<td>15 minutes</td>
<td>65388</td>
</tr>
<tr>
<td>20 minutes</td>
<td>190958</td>
</tr>
<tr>
<td>30 minutes</td>
<td>289139</td>
</tr>
<tr>
<td>45 minutes</td>
<td>322582</td>
</tr>
<tr>
<td>60 minutes</td>
<td>343817</td>
</tr>
</tbody>
</table>

*Annual salary of $75,000 or more

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years

AVG. ANNUAL RENT PRICE TREND Over last 5 years
AVG. ANNUAL VACANCY TRENDS Over last 5 years

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years

AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years
AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

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

<table>
<thead>
<tr>
<th>DISTANCE FROM LOCATION</th>
<th>POPULATION 5 YEARS AGO</th>
<th>CURRENT POPULATION</th>
<th>PERCENT CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 Miles</td>
<td>65.22</td>
<td>53.69</td>
<td>-8.46%</td>
</tr>
<tr>
<td>1 Mile</td>
<td>248.66</td>
<td>206.55</td>
<td>-16.93%</td>
</tr>
<tr>
<td>3 Miles</td>
<td>1423.35</td>
<td>1443.46</td>
<td>1.27%</td>
</tr>
<tr>
<td>5 Miles</td>
<td>3607.95</td>
<td>3724.63</td>
<td>3.23%</td>
</tr>
<tr>
<td>10 Miles</td>
<td>9277.91</td>
<td>9952.31</td>
<td>7.25%</td>
</tr>
<tr>
<td>15 Miles</td>
<td>1514.99</td>
<td>1645.72</td>
<td>8.60%</td>
</tr>
<tr>
<td>25 Miles</td>
<td>1855.70</td>
<td>2046.90</td>
<td>10.28%</td>
</tr>
<tr>
<td>50 Miles</td>
<td>2218.801</td>
<td>2461.007</td>
<td>10.92%</td>
</tr>
</tbody>
</table>

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

Regional Appreciation Potential (3yr)
RATINGS: 1=Very Low 2=Low 3= Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS: SAN ANTONIO-NEW BRAUNFELS, TX METRO AREA 📈
Years of average household income needed to buy average home
1.91
Region's Historical Low

2.86
Region's Historical High

2.86
Current

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

<table>
<thead>
<tr>
<th>REGIONAL TREND</th>
<th>LAST 2 YEARS</th>
<th>COMPARED TO NATION*</th>
<th>LAST 1 YEAR</th>
<th>COMPARED TO NATION*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth</td>
<td>4.22% ↑</td>
<td>10</td>
<td>2.01% ↑</td>
<td>10</td>
</tr>
<tr>
<td>Job Growth</td>
<td>4.90% ↑</td>
<td>9</td>
<td>1.88% ↑</td>
<td>7</td>
</tr>
<tr>
<td>Income Trend (Wages)</td>
<td>11.49% ↑</td>
<td>7</td>
<td>4.46% ↑</td>
<td>7</td>
</tr>
<tr>
<td>Unemployment Trend</td>
<td>0.41% ↓</td>
<td>2</td>
<td>0.05% ↓</td>
<td>2</td>
</tr>
<tr>
<td>Stock Performance of Region’s Industries</td>
<td>19.13% ↑</td>
<td>7</td>
<td>11.63% ↑</td>
<td>5</td>
</tr>
<tr>
<td>Housing Added</td>
<td>1.92% ↑</td>
<td>9</td>
<td>0.81% ↑</td>
<td>8</td>
</tr>
<tr>
<td>Vacancy Trend</td>
<td>0.58% ↓</td>
<td>5</td>
<td>0.63% ↓</td>
<td>5</td>
</tr>
</tbody>
</table>

* 10 is highest

Disclaimer
Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by Location Inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided “As is” without any warranties of any kind. Location Inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user’s sole cost and expense. By using the site you agree to our Terms of Use.
ABOUT THE 1409 BUENA VISTA ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is $80,275, which is less expensive than 83.6% of Texas neighborhoods and 83.6% of all U.S. neighborhoods.

The average rental price in this neighborhood is currently $742, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 94.6% of Texas neighborhoods.

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

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

Home and apartment vacancy rates are 8.6% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 52.7% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

Notable & Unique: Diversity

Did you know that this neighborhood has more Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 94.2% of this neighborhood's residents have Mexican ancestry.

This neighborhood is also pretty special linguistically. Significantly, 77.9% of its residents five years old and above primarily speak Spanish at home. This is a higher percentage than 98.3% of all U.S. neighborhoods.

Notable & Unique: Modes of Transportation

In this neighborhood, carpooling is still a popular way to get to and from work. NeighborhoodScout's analysis reveals that 28.3% of commuters carpool here, which is more than in 99.3% of all U.S. neighborhoods.

Notable & Unique: Occupations

NeighborhoodScout's exclusive research identifies this neighborhood as having one of the highest concentrations of people employed in manufacturing or as laborers of any neighborhood in America. In fact, despite the loss of manufacturing jobs nationally, this neighborhood has 48.7% of its working residents employed in such fields, which is a higher proportion than 99.2% of American neighborhoods.

Notable & Unique: People

This neighborhood is unique for having just 2.2% of adults here having earned a bachelor's degree. This is a lower rate of college graduates than NeighborhoodScout found in 98.6% of America's neighborhoods.

In addition, this neighborhood has a greater percentage of children living in poverty (64.3%) than found in 96.7% 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

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in this neighborhood in San Antonio are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 93.8% of U.S. neighborhoods. With 64.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 96.7% of U.S. neighborhoods.

The Neighbors: Occupations

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

In this neighborhood, 48.7% of the working population is employed in manufacturing and laborer occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 25.3% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (13.7%), and 11.4% in executive, management, and professional occupations.

The Neighbors: Ethnicity / Ancestry

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

In this neighborhood in San Antonio, TX, residents most commonly identify their ethnicity or ancestry as Mexican (94.2%). There are also a number of people of German ancestry (1.3%). In addition, 23.1% of the residents of this neighborhood were born in another country.

The Neighbors: Languages

The most common language spoken in this neighborhood is Spanish, spoken by 77.9% of households. Some people also speak English (22.1%).

Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (45.1% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (56.4%) 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 (28.3%) and 12.3% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.
Tab 11
Site Information Form Part III
### Site Acreage

*Please identify site acreage as listed in each of the following exhibits/documents.*

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.7</td>
<td>1.7</td>
<td>N/A</td>
<td>1.7</td>
</tr>
</tbody>
</table>

(*) Should equal acreage indicated in site control documents less acreage intended to be dedicated, sold or used for public purpose and not to be encumbered by LURA (net acreage). The net acreage will be used for calculating density for all purposes.

**Please provide an explanation of any discrepancies in site acreage below:**

N/A

### Site Control - §10.204(10)

The current owner of the Development Site is (If scattered site & more than one owner refer to Tab 13):

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weinritter Realty, LP</td>
<td>Mark Weinstein &amp; Jumeida Lopez</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O. Box 782129</td>
<td>San Antonio</td>
<td>TX</td>
<td>78278</td>
<td>7/6/2010</td>
</tr>
</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member? **No**

If "Yes," please explain:

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure? **No**

Identify all of the sellers of the proposed property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weinritter Realty, LP</td>
<td>None</td>
</tr>
</tbody>
</table>

**Site Control is in the form of:**

- [X] Contract for sale.
- [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
- [ ] Contract for lease.

**Expiration of Contract or Option:** 12/31/2018  **Anticipated Closing Date:** 12/31/2018

**Title Commitment or Title Policy is included behind this tab (per §10.204(12)).**

### Site Control - §10.204(10)

**Ingress/Egress and Easements (9% and 4% HTC Only) - §11.7**

Is land for ingress and/or egress and any easements held separate from the property described in the site control documents? **No**

If yes, describe how any such land is held. Identify the land owner and describe any agreements the Applicant has or will enter into with the land owner.
### 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) - §11.4(c)

Development qualifies for the boost for:

- **X** Qualified Census tract that has less than 20% HTC Units per household
- Development is located in a Small Area Difficult Development Area (SADDA)
- Rural Development (Competitive HTC only)
- Development is entirely Supportive Housing (Competitive HTC Only)
- Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development includes an additional 10% of units at 30% AMI. Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements. (Competitive HTC only)
- Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8**

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

If a revised form is submitted, date of submission: ____________________________
TAB 12
SUPPORTING DOCUMENTATION FROM SITE INFORMATION FORM PART III
Support Documentation from Site Information Part III Should be Included Behind this Tab.

- Site Control Documentation
- Title Commitment or Policy
- Each of the Direct Loan exhibits identified below (as applicable)

Increase in Eligible Basis (30% Boost)

- Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.
- Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable
- SADD map clearly showing the Development is located within the boundaries of a SADD, if applicable

Site & Neighborhood Standards (New Construction Direct Loan only)

Confirm the following supporting documents are provided behind this tab.

- Letters on company letterhead from local utility providers confirming the site has access to the following services: water and wastewater/sewer, electricity, garbage disposal and natural gas, if applicable.
- Statement explaining how the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.
- A statement confirming that travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, is not excessive. This is not applicable for Developments proposing to serve Elderly.
EVIDENCE OF SITE CONTROL
The Legacy at Buena Vista, L.P.
The Legacy at Buena Vista

Summary of the Purchase and Sale Agreement Closing Date

Due Diligence Feasibility Expiration Date: March 30, 2018 (per Section 4(a) of the Purchase and Sale Agreement).

Financing Period Date: August 15, 2018 (per Section 4(d) of the Purchase and Sale Agreement).

Closing Date: August 31, 2018 (per Section 5(a) of the Purchase and Sale Agreement). The Closing Period may be extended up to four (4) times for a calendar month per each extension (per Section 5(b) of the Purchase and Sale Agreement) until December 31, 2018.

Assignment: Per Section 8(c) of the Purchase and Sale Agreement, Purchaser has the right to assign the Agreement and/or any interest herein to any third party.

FINAL CLOSING DATE NO LATER THAN December 31, 2018
PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (this "Agreement") is executed to be effective as of the date the Title Company (hereinafter defined) executes the "Title Company's Acceptance and Receipt," attached hereto, as evidenced by the date the Title Company affixes thereto (the "Effective Date"), by and between APC LAND HOLDINGS, LLC, (2950 SW 27th Avenue, Suite 200, Miami, Florida 33133, Attn: Dan Wilson; Telephone: 305.357.4733; Fax: 305.476.1557; email: dwilson@apcommunities.com) ("Buyer"); and WEINRITTER REALTY, LP, a Texas limited partnership (P.O. Box 782129, San Antonio, TX 78278-2129, Attn: Marc Weinstein and Jumeida Lopez; Telephone: 210.492.4133; Fax: (210)492-5308; email: mweinstein@gmail.com and Jl@dmtproperties.com) ("Seller") (Buyer and Seller are collectively referred to as the "Parties", and each a "Party").

1. Property. On the terms herein set forth, Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, +/- 1.7 acre tract of land described on Exhibit A, attached hereto and made a part hereof (the "Land"), together with all of Seller's right, title, and interest in and to and any and all of the following related to the Land: (a) rights of way, streets, roads, alleys, streets, and/or avenues, open or proposed, abutting the Land, (b) riparian and water rights, (c) air rights, (d) uses, servitudes, licenses, easements, tenements, hereditaments, and appurtenances now or hereafter belonging to or benefiting the Land, (e) buildings, improvements, and fixtures located on or under the Land; and (f) licenses, warranties, and permits (collectively, the "Property").

2. Purchase Price. The purchase price for the Property shall be One Million Thirty-Five Thousand and 00/100 Dollars ($1,035,000.00) (the "Purchase Price"), payable at Closing by Buyer.

3. Title Company and Earnest Money.

a. Name and Amount. Chicago Title of Texas, LLC (1100 NW Loop 410, Suite 260, San Antonio, Texas 78213, attn.: Michael Baucum; Telephone: 210.451.8140; Fax: 210.349.3523; email: michael@baucumlawfirm.com) (the "Title Company") will serve as the title company. Within five (5) business days of the date Buyer receives a copy of this Agreement executed by both Parties, Buyer shall deposit the sum of $30,000.00 with the Title Company as earnest money to be applied to the Purchase Price (the "Original Earnest Money"), subject to the terms and provisions of this Agreement.

b. Original Earnest Money Becoming Non-Refundable. Notwithstanding anything in this Agreement to the contrary:

   (l) Unless Buyer timely terminates this Agreement prior to 5:00 p.m. (CST) on January 31, 2018, $10,000.00 of the Original Earnest Money shall be (A) released to
Seller, (B) non-refundable to Buyer except as otherwise provided by the terms of this Agreement, and (C) applied to the Purchase Price at Closing.

(ii) Thereafter, unless Buyer timely terminates this Agreement prior to 5:00 p.m. (CST) on February 28, 2018, $10,000.00 of the Original Earnest Money shall be (A) released to Seller, (B) non-refundable to Buyer except as otherwise provided by the terms of this Agreement, and (C) applied to the Purchase Price at Closing.

(iii) Thereafter, unless Buyer timely terminates this Agreement prior to 5:00 p.m. (CST) on March 30, 2018, the remaining $10,000.00 of the Original Earnest Money shall also be (A) released to Seller, (B) non-refundable to Buyer except as otherwise provided by the terms of this Agreement, and (C) applied to the Purchase Price at Closing.

c. **Financing Period Earnest Money.** If Buyer does not terminate this Agreement prior to the end of the Due Diligence Period (hereinafter defined), Buyer shall deposit with the Title Company additional earnest money in the amount of $20,000.00 (the "Financing Period Earnest Money", and together with the Original Earnest Money, the "Earnest Money") prior to 5:00 pm (CST) on March 31, 2018 in order to keep this Agreement in effect. The aggregate total of the Earnest Money shall be (i) non-refundable, except as otherwise provided herein, (ii) held by the Title Company until this Agreement has been terminated or the transaction described in this Agreement has closed; and (iii) applied to the Purchase Price at Closing.

d. **INDEPENDENT CONSIDERATION.** NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS AGREEMENT, $1,000.00 OF THE ORIGINAL EARNEST MONEY SHALL BE DEEMED INDEPENDENT CONSIDERATION AND NON-REFUNDABLE TO BUYER. AND IS TO BE PAID TO SELLER UNDER ALL CIRCUMSTANCES, FOR AND IN CONSIDERATION OF SELLER'S EXECUTION AND PERFORMANCE OF THIS AGREEMENT.

e. **Account.** Until released to Seller pursuant to the terms of this Agreement, the Earnest Money shall be held by the Title Company as escrow agent in an account separate from other accounts, to be handled in accordance with the terms and conditions of this Agreement. All interest earned on the Earnest Money shall be added to and become part of the Earnest Money.

4. **Conditions Precedent.**

a. **Due Diligence Period.** Beginning on the Effective Date, Buyer shall have until 5:00 p.m. (CST) on March 30, 2018 (the "Due Diligence Period") to, at its sole cost and expense, conduct inspections of the Property (the "Due Diligence Investigations") and assess its suitability, as determined by Buyer in its sole and absolute discretion, for Buyer's intended development of the Property (the "intended purpose"). The right to conduct Due Diligence Investigations includes, without limitation, the right of Buyer and Buyer's employees,
agents, affiliates, and contractors to enter upon any portion of the Property to conduct market studies, appraisals, and needs assessments, and to take measurements, inspect, conduct test borings, make survey maps, and to conduct geotechnical, soil, environmental, groundwater, wetland, and other studies required by Buyer in its sole discretion, and to, without limitation, determine the existence and adequacy of utilities serving the Property, zoning and compliance with laws. No Due Diligence Investigations shall constitute a waiver or relinquishment on the part of Buyer of its rights under any covenant, condition, representation, or warranty of Seller under this Agreement. Buyer shall be and remain liable to Seller for any and all damage to the Property caused by Buyer and its agents, servants, and employees during the Due Diligence Period, excluding damage caused by pre-existing conditions. Notwithstanding anything to the contrary set forth in this Agreement, Buyer shall be permitted to continue to conduct the Due Diligence Investigations while this Agreement is in effect.

b. **Right to Terminate.** In the event the Property is not satisfactory to Buyer for any reason, in Buyer's sole and absolute discretion, Buyer shall have the right to terminate this Agreement by delivering written notice thereof to Seller prior to the expiration of the Due Diligence Period, and Buyer shall receive a full and prompt refund of the portion of the Original Earnest Money that is refundable to Buyer pursuant to the terms of Section 3.b above, together with accrued interest thereon, without the need for Seller's signature or consent for its release. Any portion of the Original Earnest Money that is not refundable to Buyer pursuant to the terms of Section 3.b above shall be delivered to Seller.

c. **Title and Survey.**

   (i) Within fifteen (15) days of the Effective Date, Seller shall obtain from the Title Company and deliver to Buyer a current title commitment (the "Commitment") for an Owner's Policy of Title Insurance (the "Title Policy"), in an amount equal to the Purchase Price, together with full and legible copies of all of the exceptions to title listed in Schedule B of the Title Commitment, and any documents listed in Schedule C of the Title Commitment (collectively, the "Title Exceptions").

   (ii) Buyer may, at Buyer's expense, obtain a survey of the Property (the "Survey"). Upon completion of the Survey, at Buyer's election the legal description of the Land may be updated to reflect the results of the Survey and substituted for the original legal description of the Land attached to this Agreement as Exhibit A and shall be used in the Deed (hereinafter defined).

   (iii) If any of the Commitment, the Title Exceptions, or the Survey are not satisfactory to Buyer, then Buyer may give Seller written notice of the items that Buyer finds unacceptable (the "Title Objections") before the later of (A) fifteen (15) days after receipt of the Commitment and full and legible copies of the Title Exceptions, or (B) March 1, 2018. Seller shall have fifteen (15) days after such
notice from Buyer to deliver written notice to Buyer that it either agrees to cure the Title Objections within thirty (30) days (or such longer period of time agreeable to Buyer and Seller in the Parties reasonable determination) or to advise Buyer that it will not so cure the Title Objections. All Title Exceptions to which Buyer does not object or which are deemed waived and accepted by Buyer, as herein provided, are collectively referred to as the "Permitted Exceptions".

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

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

d. **Financing Period.** Provided Buyer deposits the Financing Period Earnest Money as provided hereinabove, Buyer shall have until 5:00 pm (CST) on August 15, 2018 (the "Financing Period") to terminate this Agreement if Buyer does not secure financing, whether Tax Credits (hereinafter defined), conventional financing, or otherwise, on terms acceptable to Buyer in Buyer’s sole and absolute discretion, by delivering written notice thereof to Seller prior to the expiration of Financing Period, and Buyer shall receive a full and prompt refund of the Financing Period Earnest Money, together with accrued interest thereon, without the need for Seller’s signature for its release.

e. **Governmental Approvals.** Buyer may, at its option and expense, prepare and submit applications for, and seek to obtain approval by the applicable governmental authorities and/or third parties of, approvals, permits, licenses, easements, and agreements required for Buyer’s intended development and use of the Property, including without limitation, those for utilities, zoning, special uses, building construction, access, subdivision, platting, easements, ingress/egress easements, site construction and off-site improvements (collectively, the "Governmental Approvals"). Seller shall cooperate with Buyer in connection with the preparation of the applications and seeking the Governmental Approvals, including without limitation, Seller’s timely execution and delivery of all applications, documents, plats, and instruments required by the applicable
governmental authorities and/or third parties, and attending and giving favorable testimony at any hearings on the petitions or applications, meeting with and providing information to public and private utilities and governmental and quasi-governmental entities, provided that Seller shall not be obligated to incur any expense in connection therewith.

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

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

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

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

(iv) **Subdivided.** At or prior to Closing, if the Property is part of a larger parcel belonging to Seller, the Property shall be subdivided from the larger parcel and/or platted.

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

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

   a. **Delivery of Documents.** The conveyance of the Property and the closing of the transaction herein described (the "Closing") shall occur on or before August 31, 2018 (as may be extended, the "Closing Deadline"), in escrow at the offices of the Title Company, or such other manner and/or location mutually acceptable to Buyer and Seller; provided, however, Buyer may elect to close at any time upon three (3) days' prior written notice to Seller.

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

   (ii) Buyer shall deliver at Closing: (A) the remaining balance of the Purchase Price as provided by this Agreement; and (B) such other documents, instruments, certifications, and confirmations as may be reasonably required to fully effect and consummate the transaction contemplated hereby.

   b. **Extensions.** Buyer shall have the right to extend the Closing Deadline up to four (4) times to (1) September 30, 2018, (2) October 31, 2018, (3) November 30, 2018, and (4) December 31, 2018, by delivering to Seller written notice thereof prior to the end of the then applicable Closing Deadline, and delivering to the Title Company an extension fee in the amount of $10,000.00 (each, an "Extension Fee") for each extension. The Extension Fees shall become a part of and treated in the same manner as the Earnest Money and shall be (i) non-refundable to Buyer except to the extent the Earnest Money is refundable to Buyer pursuant to the terms of this Agreement, and (ii) applied to the Purchase Price at Closing. In the event any of the Earnest Money, including without limitation the Extension Fees, is released to Seller and this Agreement is subsequently terminated in a manner in which the Earnest Money is to be paid to Buyer, Seller shall deliver to Buyer an amount equal to the sum of the refunded Earnest Money, including without limitation the Extension Fees, within three (3) days of such termination.

   c. **Prorations.** Subject to the terms of Section 5.f below, Buyer and Seller shall prorate all real estate taxes, personal property taxes, and all other assessments related to the Property (collectively, the "Taxes") as of the date of Closing (the "Closing Date"), with the Closing Date being treated as a day of ownership by Buyer. If the final tax bill is not
available at Closing, the Taxes shall be prorated based upon the latest available tax
assessment for the Property, which proration shall be re-prorated outside of escrow when
the actual Taxes are determined. If the Property is part of a larger tax parcel or was
recently subdivided from a larger tax parcel and a separate tax bill is unavailable at Closing,
then the Taxes shall be based upon the latest available tax bill based upon the percentage
of the larger tax parcel being purchased by Buyer. The Party that is determined to owe any
additional amount as a result of such re-proration shall promptly pay such amount to the
other Party. Notwithstanding anything to the contrary set forth in this Agreement, Seller
shall pay on or before the Closing Date all Taxes for previous tax years and all other
preceding periods for which any Taxes are due or payable. Seller shall be solely responsible
for any recoupment of any agricultural credit for the Property. This Section 5.c shall not
apply to any Rollback Taxes (hereinafter defined) described in Section 5.f below. This
Section 5.c shall survive the Closing and delivery of the Deed.

d. Costs. Seller shall pay the taxes and assessments for which Seller is responsible
hereunder, the cost for the preparation of the Deed, any conveyance fee or transfer tax,
the cost of curing any title or survey defect that Seller agreed to cure or is obligated to cure
pursuant to the terms of this Agreement, the premium for the Title Policy and 100% of any
broker’s commission or fee in accordance with Section 8.d hereof. Except as may
otherwise be stated herein, each Party shall bear its own expenses, including without
limitation its own attorneys’ fees.

e. Seller’s Obligations Prior to Closing. At all times until Closing, Seller shall maintain
indefeasible fee simple legal title to the Property free and clear of any and all defects, liens,
and encumbrances of every kind and nature (other than the Permitted Exceptions and liens
and encumbrances that will be released at Closing). If at any time prior to Closing Buyer or
Buyer’s counsel determines Seller is not or will not be able to convey to Buyer good and
indefeasible fee simple title, Buyer shall have the right to terminate this Agreement by
delivering written notice thereof to Seller and Buyer shall receive a full and prompt refund
of the Earnest Money, together with accrued interest thereon, without the need for
Seller’s signature or consent for its release.

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

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

6. Defaults and Remedies.

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

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

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

a. **Authority.** Seller has the capacity and authority to execute this Agreement and perform its obligations under this Agreement.

b. **Provide Notice.** Seller is not aware of any of the following affecting the Property, and Seller shall advise Buyer, promptly upon the occurrence, of any change in facts of which Seller becomes aware prior to the Closing Date that affects the Property, including without limitation, if Seller receives notice of or becomes aware of any of the following related to or affecting the Property:

   (i) Hazardous Substances;

   (ii) Written or oral leases, easements, and/or other types of agreements in any way affecting the Property that are not recorded in the Real Property Records of Bexar County, Texas;

   (iii) A person or entity having any right with respect to all or any portion of the Property (whether by option to purchase, easement, right of first refusal, contract or otherwise) that may prevent or interfere with Buyer taking title to, and exclusive possession of, all of the Property at Closing;

   (iv) Proposed special assessments, condemnation, or changes in the roads or other improvements adjacent to the Property; and/or

   (v) Litigation, arbitration, administrative action, or like claim related to the Property.

c. **Exclusive Rights.** In consideration of Buyer's efforts and expenses required to perform its review of the Property, Seller agrees that it will not, either directly or indirectly,
offer to sell or solicit any offers to purchase or negotiate for the sale or disposition of the Property during the pendency of this Agreement.

8. **Miscellaneous.**

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

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

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

d. **BROKERS AND COMMISSIONS.** **SELLER SHALL PAY ALL BROKER FEES AND COMMISSIONS AT CLOSING PURSUANT TO THE TERMS OF A SEPARATE AGREEMENT. SELLER INDEMNIFIES BUYER AGAINST, AND SHALL HOLD BUYER HARMLESS FROM, ANY AND ALL SUITS, CLAIMS, DEMANDS, JUDGMENTS, DAMAGES, COSTS AND EXPENSES OF OR FOR ALL SUCH BROKER FEES AND/OR COMMISSIONS, AND SHALL PAY ALL COSTS OF DEFENDING ANY ACTION OR LAWSUIT BROUGHT TO RECOVER ANY FEES OR COMMISSIONS INCURRED BY BUYER, INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES.**
e. **Effect of Termination.** This Agreement shall be void and of no further force and effect upon any proper termination under the terms hereof (other than terms herein that specifically provide that they survive the termination of this Agreement).

f. **Multiple Counterparts.** This Agreement may be executed in one or more counterparts, and all so executed shall constitute one and the same agreement, binding upon the Parties, and notwithstanding that all of the Parties are not signatories to the same counterparts.

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

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

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

j. **As-Is Where-Is.** Seller has advised Buyer that Seller acquired title to the Property by foreclosure. Seller has advised Buyer that the prior owner operated a dry cleaning facility at the Property, and there may have been a service station with underground storage tanks located on the Property as well. Seller has delivered to Buyer the following environmental studies and information concerning the completed remediation of the Property:

(i) Letter dated May 30, 2013 related to storage tanks, from the Texas Commission on Environmental Quality addressed to Wein-Ritter Realty, together with attached Laboratory Reports prepared by San Antonio Testing Laboratory and Alamo City Environmental;

(ii) Asbestos Survey Report dated January 24, 2013, prepared by Astex Environmental Services ("Astex") and bearing AES Project No. AES-13-8590;

(iii) Asbestos Survey Report dated January 29, 2013, prepared by Astex and bearing AES Project No. AES-13-8591; and
(iv) Asbestos Survey Report dated January 29, 2013, prepared by Astex and bearing AES Project No. AES-13-8592; and

(v) Phase II Environmental Site Assessment and Limited Soil Delineation Report dated September 19, 2017, prepared by Alamo City Environmental bearing Project No. 06.14973.

By closing the purchase of the Property, Buyer acknowledges and agrees that Buyer was granted adequate time and opportunity to conduct appropriate inspections of the Property, and that by accepting delivery of the Deed and possession of the Property, Buyer shall be deemed to have approved the condition of the Property as of the date of Closing, including all improvements located on the Property. Buyer, for itself, its successors and assign and for any person claiming by, through or under Buyer (all such persons being included in the name of Buyer for purposes of this Section 8.j), agrees to and does hereby accept the Property, including all improvements located on the Property, "AS IS" and "WHERE IS", "WITH ALL FAULTS", and Buyer acknowledges and agrees that this Agreement is made without recourse (even as to the purchase price), and that except for the warranties of title contained in the Deed, neither Seller nor any of Seller's representatives and agents (all of such persons, including Seller, being sometimes collectively referred to as the "Seller Related Persons") have made or given any warranties, guaranties or representations of any kind whatsoever, and the Seller Related Persons specifically disclaim any representations or warranties regarding any matter relating to this Agreement or the Property, whether oral or written, express or implied; including, without limitation, Buyer agrees that there are no express or implied warranties of habitability, merchantability, suitability or fitness for a particular purpose, and that there are no express or implied warranties or representations regarding the water, soil or geology of the Property, including, without limitation, the presence or absence of hazardous or toxic substances as such terms are defined in federal, state and local laws (the "hazardous substances"), the status or effect of present zoning or platting, if any, of the Property, or the present or future value, profitability, performance or productivity of any part of the Property, or regarding the past or present compliance by Seller with laws and regulations relating to the Property or otherwise, including, without limitation, laws and regulations pertaining to health, safety, design, construction, accessibility, land use, environmental matters, pollution, or any laws pertaining to the handling, generating, treating, storing, transporting or disposing of hazardous substances.

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

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

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

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

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

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

a. Housing Tax Credits. The Parties hereby acknowledge that Buyer intends to apply for, syndicate and sell certain housing tax credits (whether under state or federal law, collectively, "Tax Credits") with the assistance of the Texas Department of Housing and Community Affairs.
b. **Seller Cooperation.** Seller hereby agrees to assist Buyer, at Buyer's sole cost and expense, in obtaining and submitting such information as is necessary to apply for or obtain the Tax Credits to the extent such information is available to Seller and not to Buyer.

[Signatures begin on the next page]
IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the Effective Date.

Buyer: APC LAND HOLDINGS, LLC

By: Daniel Wilson, its Vice President

Executed: November 14, 2017

Seller: WEINRITTER REALTY, LP, a Texas limited partnership

By: WEINRITTER INVESTMENTS, INC., a Texas corporation its general partner

By: Marc Weinstein, Partner

Executed: November 13, 2017
TITLE COMPANY'S ACCEPTANCE AND RECEIPT

By signing this Acceptance and Receipt, the Title Company (a) acknowledges that it has received a copy of this Agreement executed by both Buyer and Seller, (b) agrees to act as escrow agent hereunder, and (c) acknowledges that it has received from Buyer a check payable to it in the amount of $30,000.00 constituting the Original Earnest Money hereunder, which it has deposited into one of its federally insured interest bearing accounts. The Title Company shall likewise deposit any additional amounts it receives constituting Earnest Money into a federally insured interest bearing account (or release same to Seller in accordance with the terms of the Agreement).

CHICAGO TITLE OF TEXAS

By:  
Name: Michael Baucom  
Title: Escrow Officer

Date: November 15, 2017

Purchase and Sale Agreement -- Page 16  
Buena Vista St., San Antonio, Bexar County, Texas
EXHIBIT A

LAND

[See attached page]
Tract I:

A tract or land formerly known as Lots 1 and 2, aka the North 100 feet of Lots A-17 and A-18, Block 1, New City Block 2310, in the City of San Antonio, Bexar County, Texas, said parcel being the same property described by Deed recorded in Volume 7717, Page 691, Bexar County Deed Records, and being more particularly described as follows:

A certain tract or parcel of land located in the City of San Antonio, County of Bexar, State of Texas, being formerly known as Lots 1 and 2 in Block 2310 and now designated as the North 100 feet of Lots A-17 and A-18 in NCB 2310 and being described more particularly as follow:

BEGINNING at the Northwest corner of Block 2310 at the intersection of the South line of West Commerce Street with the East line of Las Moras Street for the place of beginning;

THENCE South along the East line of Las Moras Street 100 feet to an iron pin for corner;

THENCE East 101 feet parallel with the South line of West Commerce Street to an iron pin for a corner located in the West line of Lot A-16;

THENCE North 100 feet along the East line of Lot A-17 to an iron pin in the South line of West Commerce Street;

THENCE West 101 feet along the south line of West Commerce Street to the place of beginning.

Tract II:

BEING a 1.476 acre tract of land consisting of Lots 1-7, 13, A14, A15, A16, A17, Block 1, New City Block 2310, in the City of San Antonio, Bexar County, Texas, said 1.476 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south Right-of-Way (R.O.W.) line of W. Commerce St. and the west R.O.W. line of S. Alazan St. for the northwest corner of said Lot 1 and the northeast corner of the herein described tract;

THENCE, South 06°16'01" West, 334.19 feet along the west R.O.W. line said S. Alazan St. to a 1/2" iron rod set at the intersection of the north R.O.W. line of Buena Vista St. and the west R.O.W. line of said S. Alazan St. for the southwest corner of said Lot 7 and the southwest corner of the herein described tract;

THENCE, North 84°12'50" West, 222.77 feet along the north R.O.W. line of said Buena Vista St. to a 1/2" iron rod set at the intersection of the north R.O.W. line of said Buena Vista St. and the east R.O.W. line of S. Las Moras St. for the southwest corner of said Lot 15 and the southwest corner of the herein described tract;

THENCE, North 06°16'01" East, 234.33 feet along the east R.O.W. line of said S. Las Moras St. to an iron rod set for the northwest corner of said Lot A17;

THENCE, South 83°47'59" East, 101.00 feet along the north line of said Lot A17 to a 1/2" iron rod set in the west line of said Lot A16 for the northeast corner of said Lot A17;

THENCE, North 06°15'55" East, 100.79 feet along the west line of said Lot A16 to a 1/2" iron rod set in the south R.O.W. line of said W. Commerce St. for the northwest corner of said Lot A16;

THENCE, South 84°10'46" East, 127.77 feet along the south R.O.W. line of said W. Commerce St. to the POINT OF BEGINNING.

Purchase and Sale Agreement -- Page 18
Buena Vista St., San Antonio, Bexar County, Texas

AUS 717385
TITLE COMMITMENT OR POLICY
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

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

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

Chicago Title Insurance Company

By: [Signature]

President

Attest: [Signature]

Secretary

CONDITIONS AND STIPULATIONS

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

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

Effective Date: November 29, 2017 at 8:00 AM
Commitment No.: 4300171700080-Commitment for Title Insurance (T-7) - 2014

1. The policy or policies to be issued are:
   a. OWNER’S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $1,035,000.00
      PROPOSED INSURED: The Legacy at Buena Vista, L.P.
   b. TEXAS RESIDENTIAL OWNER’S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount: TBD
      PROPOSED INSURED:
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount: TBD
      PROPOSED INSURED: The Legacy at Buena Vista, L.P.
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount: TBD
      PROPOSED INSURED:
      Proposed Borrower:
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Policy Amount: TBD
      PROPOSED INSURED:
      Proposed Borrower:
   f. OTHER
      Policy Amount: TBD
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   WeinRitter Realty, LP
4. Legal description of land:

Tract 1:

A tract of land formerly known as Lots 1 and 2, aka the North 100 feet of Lots A-17 and A-18, Block 1, New City Block 2310, in the City of San Antonio, Bexar County, Texas, said parcel being the same property described by Deed recorded in Volume 7717, Page 691, Bexar County Deed Records, and being more particularly described as follows:

A certain tract or parcel of land located in the City of San Antonio, County of Bexar, State of Texas, being formerly known as Lots I and 2 in Block 2310 and now designated as the North 100 feet of Lots A-17 and A-18 in NCB 2310 and being described more particularly as follows:

BEGINNING at the Northwest corner of Block 2310 at the intersection of the South line of West Commerce Street with the East line of Las Moras Street for the place of beginning;

THENCE South along the East line of Las Moras Street 100 feet to an iron pin for corner;

THENCE East 101 feet parallel with the South line of West Commerce Street to an iron pin for a corner located in the West line of Lot A-16;

THENCE North 100 feet along the East line of Lot A-17 to an iron pin in the South line of West Commerce Street;

THENCE West 101 feet along the south line of West Commerce Street to the place of beginning.

Tract 2:

BEING a 1.476 acre tract of land consisting of Lots 1-7, 13, A14, A15, A16, A17, Block 1, New City Block 2310, in the City of San Antonio, Bexar County, Texas, said 1.476 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south Right-of-Way (R.O.W.) line of W. Commerce St. and the west R.O.W. line of S. Alazan St. for the northeast corner of said Lot 1 and the northeast corner of the herein described tract;

THENCE, South 06°16'01" West, 334.19 feet along the west R.O.W. line said S. Alazan St. to a 1/2" iron rod set at the intersection of the north R.O.W. line of Buena Vista St. and the west R.O.W. line of said S. Alazan St. for the southwest corner of said Lot 7 and the southwest corner of the herein described tract;

THENCE, North 84°12'50" West, 222.77 feet along the north R.O.W. line of said Buena Vista St. to a 1/2" iron rod set at the intersection of the north R.O.W. line of said Buena Vista St. and the est R.O.W. line of S. Las Moras St. for the southwest corner of said Lot 13 and the southwest corner of the herein described tract;

THENCE, North 06°16'01" East, 234.33 feet along the east R.O.W. line of said S. Las Moras St. to an iron rod set for the northwest corner of said Lot A17;

THENCE, South 83°43'59" East, 101.00 feet along the north line of said Lot A17 to a 1/2" iron rod set in the west line of said Lot A16 for the northeast corner of said Lot A17;

THENCE, North 06°15'55" East, 100.79 feet along the west line of said Lot A16 to a 1/2" iron rod set in the south R.O.W. line of said W. Commerce St. for the northwest corner of said Lot A16;
SCHEDULE A
(continued)

THENCE, South 84°10'46" East, 127.77 feet along the south R.O.W. line of said W. Commerce St. to the POINT OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No.: 4300171700080
GF No.: SCT-53-4300171700080-MB

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney’s fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   
   Item 1, Schedule B is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured.
   
   (Applies to the Owner Policy only.)

4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   
   a. to tidelands, or lands comprising the shores or beds or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   
   c. to filled-in lands, or artificial islands, or
   
   d. to statutory water rights, including riparian rights, or
   
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   
   (Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute “which become due and payable subsequent to Date of Policy” in lieu of “for the year 2017 and subsequent years.”)

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.
   
   (Applies to Mortgagee Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. Those liens created at closing, if any, pursuant to lender instructions.

b. Rights of parties in possession.

c. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.

d. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

   Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
Commitment No.: 4300171700080

GF No.: SCT-53-4300171700080-MB

Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the limited partnership named below.

   Name: WeinRitter Realty, LP, a limited partnership
   a) A copy of the partnership agreement and all amendments thereto.
   b) Satisfactory evidence that the partnership was validly formed, is in good standing and that there have been no amendments to the partnership agreement

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: APC Land Holdings, LLC
   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment
SCHEDULE C
(continued)

thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. The following note is for informational purposes only:

The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:

None,

Title appears vested by Trustees Deed with Affidavit described as follows:

Grantor: Michael Baucum
Grantee: WeinRitter Realty, LP
Recording Date: July 7, 2010
Recording No: Volume 14552, Page 1134, Real Property Records, Bexar County, Texas.
SCHEDULE D

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Chicago Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
   - **Shareholders:** Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   - **Directors:** Raymond Randall Quirk, Anthony John Park, Michael J. Nolan, Theodore L. Kessner, Edson N. Burton, Jr.
   - **Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   - **Chicago Title of Texas, LLC**
     - (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
     - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
     - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
       - **Officers/Directors:** Raymond Randall Quirk (President), Michael Louis Gravelle (Corporate Secretary), Joseph William Grealish (Executive Vice President), Daniel Kennedy Murphy (Treasurer), John Tannous (President and County Manager), Gayle Brand (President and County Manager), Brian K. Baize (President and County Manager), Carlos E. Valdes (President and County Manager), Robert B. Kuhn (President and County Manager)
     - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
     - (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.
   - You are further advised that the estimated title premium* is:
     - **Owner's Policy** $ 6,021.00
     - **Loan Policy** $ 100.00
     - **Endorsement Charges** $ 953.15
     - **Total** $ 7,074.15

   Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 51% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:
   - **Percent/Amount**
     - 34%
     - **To Whom** Baucum Law Firm PLLC
   - **For Services** Closing The Transaction

   *The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.
Title insurance insures you against loss resulting from certain risks to your title.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a perdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.
El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y endenterlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
TEXAS TITLE INSURANCE INFORMATION
(Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION PROVISION  
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“Rules”). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

________________________________________  ________________________
Signature                                      Date
At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

**Types of Information Collected.** You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.

**How Information is Collected.** We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.

**Use of Collected Information.** We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.

**When Information Is Disclosed.** We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.

**Choices With Your Information.** Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.

**Information From Children.** We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.

**Privacy Outside the Website.** We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.

**International Users.** By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.

**The California Online Privacy Protection Act.** Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.

**Your Consent To This Privacy Notice.** By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.

**Access and Correction; Contact Us.** If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015; Last Updated: March 1, 2017

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

• contact information (e.g., name, address, phone number, email address);
• demographic information (e.g., date of birth, gender, marital status);
• social security number (SSN), driver's license, passport, and other government ID numbers;
• financial account information; and
• other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

• Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
• browser language and type;
• domain name system requests;
• browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
• http headers, application client and server banners; and
• operating system and fingerprinting data.

How Information is Collected
In the course of our business, we may collect Personal Information about you from the following sources:

• applications or other forms we receive from you or your authorized representative;
• the correspondence you and others send to us;
• information we receive through the Website;
• information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
• information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect Browsing Information from you as follows:

• Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
• Cookies. When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information
Information collected by FNF is used for three main purposes:

• To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
• To improve our products and services.
• To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed
We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without
obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section “Choices With Your Personal Information” to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates’ everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances (“opt-out”):

- for our affiliates’ everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.
For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children
The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website
The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
FNF’s headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act
For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:
• first and last name;
• property address;
• user name and password;
• loan number;
• social security number - masked upon entry;
• email address;
• three security questions and answers; and
• IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.
Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of
the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on
the Website. Each time you provide information to us, or we receive information about you, following any
amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously
collected information and information collected from you in the future. We may use comments, information or
feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information
sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail
or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Exhibit D in 24 CFR §3500)

Date: August 31, 2018
To: Weinritter Realty, LP
Property: 1710 W Commerce, San Antonio, TX 78207, 111 Alazan St., San Antonio, TX 78207, 115 Alazan St., San Antonio, TX 78207, 117 Alazan St., San Antonio, TX 78207, 1409 Buena Vista St, San Antonio, TX 78207, 118 Las Moras, San Antonio, TX 78207, 1720 West Commerce Street, San Antonio, TX 78207 and 1726 West Commerce Street, San Antonio, TX 78207

This is to give you notice that Chicago Title of Texas, LLC, a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Chicago Title of Texas, LLC with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the consummation of the transaction involving the above referenced property.

<table>
<thead>
<tr>
<th>Settlement Service Provider</th>
<th>Type of Settlement Provided</th>
<th>Range of Charges:</th>
</tr>
</thead>
<tbody>
<tr>
<td>National TaxNet</td>
<td>Tax Information</td>
<td>$22.50 to $80 including sales tax and $5 for each additional parcel over 3 parcels</td>
</tr>
</tbody>
</table>

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgment
I/We have read this disclosure form and understand that Chicago Title of Texas, LLC is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Weinritter Realty, LP,
a Texas limited partnership

By: Weinritter Investments, Inc.,
a Texas corporation,
its General Partner

By: __________________________________
Marc Weinstein, Vice President

Date 2/26/18

Date

Date

Date
INCREASE IN
ELIGIBLE BASIS
The 2018 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2018. The 2018 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2009-2013; 20010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.

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Tab 13
Multiple Site Information Form
This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.). *Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.*

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Street Address**

**City**

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Only list if owner has owned <36 mos.*

<table>
<thead>
<tr>
<th>Contact Name for Previous Seller</th>
<th>Name of Previous Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Only list if owner has owned <36 mos.*

**Seller Address**

**City**

**State**

**Zip**

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?

Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?

If yes above, describe relationship:

If a revised form is submitted, date of submission:

Contract includes more than one tract/lot. Address, legal description, and acreage are below.

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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<td></td>
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</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?

If yes above, describe relationship:

If a revised form is submitted, date of submission:

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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission:
TAB 14

ELECTED OFFICIALS
Elected officials were identified in the *Pre-Application*, and there have been no changes.
(If box above is checked, these forms may be left *BLANK*.)

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th>Official</th>
<th>District</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>US Representative</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Senator</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Representative</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Mayor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Judge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Superintendent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Presiding officer of Board of Trustees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**While Applicants are not required to notify US Representatives, the Department is required to notify them. Therefore, Applicant must identify the appropriate US Representative of the district containing the Development.**
Tab 15
Neighborhood Organizations
Organizations were identified in the Pre-Application, and there have been no changes.

(If above is checked, these forms may be left **BLANK**)

<table>
<thead>
<tr>
<th></th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
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<td></td>
<td>Zip</td>
<td>Phone</td>
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<td></td>
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<td>Fax or Email</td>
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<td>2.</td>
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<td>Address</td>
<td>City</td>
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<td>Zip</td>
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<td>Fax or Email</td>
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<td>3.</td>
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<td></td>
<td>Address</td>
<td>City</td>
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<td>Zip</td>
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<td>Fax or Email</td>
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<td>4.</td>
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<td></td>
<td>Address</td>
<td>City</td>
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<td></td>
<td>Zip</td>
<td>Phone</td>
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<td></td>
<td>Fax or Email</td>
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<tr>
<td>5.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
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<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>
TAB 16
CERTIFICATION OF NOTIFICATIONS
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to §10.203 of the Uniform Multifamily Rules, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants, or persons with signing authority, must complete Part 1 or Part 2 below:

Part 1.  X Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that The pre-application included evidence of these notifications pursuant to §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application.

☐ Re-notifications made at Application (Competitive HTC only):

The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 of the Uniform Multifamily Rules. As applicable, all changes in the Application have been made on the Elected Officials and/or Neighborhood Organizations Form(s).

☐ Notifications made at Application:

No pre-application was submitted, and all required entities were notified as required by §10.203 of the Uniform Multifamily Rules.

Part 2.  Notifications - Form and Content:

☐ (we) certify that the notications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date Parts 5 and 6 of the Application are submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications.

☐ I (we) certify that the notifications do not contain any false or misleading statements. Without limiting the generality of the foregoing, the notification does not create the impression that the proposed Development will serve a Target Population exclusively or as a preference without such targeting or preference being documented in the Application and is or will be in full compliance with all applicable state and federal laws, including state and federal fair housing laws.

☐ I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

☐ I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §10.203 of the Multifamily Uniform Rules. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form and Neighborhood Organizations Form:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

☐ While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3.  No Neighborhood Organizations exist (competitive HTC only):

I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(4) of the QAP or for which notification is required.

Part 4.  Certification

By: 

Signature of Applicant/Development Owner

Howard D. Cohen

Date

2/5/2018

Printed Name

Notarize on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Notary Public, State of Florida

County of Miami-Dade

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _ day of February, 2018

Notary Public Signature
PART 3
DEVELOPMENT ACTIVITIES
TAB 17
DEVELOPMENT
NARRATIVE
1. **Development Narrative**

**The proposed Development is:** *(Check all that apply)*

- [ ] New Construction
- [ ] and/or:
- [ ] (adaptive reuse select New Construction here and adaptive reuse in next box)

<table>
<thead>
<tr>
<th>Previous TDHCA #</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>If Acquisition/Rehab or Rehab, original construction year:</td>
<td>N/A</td>
</tr>
<tr>
<td>If Reconstruction, Units Demolished</td>
<td>N/A</td>
</tr>
<tr>
<td>Units Reconstructed</td>
<td>N/A</td>
</tr>
</tbody>
</table>

If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. **The Target Population will be:**

- [ ] Elderly Limitation

*Applicants seeking to be scored as Supportive Housing must select Supportive Housing as the population.*

**§10.3(46) If Elderly Preference is selected, complete the statement below and submit supporting documentation behind this tab.**

Elderly Preference is based on funding from:

3. **Staff Determinations regarding definitions of development activity obtained?**

- [ ] If a determination under §10.3(b) of the Uniform Multifamily Rules was made prior to Application submission, provide a copy of such determination behind this tab.

4. **Narrative**

Briefly describe the proposed Development, including any relevant information not already identified above.

**The Legacy at Buena Vista will be a podium/structured parking (one level) four-story elevator served residential building, otherwise typical design and amenities.**

If a revised form is submitted, date of submission:
5. **Funding Request:**

Complete the table below to describe this Application's funding request. If applying for Multifamily Direct Loan funds, please select only one type of loan.

<table>
<thead>
<tr>
<th>Department Funds applying for with this Application</th>
<th>Requested Amount</th>
<th>Interest Rate (%)</th>
<th>Amortization (Years)</th>
<th>Permanent Term (Years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td></td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$1,500,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **§11.5 - Set-Aside (For Competitive HTC & Multifamily Direct Loan Applications Only)**

Identify any and all set-asides the application will be applying under with an "x".

Set-Asides can not be added or dropped from pre-application to full Application for Competitive HTC Applications.

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>At-Risk</td>
<td>USDA</td>
</tr>
<tr>
<td>Nonprofit</td>
<td>CHDO</td>
</tr>
<tr>
<td>USDA</td>
<td>SH/SR</td>
</tr>
</tbody>
</table>

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.

7. **Previously Awarded State and Federal Funding**

Has this site/activity previously applied for TDHCA funds? **No**

Has this site/activity previously received TDHCA funds? **No**

If "Yes" Enter Project Number: N/A and TDHCA funding source: N/A

Has this site/activity previously received non-TDHCA federal funding? **No**

If yes, source: N/A

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? **No**

8. **Qualified Low Income Housing Development Election (HTC Applications only)**

Pursuant to §42(g)(1)(A) & (B), the term “qualified low income housing development” means any project or residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer.” Once an election is made, it is irrevocable. Select only one:

- [ ] At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- [x] At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.

If a revised form is submitted, date of submission: __________________________
Tab 18
Development Activities Part I
Development Activities

1. **Common Amenities (ALL Multifamily Applications §10.101(b)(5))**

<table>
<thead>
<tr>
<th># of Units</th>
<th>must qualify for</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>96</td>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>

   Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to §10.101(b)(5) of the Uniform Multifamily Rules. Applications for scattered site developments should refer to §10.101(b)(5)(B) of the Uniform Multifamily Rules.

2. **Unit Requirements (ALL Multifamily Applications §10.101(b)(6)(A) and (B))**

   A. **Unit Sizes**

      Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

      | Bedroom Size | 0 | 1 | 2 | 3 | 4 |
      |--------------|---|---|---|---|---|
      | Square Footage | 500 | 600 | 800 | 1,000 | 1,200 |

      **OR:**

      Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and does not adhere to the size requirements above.

   B. **Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features)**

      Application is a Tax Exempt Bond Development and will meet a minimum of seven (7) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

      Application is HOME only or other Department Direct Loan and will meet a minimum of four (4) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

      ** Rehabilitation Developments will start with a base score of three (3) points and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Tenant Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under §13.6, see Tab 19 for Tenant Services elections)**

   Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

   Application is **only requesting Direct Loan funds** and will meet a minimum four (4) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

4. **Development Accessibility Requirements (ALL Multifamily Applications)**

   Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to §10.101(b)(8) of the Uniform Multifamily Rules.

   All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).

   Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

   **Regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).**
TAB 19
DEVELOPMENT ACTIVITIES PART II
Development Activities (Continued)

1. **Size and Quality of Units (Competitive HTC Applications only) [§11.9(b)]**
   - Development is Rehabilitation and either Supportive Housing or USDA financed OR meets the minimum size requirements identified below:  
     - Points claimed: 8
   - Specific amenities and quality features will be provided in every Unit at no extra charge to the tenant;  
     - Points claimed: 7

2. **Rent Levels of Tenants and Tiebreaker (Direct Loan Applications only) [§13.6(e) and (f)]**
   - At least 20 percent of all low-income Units at 30% or less of AMGI:  
     - Direct Loan Points: 0
   - At least 10 percent of all low-income Units at 40% or less of AMGI:  
     - Direct Loan Points: 0
   - At least 7.5 percent of all low-income Units at 30% or less of AMGI:  
     - Direct Loan Points: 0

3. **Income Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(1)]**
   - Total Number of Units at 50% or less of AMGI:  
     - Points Claimed: 16
   - Number of 30% Units used to score points under §11.9(c)(2)*: CHECK YOUR MATH!
   - Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost):  
     - Points Claimed: 0
   - Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1):  
     - Points Claimed: 16
   - Percentage used for calculation of eligible points under §11.9(c)(1):  
     - Points Claimed: 0

4. **Rent Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(2)]**
   - At least 20% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; development is Supportive Housing proposed by a Qualified Nonprofit Organization:  
     - Points Claimed: 0
   - Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI:  
     - Points Claimed: 11
   - Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI:  
     - Points Claimed: 0
   - At least 5% of all low-income Units at 30% or less of AMGI:  
     - Points Claimed: 0

5. **Tenant Services (Competitive HTC Applications and Direct Loan Applications) [§11.9(c)(3) and §13.6(6)]**
   - Development will provide a combination of supportive services as identified in §10.101(b)(7) and those services will be recorded in the Development’s LURA:  
     - Points Claimed: 0
   - Supportive Housing Development proposed by a Qualified Nonprofit:  
     - Points Claimed: 0
   - All other Developments:  
     - Points Claimed: 9
   - The Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants:  
     - Points Claimed: 1

*Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of the newly published Federal rule at 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

*Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those units for point scoring under §13.6(e). However, 50% AMGI and 60% AMGI units that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(e). Points claimed here will not appear on the Self Score tab.

*Applicants electing the 30% boost for additional 30% units are advised to ensure the units used to support the boost are not included in the units needed to achieve the Application’s scoring elections.
6. **Tenant Populations with Special Housing Needs (Competitive HTC, MFDL, and Section 811 Applications) [§11.9(c)(7); §13.6(6)]**

Applicants scoring points under the Section 811 PRA program should pay close attention to the URA requirements included in Tab 21, Davis Bacon requirements under TAB 44 and the environmental clearance requirements included in Tab 47.

If pursuing these points, Applicants must try to score first with subparagraph (A) and then subparagraph (B). Only if an Applicant or Affiliate cannot meet the requirements of subparagraphs (A) or (B) may an Application qualify for points under subparagraph (C).

Select **only one** scoring scenario below:

A. **Applicant or Affiliate Owns or Controls an Existing Development** that is included on the List of Eligible Existing Developments for Participation in the Section 811 PRA Program (See 10 TAC §8.3 and 10 TAC 8.4)

   - Existing Development Name: **Laurel Glen Apartments**
   - TDHCA #: **16326**
   - Points Claimed: **2**

B. **If not scoring under A above, Applicant or Affiliate is committing at least 10 Units in the proposed Development for participation in the Section 811 PRA Program**

   - Points Claimed: **0**

C. **If cannot score under A or B above, Applicant elects to set-aside at least 5 percent of the total Units for Persons with Special Needs. MFDL Applications that are not layered with 2018 9% HTC cannot elect to score points under this item.** The Department will require an initial minimum twelve-month period during which Units must either be occupied by Persons with Special Needs or held vacant unless the units receive HOME funds from any source.

   - Points Claimed: **0**

   **Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant’s or Affiliate’s lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs:**

   - Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.

   **Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant’s or Affiliate’s lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs:**

   - Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.

Application is seeking points for Tenant Populations.

Points Claimed: **2**

7. **Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]**

   - Development is requesting Pre-Application Points.

   Points Claimed: **6**

8. **Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]**

   - Development will maintain a 35 year Affordability Period.

   Points Claimed: **2**
9. **Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]**

- [ ] Application requests points for Historic Preservation.
- [ ] Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.
- [ ] Application includes documentation from the Texas Historical Commission that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.
- [ ] Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.
- [ ] At least 75% of the residential units will be within the Certified Historic Structure.
- [ ] Attached behind this tab are the THC letter and other documentation described above.
- [ ] Application is eligible for five (5) points.

10. **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**

- [X] Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

11. **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**

- [X] Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/5/2017.
Section 811 Project Rental Assistance Program “PRA” Certification

On behalf of the Applicant and all affiliates of the Applicant ("Applicant"), I (We) hereby certify that the Applicant is familiar with the provisions of HUD's Section 811 Project Rental Assistance ("PRA") program, enacted by Section 811 of the Cranston Gonzalez National Affordable Housing Act (Pub L. 111-374) and the Frank Melville Supportive Housing Investment Act of 2010, the Texas Department of Housing and Community Affairs ("TDHCA") Rules as published in Title 10 of the Texas Administrative Code, HUD Handbook 4350.3 REV-1 (Occupancy Requirements of Multifamily Housing Programs), and the Section 811 Project Rental Assistance Program Cooperative Agreement, including the Rental Assistance Contract ("RAC") and the Use Agreement. I (We) hereby certify that the Applicant will comply with future guidance regarding the Section 811 PRA Program provided by HUD and/or TDHCA, including Rules, FAQs, and program manuals.

I (We) hereby certify that Applicant will execute a Section 811 PRA Owner Participation Agreement, in a form to be provided by TDHCA, a TDHCA approved Existing Development, or if allowed by TDHCA, for an awarded Development included in this Application. Once an Owner Participation Agreement has been executed, I (We) hereby certify that I (We) understand that TDHCA will market the property under the Owner Participation Agreement to potential Section 811 PRA tenants at any time during the term of the Owner Participation Agreement, and I (We) hereby certify that I (We) will furnish to TDHCA, any requested materials, including pictures, to do such marketing. If requested by TDHCA, I (We) hereby certify that I (We) will execute a RAC and record the required Use Agreement in the county deed records.

I (We) hereby certify that I (We) will comply with all HUD regulations, court rulings, related administrative rules, and eligibility guidelines and restrictions during the application process and in the event of award, for the duration of the Section 811 Owner Participation Agreement or the Use Agreement, whichever has a longer term.

I (We) hereby make application to the TDHCA to participate in the Section 811 PRA Program. The undersigned hereby acknowledges that an award by the TDHCA does not warrant that the Existing Property or the Development is deemed qualified to participate in the Section 811 PRA Program. I (We) agree that the TDHCA or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Section 811 PRA Program; therefore, I (We) assume the risk of all damages, losses, costs, expenses, and liabilities of any nature directly or indirectly, related thereto and agree to indemnify and save harmless the TDHCA and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the TDHCA may hereinafter suffer, incur, or pay arising out of or relating to the TDHCA’s acceptance, consideration, approval or disapproval of this request and the issuance or non-issuance of a RAC or 811 PRA funds herewith.

I (We) hereby acknowledge that this Application is subject to disclosure under Chapter 552, Texas Government Code, the Texas Public Information Act, unless a valid exception exists.

I (We) acknowledge all representations, undertakings, and commitments made by Applicant in the application process for a Development, whether with respect to eligibility criteria, selection criteria or otherwise, shall be deemed to be a condition to any Commitment or Contract for such
Development, the violation of which shall be cause for cancellation of such Commitment or Contract by the TDHCA and if concerning the ongoing features or operation of the Development, shall be enforceable by the TDHCA and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the LURA. The obligation to sign an Owner Participation Agreement is binding. I (We) must sign an Owner Participation Agreement if the Development receives an award and is requested to do so by the Department.

I (We) agree the TDHCA may, at its discretion, request additional information and/or documentation in its evaluation of this Application to garner required information relating to the qualification of the Development for the 811 Program. I (We) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the 811 PRA program are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made.

Further, I (We) hereby assert that I (We) have read and understand all the information contained in the Application. By signing this document, I (We) affirm that all statements made in this government document are true and correct under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §37.01 et seq. (Vernon 2011).

I (We) understand and agree that if false information is provided in this Application which has the effect of increasing the Applicant’s competitive advantage, the TDHCA will disqualify the Applicant and may hold the Applicant ineligible to apply for 811 PRA funds or seek other additional administrative penalties.

If, at any time, including after the signing a Section 811 PRA Program Owner Participation Agreement, it is discovered that I (We) provided false or misleading information to TDHCA, TDHCA may terminate the Applicant’s HUD RAC and/or the Section 811 PRA Program Owner Participation Agreement and recapture all Section 811 PRA funds expended.

I (We) hereby certify that I (We) will comply with applicable fair housing and civil rights requirements in 24 CFR §5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; and Title II of the Americans with Disabilities Act. Further, I (We) certify that I (We) shall not, in the provision of services, or in any other manner, discriminate against any person on the basis of race, color, religion, sex, national origin, familial status, or disability. I (We) certify that I (We) will comply with HUD’s Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity requirements. See 24 C.F.R. §§ 5.100, 5.105(a)(2), 5.403. I (We) hereby certify that I (We) understand that the Development must prominently display HUD’s Fair Housing Poster (HUD Form 928.1) in all offices in which rental activity takes place. This includes property management leasing offices located at their projects with Section 811 PRA units, and may include a designated place where information or other business regarding the Section 811 PRA program is conducted with potential tenants. I (We) will comply with any requirements of the Section 811 PRA Program that require changes to the Development’s tenant selection plans, house rules, marketing materials, or application.

I (We) have written below the name of the individual authorized to execute the TDHCA Owner Participation Agreement, the HUD RAC, the HUD Use Agreement, and any and all future commitments and contracts related to this Application. I (We) hereby certify that this individual has
the full authority and has been authorized by all of the Parties, Affiliates, or Associates with interest in the Development in this Application. If this individual is replaced by the organization, I (We) must inform the TDHCA within 30 days of the person authorized to execute agreements, commitments and/or contracts on behalf of the Applicant.

I (We) certify that I (We) do not and will not knowingly employ an undocumented worker, where “undocumented worker” means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States.

If, after receiving a public subsidy (including Section 811 PRA Program funds), I (We) are convicted of a violation under 8 U.S.C Section 1324a(f), I (We) shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Tex. Government Code §2264.053, not later than the 120th day after the date TDHCA notifies the Applicant of the violation.

I (We) certify that I (We) am eligible to apply for funds or any other assistance from the TDHCA. I (We) certify that all audits are current at the time of application. I (We) certify that any Audit Certification Forms have been submitted to the TDHCA in a satisfactory format on or before the Application deadline for funds or other assistance pursuant to 10 TAC §1.3(b).

**Property Condition Standards Certification**

I (We) certify that I (We) will meet local and state housing code, ordinances, and zoning requirements, Texas Minimum Construction Standards, Uniform Physical Construction Standards and Inspection Requirements under 24 CFR Section 5 Subpart G, including any changes in the regulation and related directives and will comply with HUD’s Physical Condition Standards of Multifamily Properties of 24 CFR Part 200, Subpart P, including any changes in the regulation and related directives.

I (We) certify that a TDHCA approved Existing Development, or if allowed by TDHCA in writing, the Development referenced in this Application is in compliance and that during the term of the Section 811 Participation Agreement and/or RAC the Applicant will respond to all requests for deficiency resolution within the timeframes mandated by the Uniform Multifamily Rules at 10 TAC Chapter 10 or other requirements associated with the satisfactory provision of a unit as required by the 811 PRA program.

**Federal Cross-Cutting Certifications**

**Lead Based Paint**

I (We) certify that documentation of compliance with 24 CFR Part 35 (Lead Safe Housing Rule), including but not limited to the documentation reflected in the following clauses, will be maintained in project files. I (We) understand that standard forms are available in the Federal Register, as indicated by the sources noted below.

Applicability Form 24 CFR §35.115 – A copy of a statement indicating that the property is covered by or exempt from the Lead Safe Housing Rule.
a. If the property is exempt, the file should include the reason for the exemption and no further documentation is required.

b. If the property is subject to the Rule, the file should include the appropriate documentation to indicate basic compliance, as listed below:

i. Summary Paint Testing Report or Presumption Notice 24 CFR §35.930(a) – A copy of any report to indicate the presence of lead-based paint (LBP) for projects receiving up to $5,000 per unit in rehabilitation assistance. If no testing was performed, then LBP is presumed to be on all disturbed surfaces;

ii. Notice of Evaluation 24 CFR §35.125(a) – A copy of a notice demonstrating that an evaluation summary was provided to residents following a lead-based paint inspection, risk assessment or paint testing;

iii. Clearance Report 24 CFR §35.930(b)(3) – A report indicating a “clearance examination” was performed of the work-site upon completion; and

iv. Notice of Hazard Reduction Completion 24 CFR §35.125(b) – Upon completion, a copy of a notice to show that a LBP remediation summary was provided to residents.

Environmental

I (We) understand that the environmental effects of each activity carried out with funds provided under this Application must be assessed in accordance with the provisions of the Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216. Each activity must have an environmental review completed and support documentation prepared complying with HUD regulations. No Section 811 Owner Participation Agreement may be signed and no Section 811 PRA funds can be provided for a unit before the completion of the environmental review process and the provision of written clearance by TDHCA.

I (We) certify that I (We) have read and understand the requirements of the HUD Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216.

Displacement of Existing Tenants

I (We) certify that the work to be performed in connection with the award of Section 811 PRA funds is subject to Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”), as amended, and regulations at 49 CFR Part 24. Hence, I(We) commit to minimize the direct and indirect displacement of persons from their homes and assure full compliance with URA federal relocation assistance mandates including adherence to TDHCA established procedure relocation requirements.

Davis Bacon

I (We) certify that if Davis Bacon is applicable to this award, I (We) will fully comply with contract Federal labor law mandates and TDHCA established labor standards procedural requirements.
Energy and Water Conservation

I (We) certify to comply with Energy and Water Conservation standards and requirements as outlined in § PRA.214.

Procurement of Recovered Materials

I (We) certify to comply with the Procurement of Recovered Materials requirements as outlined in § PRA.219.

Housing Standards for Assisted Units

I (We) certify to comply with Housing Standards for Assisted Units as outlined in § PRA.307 for Section 811 PRA units and as outlined in 10 TAC Chapter 1 Subchapter B and Chapter 10 “Uniform Multifamily Rules.”

Eligibility and Threshold Certification

On behalf of the Applicant and all affiliates of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Section 811 PRA Program for which I (We) am applying.

I (We) understand that housing units occupied by eligible tenants participating in the program must be affordable to Extremely Low-Income persons. I (We) understand that mixed income rental Developments may only apply PRA to units that meet 811 program affordability standards. I (We) understand that all Applications must adhere to the TDHCA’s Integrated Housing Rule at 10 TAC §1.15 and Exhibit 5 of the Section 811 PRA Cooperative Agreement § PRA.305. Additionally, I (We) certify that the units identified for 811 PRA assistance will be dispersed throughout the property and must not be segregated to one area of a building or Development.

I (We) certify to follow the requirements of § PRA.403 regarding the Selection and Admission of Eligible Tenants. In addition, I (We) understand that prior to receiving referrals for Section 811 tenants, I (We) must submit and receive approval by the TDHCA for the Development’s Tenant Selection Plan. I (We) understand that the Applicant or their designated property management staff will accept referrals of Section 811 applicants from the TDHCA and determine eligibility based on the TDHCA-approved Tenant Selection Plan. I (We) understand that upon the request of TDHCA or HUD, the Applicant must furnish copies of all applications to HUD and/or TDHCA.

I (We) understand that the Applicant or their designated property management staff will be responsible for:

1. obtaining and verifying information related to Social Security Numbers of Eligible Family members in accordance with 24 CFR Part 5, subpart B. Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapters 3-3, B. and C., 3-9, and 3-11, and 3-31 for further guidance;

2. obtaining and verifying income through the use of Enterprise Income Verification (EIV), pursuant to 24 C.F.R. 5.233(a)(2). Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;
(3) obtaining and verifying information related to income eligibility of Eligible Families in Assisted Units in accordance with 24 CFR Part 5, subpart F. Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;

(4) preventing crime in the Assisted Units, including the denial of admission to persons engaged in criminal activity or has certain criminal histories, in accordance with 24 CFR Part 5, Subpart H. Applicant or its designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-27, E. for further guidance.

(5) complying with protections for victims of domestic violence, dating violence, sexual assault, or stalking, pursuant to 24 CFR Part 5, Subpart L; and

(6) complying with all other applicable requirements, including but not limited to the RAC, Project Rental Assistance Program Guidelines, and any other HUD administrative requirements.

I (We) understand that the Section 811 tenants participation in supportive services is voluntary and cannot be required as a condition of admission or occupancy.

I (We) understand that if the Applicant or their designated property management staff determines that an applicant is ineligible on the basis of income or Household composition, or because of failure to meet the disclosure and verification requirements for Social Security Numbers (as provided by 24 CFR Part 5), or because of failure by an Section 811 applicant to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies, or that the Applicant or their designated property management staff is not selecting the Section 811 applicant for other reasons, the Applicant or their designated property management staff will promptly notify the Section 811 applicant in writing of the determination and its reasons, and that the applicant has the right to meet with the Applicant or their designated property management staff and has the right to request a reasonable accommodation. I (We) understand that the Section 811 applicant may also exercise other rights if the applicant believes that he or she is being discriminated against on the basis of race, color, national origin, religion, sex, ethnicity disability or familial status. I (We) understand that records on Section 811 applicants and Section 811 tenants, which provide racial, ethnic, gender and place of previous residency data required by HUD, must be maintained and retained for three (3) years. I (We) shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-9 for further guidance on rejecting Section 811 applicants and denial of rental assistance.

I (We) certify that no Section 811 PRA Program funds will be attached to units receiving any other form of federal or state housing operating assistance or units that have received any form of long-term operating housing subsidy within a six-month period prior to receiving PRA funds. I (We) additionally certify that 811 PRA subsidy funds will not be attached to any unit that is currently a 30% AMI rent and income restricted unit or any unit that is currently operating with an existing use restriction or contractual obligation to serve persons with disabilities or persons 62 and older.
I (We) understand that funding through the full, initial 20 year term of a RAC contract to provide 811 PRA assistance will be conditional based upon available appropriations during each 5 year renewal cycle and may be moved or dissolved by TDHCA at anytime. Additionally, I (We) understand that the total number of assisted units, and their number of bedrooms maybe adjusted at anytime by TDHCA for a maximum number of units committed in the Section 811 PRA Owner Participation Agreement.

**Management Practices Certification**

I (We) certify that the Applicant or their designated property management staff will immediately notify TDHCA of Section 811 PRA unit vacancies if requested by TDHCA. I (We) certify that, once a RAC is executed, that the available unit will be held vacant for an 811 PRA tenant referred by TDHCA, if a tenant has been referred to the property by TDHCA, for up to 60 days before the unit will be re-rented to a non-811 PRA applicant.

I (We) certify that the Applicant or their designated property management staff will comply with any current or future requirement for marketing or outreach of the units and I (We) certify that I (we) will follow all HUD Fair Housing and Equal Opportunity requirements.

I (We) certify that I (we) will furnish all required documentation, reports, and forms as necessary to assist TDHCA in entering necessary eligibility and income information in HUD systems as required; information requested for reporting on performance measures to HUD will be furnished within the timelines as specified by TDHCA.

I (We) certify that we understand that all Applicants who are States, Territories, Urban Counties, and Metropolitan cities shall be subject to the requirements of 24 CFR Part 85, and further that all Applicants who are Nonprofits shall be subject to the requirements of 24 CFR Part 84.

I (We) certify that the initial lease between the Development and any 811 PRA assisted tenant will be a minimum of one year; I (we) further certify that the HUD model lease form HUD-92236-PRA will be used as required by the Cooperative Agreement, Section XII. GRANTEE PROGRAM ADMINISTRATION.

In addition, I (We) certify that we understand that all lease addendums must be sent to TDHCA. TDHCA will consider lease addendums on a case by case basis and may decide to send to HUD for approval. Owners may only modify the lease terms with a tenant at the end of the initial term or a successive term by serving an appropriate notice to the tenant, together with the provision of a revised TDHCA approved agreement or addendum.

I (We) certify to follow requirements of § PRA.406. I (We) understand that prior to occupancy of a Section 811 unit, that an Eligible Section 811 Household must be given the opportunity to be present for the move-in unit inspection. I (we) understand that the inspection of the Section 811 Unit will be completed by both the Applicant or the designated Property Management staff and the Eligible Section 811 Household and both shall certify, on a form prescribed or approved by TDHCA that they have inspected the Section 811 Unit and have determined it to be Decent, Safe, and Sanitary condition in accordance with the criteria provided in the form. The Applicant or the designated Property Management staff shall keep a copy of this inspection and make part of the lease as an attachment to the lease. If the Eligible Section 811 Household waives the right to this
inspection, a form prescribed or approved by the TDHCA would be signed by the Eligible Household indicating they have waived this right.

In addition, I (We) certify that the Applicant or the designated Property Management staff shall perform unit inspections of the Section 811 Units on at least an annual basis to determine whether the appliances and equipment in the unit are functioning properly and to assess whether a component needs to be repaired or replaced. This will ensure that the Applicant is meeting its obligation to maintain the Assisted Units in Decent, Safe, and Sanitary condition.

In addition, I (We) understand that the TDHCA and/or HUD may ask, and must be permitted, to review the records related to the RAC at least annually to determine compliance. I (We) understand that HUD may independently inspect project operations and Section 811 Units at any time with reasonable notice prior to inspection; and Equal Opportunity reviews may be conducted by HUD at any time.

I (We) certify that the Applicant or the designated Property Management staff shall comply with the Overcrowded and Under Occupied Unit requirements set by TDHCA in the Participant Selection Plan TDHCA maintains for HUD (and which is available on the TDHCA website) and will ensure that Section 811 tenants are not over or under housed according to those requirements.

I (We) certify that the Applicant or the designated Property Management staff shall comply and participate with any dispute resolution processes as required by TDHCA.

I (We) certify, as referenced in § PRA.409, that the Applicant shall not impede the reasonable efforts of tenants of the Assisted Units to organize pursuant to 24 CFR Part 245, or any successor regulations of 24 CFR Part 245, or unreasonably withhold the use of any community room or other available space appropriate for meetings which is part of the mortgaged property when requested by: (i) a resident tenant organization in connection with the representational purposes of the organization; or (ii) tenants seeking to organize or to consider collectively any matter pertaining to the operation of the mortgaged property.

I (We) certify that the Development site referenced in this Application will take reasonable steps to ensure meaningful access to its programs and activities to Limited English Proficiency tenants. Additionally, I (We) certify that all communications provided to Eligible Applicants and Eligible Households at the Development referenced in this Application are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and, as applicable, the Americans with Disabilities Act.

I (We) certify that Development staff will assist 811 PRA tenants with annual re-certification of income and program requirements as required by HUD; property staff are familiar with HUD income verification requirements and tenant re-certification policies as published in the HUD Handbook 4350.3 REV-1.

I (We) certify that Development staff has the capacity and agrees to participate in the Tenant Rental Assistance Certification System for Section 811 PRA tenants. I (We) certify that if TDHCA procures a third party for one or more duties of the 811 PRA program, the Development will respond and comply with that third party in all ways as required of their obligations to TDHCA.
I (We) certify that the Development will obtain and maintain any information technology systems required of the PRA Program will be utilized at the Development at no expense to the TDHCA.

I (We) certify that any updated screening, eligibility, lease addenda or fee criteria established for tenants of the identified Development in this Application will be provided to TDHCA 30 days prior to property implementation; additionally, upon request TDHCA will receive copies of tenant recertifications completed by property staff.

I (We) certify that TDHCA will receive upon request any notices advising of property or resident rental increases.

I (We) certify that a copy of the Development’s property management plan, tenant selection criteria (or plan) and Affirmative Fair Housing Marketing plan will be provided to and discussed with onsite Development staff.

By:

Signature of Authorized Representative

Elena C. Pinto-Torres
Printed Name

Owner, Adalia Development LLC
Title

2/16/2018
Date

The State of Texas

COUNTY OF Travis

Before me, a notary public, on this day personally appeared Elena C. Pinto-Torres, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February 2018.

Z Carlisle Cobb
Notary Public, State of Texas
My Comm. Exp. 04-05-2021
ID No. 13107701-0

2018 Uniform Multifamily Application Section B11 PRA Certification
Tab 20
Existing Development Information
1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

   Qualification: Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan. Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2017 Qualified Allocation Plan.

   **PART A:** DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS (mark all that apply):

   - Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715i)
   - Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701c)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1437e, 1437f, and 1437g)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

   **PART B:** DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS (mark all that apply):  

   - Sections 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701c)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1437e, 1437f, and 1437g)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

   **PART C:** DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES TO REHABILITATE OR RECONSTRUCT HOUSING UNITS THAT:

   - Are owned by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code and receive assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g); OR
   - Received assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g) AND
   - Are proposed to be disposed of or demolished by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; OR
   - Were disposed of or demolished within the 2 years preceding the application by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; OR
   - Receive assistance or will receive assistance through the Rental Assistance Demonstration (RAD) program of HUD as specified by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55) and its subsequent amendments, if the application for assistance through RAD is included in the applicable public housing authority’s plan that was most recently approved by HUD as specified by 24 C.F.R. Section 903.23.

   **PART D:** DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES RELocation OF EXISTING UNITS IN AN OTHERWISE QUALIFYING AT-RISK DEVELOPMENT AND DOCUMENTATION MUST SHOW THAT:

   - The affordability restrictions and any At-Risk eligible subsidies are approved to be transferred with the Units proposed for Rehabilitation or Reconstruction prior to the tax credit Carryover deadline; AND
   - The Application proposes the same number of restricted units; AND EITHER
PART D: REGULATORY BARRIERS NECESSITATE ELIMINATION OF ALL OR A PORTION OF THE FINANCIAL BENEFIT FOR THE DEVELOPMENT, AND:

☐ Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.

☐ Development qualifies under §2306.6702(a)(5)(B); AND

☐ No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy; AND

☐ Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

PART E: THE PROPOSED DEVELOPMENT IS ELIGIBLE TO REQUEST A QUALIFIED CONTRACT UNDER §42, AND THE APPLICATION INCLUDES:

☐ A copy of the recorded LURA and the first years' IRS Forms 8609 for all buildings showing Part II of the form completed; AND

☐ If applicable, documentation from the original application regarding the right of first refusal.

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

2. Existing Development Assistance On Housing Rehabilitation Activities¹

Part A.

The existing Property is expected to have or continue the following benefit:

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

☐ A copy of the contract or agreement securing the funds identified above is provided behind this form.

The source of funds is:

The annual amount of funds is:

The number of units receiving assistance:

The term of the contract or agreement is (date):

The expiration of the contract or agreement is (date):

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s):

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis?

Was the building occupied at any time during the last ten years?

Was the building occupied or suitable for occupancy at the time of purchase?

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule?

If “Yes”, provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.

If “No”, does the property qualify for a waiver under §42(d)(6)?

If “Yes”, provide the waiver and/or other documentation.

How many buildings will be acquired for the Development?
Are all the buildings currently under control by the Development Owner?  

If “No”, how many buildings are under control by the Development Owner?  

When will the remaining buildings be under control?  

1Per §2306.008, TDHCA shall support the preservation of affordable housing for individuals with special needs and individuals and families of low income at any location considered necessary by TDHCA.

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
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Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from:  
   - Related Party  
   - Unrelated Party

2. Building(s) acquired or to be acquired with Buyer’s Basis:  
   - Determined with reference to Seller’s Basis  
   - Not Determined with reference to Seller’s Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>PIS date of building by most recent owner</th>
<th>Proposed Acquisition date by the Applicant</th>
<th>Years between PIS &amp; Acquisition</th>
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3. **Lead Based Paint (Direct Loan Applications Only)**

Development constructed before January 1, 1978

Check each of the following that applies [24 CFR 35.115]:

- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.

- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.

- Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.

- An inspection performed according to HUD standards found the property contained no lead-based paint.

- According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.

- The rehabilitation will not disturb any painted surface.

- The property has no bedrooms.

- The property is currently vacant and will remain vacant until demolition.
TAB 21
OCCUPIED DEVELOPMENTS
Occupied Developments

Pursuant to §10.204(8)(G) of the Uniform Multifamily Rules, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

AND

- A rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and actions, with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

Optional, but only available to developments with no Section 811 PRA or Direct Loan funds. The current property owner is unwilling to provide one or more of the required documents above, and a signed statement from the Applicant attesting to that fact is submitted within this tab.

Uniform Relocation Act (URA) Applicability for Section 811 PRA and Direct Loan Applications

- Participation in the Section 811 PRA program is by way of the occupied Rehabilitation (including reconstruction or Adaptive Reuse) Development proposed in the Application.
- Participation in the Section 811 PRA program is by way of the New Construction Development proposed in the Application, and includes the demolition of an occupied structure (e.g. single family house or mobile home).
- Application includes a request for Direct Loan funding (except for Supportive Housing and Soft Repayment TCAP-RF only).

(If none of the three boxes above is checked, you may skip the remainder of this section)

Each of the following items, as applicable, is provided behind this tab:

- Identification of any business, nonprofit organization, or farm on the site (that is not owned or controlled by the Seller);
- Dated General Information Notice(s) given to current occupants (other than owner occupied structures) including verification of tenant receipt;
- Dated Voluntary Acquisition Notification to Owner; and
- HUD Relocation Brochure issued to tenants that will be displaced (if known).

Relocation Certification for Section 811 PRA and Direct Loan Applications

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Section 811 PRA program under (49 CFR Part 24); and for Direct Loans under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)"); and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

Signature of Applicant

Printed Name

Date

Not Applicable
Relocation Certification for Direct Loan Applications

For Direct Loan Applications (except for Supportive Housing and Soft Repayment Funds, which do not have to complete the rest of this section): A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition (including acquisition involving demolition) OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

Check all that apply:

☐ The activity involves demolition of existing occupied structures.

☐ The activity involves conversion of occupied rental property occupied by any tenant.

Applicants for Direct Loan funds that plan to rehabilitate, demolish and/or reconstruct occupied housing units must comply with the Section 104(d). By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under a Direct Loan move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42.350.

The purpose and goals of the RARAP is to:

(1) Provide (through its subgrantees) Relocation Assistance

(2) Minimize Displacement

(3) Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department’s approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply with all parts of the plan as they apply to this Application.

Signature of Applicant

Printed Name

Date

2/21/2018
TAB 22
ARCHITECTURAL DRAWINGS
Architectural Drawings Must be Submitted Behind this Tab [§10.204(b)(9)]
(If development is scattered site, consult staff.)

- Site Plan which:
  - states the size of the site on its face
  - includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings, stating sizes, etc.
  - identifies all residential and common buildings and labels them consistently with the Building/Unit Type Configuration form
  - clearly delineates the flood plain boundary lines or states there is no floodplain
  - identifies all easements, regardless of how they are held
  - indicates placement of detention/retention pond(s) or states there are no detention ponds
  - indicates the location and number of parking spaces, garages and carports
  - indicates the location and number of accessible parking spaces (review application webinar)
  - includes information regarding local parking requirements
  - indicates compliant accessible routes
  - includes a unit and building type table matrix that indicates the distribution of accessible Units
  - describes if applicable how flood mitigation or other required mitigation will be accomplished.

- Residential Building floor plans should include the following, building by building:
  - separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, porches and patios, and any other square footage not included in NRA
  - location of accessible units

- Common Building floor plans should include the following, building by building:
  - tabulation of the square footage of conditioned (heated and cooled) spaces that are accessible to tenants, e.g., offices for tenant/management contact, clubrooms, kitchens, exercise rooms, laundries, etc. (state each area separately).
  - tabulation of the square footage of conditioned areas that are restricted to employees, only, e.g., administrative offices, maintenance areas, etc. (state each area separately).
  - tabulation of the square footage of unconditioned areas that are accessible to tenants, e.g., porches, patios, mailbox areas, etc. (state each area separately)
  - tabulation of the square footage of unconditioned areas that are restricted to employees, only, e.g., maintenance areas, equipment rooms, storage, etc. (state each area separately)

- For Supportive Housing only, specification of space to be used for 50 sq ft/unit common space

- Unit floor plans for each type of Unit
  - 5% of each Unit type are accessible to tenants with a mobility impairment, and 2% are accessible to tenants with a vision or hearing impairment
  - All Units accessed by the ground floor or by elevator comply with the visitability requirements of 10.101(b)(8)(B)(iii)

- Elevations for each side of each building type and must include:
  - a percentage estimate of the exterior composition of each elevation
  - roof pitch

- Photos of building elevations (Rehab and Adaptive Reuse not altering the unit configuration)
SITE PLAN
BUILDING FLOOR PLANS
### Maintenance Ground Level Floor Plan

**Scale: 1" = 1'-0"**

<table>
<thead>
<tr>
<th><strong>Category</strong></th>
<th><strong>Area (sq ft)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditioned Space Open to Tenants</td>
<td>0</td>
</tr>
<tr>
<td>Conditioned Space Restricted to Employees</td>
<td>0</td>
</tr>
<tr>
<td>Total Conditioned Market</td>
<td>0</td>
</tr>
<tr>
<td>Unconditioned Space Open to Tenants</td>
<td>146</td>
</tr>
<tr>
<td>Unconditioned Space Restricted to Employees</td>
<td>17</td>
</tr>
<tr>
<td>Maintenance</td>
<td>146</td>
</tr>
<tr>
<td>Riser Room</td>
<td>17</td>
</tr>
</tbody>
</table>

**Legend:**
- MAINT: Maintenance Area
- RISER ROOM: Riser Room
- AIRS: Air Conditioning System

San Antonio, Texas
MARCH 1, 2018
UNIT FLOOR PLANS
A1-h
UNIT PLAN
1 BEDROOM - 1 BATH
NET RENTABLE AREA = 650 S.F.
FLOOR 67% PLANK, 33% CARPET
THE LEGACY AT BUENA VISTA — SAN ANTONIO, TEXAS

A1
UNIT PLAN
1 BEDROOM - 1 BATH
NET RENTABLE AREA = 650 S.F.
FLOOR 67% PLANK, 33% CARPET
THE LEGACY AT BUENA VISTA — SAN ANTONIO, TEXAS
BUILDING ELEVATIONS
TAB 23
SPECIFICATIONS & BUILDING/UNIT CONFIGURATION
**Specifications and Amenities (check all that apply)**

- Single Family Construction
- SRO
- Transitional (per §42(i)(3)(B))
- Duplex
- Scattered Site
- Fourplex
- > 4 Units Per Building
- Townhome

**Development will have:**
- Fire Sprinklers
- Elevators
- # of Elevators: 1
- Wt. Capacity: 3,500

**Number of Parking Spaces (consistent with Architectural Drawings):**
- Shed or Flat Roof Carport Spaces: 0 Free, 0 Paid
- Detached Garage Spaces: 0 Free, 0 Paid
- Attached Garage Spaces: 19 Free, 0 Paid
- Uncovered Spaces: 71 Free, 0 Paid
- Structured Parking Garage Spaces: 100 Free, 0 Paid

**Floor Composition/Wall Height:**
- % Carpet/Vinyl/Resilient Flooring
- Ceiling Height
- % Ceramic Tile
- Upper Floor(s) Ceiling Height (Townhome Only)
- % Other

**Unit Type Configuration**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Stories</th>
<th>Building Label</th>
<th>Number of Buildings</th>
<th>Total # of Units</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>48</td>
<td>31,200</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>48</td>
<td>40,800</td>
</tr>
</tbody>
</table>

**Totals**
- 96
- 72,000

**Net Rentable Square Footage from Rent Schedule**
- 72,000

**Supportive Housing Applicants Only**

- Enter the total development common area from the architect's plans: 
- Ensure that this number matches your architectural drawings.
- The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: 4,800
- The lesser of these two numbers added to NRA: 72,000

If a revised form is submitted, date of submission: 
TAB 23a
ACCESSIBLE MOBILITY UNITS
# Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>96</td>
<td>5%</td>
<td>4.8</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>1/1 (650 NSF)</td>
<td>48</td>
<td>5%</td>
<td>2.4</td>
<td>2.4</td>
<td>2</td>
</tr>
<tr>
<td>2/2 (850 NSF)</td>
<td>48</td>
<td>5%</td>
<td>2.4</td>
<td>2.4</td>
<td>3</td>
</tr>
<tr>
<td>1/1 (700 NSF)</td>
<td>24</td>
<td>5%</td>
<td>1.2</td>
<td>1.2</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (850 NSF)</td>
<td>48</td>
<td>5%</td>
<td>2.4</td>
<td>2.4</td>
<td>3</td>
</tr>
<tr>
<td>2/2 (1000 NSF)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/3 (1120 NSF)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>0.6</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>8</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>4</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>96</td>
<td>4.8</td>
<td>4.8</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"*

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>4</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>4</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: [Signature]

Francisco Gonzalez, AIA
Printed Name

Gonzalez Newell Bender, Inc.
Firm Name (If applicable)

Date: 2/23/16
Tab 23b
Accessible Hearing/Visual Units
# Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

1. Distributed throughout the Unit types AND the Development; and
2. Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>96</td>
<td>2%</td>
<td>1.92</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1 (650 NSF)</td>
<td>48</td>
<td>2%</td>
<td>0.96</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (850 NSF)</td>
<td>48</td>
<td>2%</td>
<td>0.96</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>96</td>
<td>2%</td>
<td>1.92</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"

---

## EXAMPLE

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>68</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: [Signature]

Francisco Gonzalez, AIA
Printed Name

Gonzalez Newell Bender, Inc.
Firm Name (If applicable)
TAB 23c
ACCESSIBLE PARKING CALCULATION
Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.

When calculating additional spaces needed, use whichever yields the larger number of spaces.

If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.

If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

Use this chart to indicate number of parking spaces provided.
enter the total number of parking spaces
enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)
make sure the totals match!

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered lots</td>
<td>71 0.788888889</td>
</tr>
<tr>
<td>Surface lot</td>
<td>19 0.211111111</td>
</tr>
<tr>
<td></td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>90 100</td>
</tr>
</tbody>
</table>

EXAMPLE*

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>300 0.666666667</td>
</tr>
<tr>
<td>Carports</td>
<td>100 0.222222222</td>
</tr>
<tr>
<td>Garages</td>
<td>50 0.111111111</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>450 100</td>
</tr>
</tbody>
</table>

Use this chart to figure out accessible parking requirements.
chart above must be completed first

In C32, enter the total number of accessible spaces required
(see Application Webinar, Part 3, from 0:00 - 1:40, or webinar slides starting at slide 136)

In D33, enter the number of units required per accessible Unit in the surface lot
In column F, distribute required van spaces among the different parking facilities

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered lots</td>
<td>6.311111111</td>
<td>6</td>
</tr>
<tr>
<td>Surface lot</td>
<td>1.688888889</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
<td>8</td>
</tr>
</tbody>
</table>

EXAMPLE*

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>10.6666667</td>
<td>10</td>
</tr>
<tr>
<td>Carports</td>
<td>3.555555556</td>
<td>4</td>
</tr>
<tr>
<td>Garages</td>
<td>1.777777778</td>
<td>2</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>16</td>
<td>16</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: [Signature]
Date: 9/2/18

Francisco Gonzalez, AIA
Printed Name
Gonzalez Newell Bender, Inc.
Firm Name (If applicable)
PART 4
DEVELOPMENT FINANCING
Tab 24
Rent Schedule
<table>
<thead>
<tr>
<th>Rent Schedule</th>
<th>Self Score Total: 117</th>
</tr>
</thead>
</table>

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

### Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
<th>HTC Units</th>
<th>MF Direct Loan Units (HOME Rent/Inc)</th>
<th>National HTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow</th>
<th>Rent Collected /Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td>5</td>
<td>1</td>
<td>1.0</td>
<td>650</td>
<td>3,250</td>
<td>375</td>
<td>95</td>
<td>262</td>
<td>1,310</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>19</td>
<td>1</td>
<td>1.0</td>
<td>650</td>
<td>12,350</td>
<td>595</td>
<td>95</td>
<td>500</td>
<td>9,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>21</td>
<td>1</td>
<td>1.0</td>
<td>650</td>
<td>13,650</td>
<td>714</td>
<td>95</td>
<td>619</td>
<td>12,999</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>650</td>
<td>1,950</td>
<td>714</td>
<td>95</td>
<td>714</td>
<td>2,142</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>4</td>
<td>2</td>
<td>2.0</td>
<td>850</td>
<td>3,400</td>
<td>429</td>
<td>125</td>
<td>304</td>
<td>1,216</td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>TC 50%</td>
<td>17</td>
<td>2</td>
<td>2.0</td>
<td>850</td>
<td>14,450</td>
<td>715</td>
<td>125</td>
<td>590</td>
<td>10,030</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>TC 60%</td>
<td>22</td>
<td>2</td>
<td>2.0</td>
<td>850</td>
<td>18,700</td>
<td>858</td>
<td>125</td>
<td>733</td>
<td>16,126</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>5</td>
<td>2</td>
<td>2.0</td>
<td>850</td>
<td>2,100</td>
<td>858</td>
<td>429</td>
<td>858</td>
<td>4,290</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Non Rental Income**: $20.00 per unit/month for:  
- **App Fee, Deposit Forfeitures**, $1,920  
- **Cable, Laundry, Vending & Pet Fees**, $59,233  

**TOTAL NONRENTAL INCOME**: $20.00 per unit/month  
$1,920  
$59,233  

**+ Provision for Vacancy & Collection Loss**:  
- Percentage of Potential Gross Income: 5.50%  
- Enter as a negative value  
- **Effective Gross Monthly Income**: $1,920  
- **Effective Gross Annual Income**: $55,068  
- **Effective Gross Annual Income**: $660,816

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

146845.075
### Rent Schedule (Continued)

<table>
<thead>
<tr>
<th>HOUSING TAX CREDITS</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC30%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>TC50%</td>
<td>41%</td>
<td>38%</td>
</tr>
<tr>
<td>TC60%</td>
<td>49%</td>
<td>45%</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td>96</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>MORTGAGE REVENUE BOND</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB30%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB Li Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRBMR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRBMR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>48</td>
<td>48</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NATIONAL HOUSING TRUST FUND</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF40%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF50%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF60%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF80%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF Li Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DIRECT LOAN</th>
<th>30%</th>
<th>LH/50%</th>
<th>HH/60%</th>
<th>HH/80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Loan Li Total</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER</th>
<th>Total OT Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACQUISITION + HARD</th>
<th>Cost Per Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>$ 127.81</td>
</tr>
</tbody>
</table>

**Note:** DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
TAB 25
UTILITY ALLOWANCES
Utility Allowances [§10.614]

*Applicant must attach to this form as documentation to support the “Utility Allowance” estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614. This exhibit must clearly indicate which utility costs are included in the estimate.*

If tenants will be required to pay any other mandatory fees (e.g. renter’s insurance) please provide an estimate, description and documentation of those as well.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee (Tenant Electric)</td>
<td>$ 95  $ 125</td>
<td></td>
<td>$ 95  $ 125</td>
<td></td>
<td></td>
<td>$ -  $ -</td>
<td>SAHA - 1/1/17</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Paid by Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

San Antonio Housing Authority implemented a flat rate utility allowance.

If a revised form is submitted, date of submission:
## Allowances for Tenant Furnished Utilities and other Services

Locality: San Antonio Housing Authority, TX  
Unit Type: ALL UNIT TYPES  
Date: 1/1/2017

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 BR</td>
<td></td>
</tr>
<tr>
<td>1 BR</td>
<td>$76</td>
</tr>
<tr>
<td>2 BR</td>
<td>$95</td>
</tr>
<tr>
<td>3 BR</td>
<td>$125</td>
</tr>
<tr>
<td>4 BR</td>
<td>$176</td>
</tr>
<tr>
<td>5 BR</td>
<td>$216</td>
</tr>
<tr>
<td>6 BR</td>
<td>$280</td>
</tr>
<tr>
<td>Flat Utility Allowance</td>
<td>$293</td>
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</table>

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0169

form HUD-52667 (12/97)  
ref. Handbook 7420.8
## ANNUAL OPERATING EXPENSES

<table>
<thead>
<tr>
<th>General &amp; Administrative Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$ 10,500</td>
</tr>
<tr>
<td>Advertising</td>
<td>$ 3,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$ 2,500</td>
</tr>
<tr>
<td>Leased equipment</td>
<td></td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$ 6,500</td>
</tr>
<tr>
<td>Telephone</td>
<td>$ 6,500</td>
</tr>
<tr>
<td>Other</td>
<td>$ 1,500</td>
</tr>
<tr>
<td>Dues, subscriptions, travel, licenses, bank fees &amp; permits</td>
<td></td>
</tr>
<tr>
<td>Total General &amp; Administrative Expenses:</td>
<td>$ 30,500</td>
</tr>
<tr>
<td>Management Fee: Percent of Effective Gross Income:</td>
<td>5.00%</td>
</tr>
<tr>
<td></td>
<td>$ 33,041</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td></td>
</tr>
<tr>
<td>Management</td>
<td>$ 45,500</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$ 40,000</td>
</tr>
<tr>
<td>Other</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Payroll Taxes &amp; Benefits</td>
<td></td>
</tr>
<tr>
<td>Total Payroll, Payroll Tax &amp; Employee Benefits:</td>
<td>$ 105,500</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td></td>
</tr>
<tr>
<td>Elevator</td>
<td>$ 5,000</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$ 1,200</td>
</tr>
<tr>
<td>Grounds</td>
<td>$ 13,300</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$ 12,500</td>
</tr>
<tr>
<td>Repairs</td>
<td>$ 12,500</td>
</tr>
<tr>
<td>Pool</td>
<td>$ 2,100</td>
</tr>
<tr>
<td>Other</td>
<td>$ 10,500</td>
</tr>
<tr>
<td>Maintenance Supplies</td>
<td></td>
</tr>
<tr>
<td>Total Repairs &amp; Maintenance:</td>
<td>$ 57,100</td>
</tr>
<tr>
<td>Utilities (Enter Only Property Paid Expense)</td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td>$ 21,000</td>
</tr>
<tr>
<td>Natural gas</td>
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</tr>
<tr>
<td>Trash</td>
<td>$ 11,500</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$ 37,500</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>Total Utilities:</td>
<td>$ 70,000</td>
</tr>
<tr>
<td>Annual Property Insurance:</td>
<td></td>
</tr>
<tr>
<td>Rate per net rentable square foot:</td>
<td>$ 0.36</td>
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<tr>
<td></td>
<td>$ 25,920</td>
</tr>
<tr>
<td>Property Taxes:</td>
<td></td>
</tr>
<tr>
<td>Published Capitalization Rate:</td>
<td>10.00%</td>
</tr>
<tr>
<td>Source: Bexar CAD</td>
<td></td>
</tr>
<tr>
<td>Annual Property Taxes</td>
<td>$ 59,000</td>
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<tr>
<td>Payments in Lieu of Taxes</td>
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</tr>
<tr>
<td>Total Property Taxes:</td>
<td>$ 59,000</td>
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<tr>
<td>Reserve for Replacements:</td>
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<tr>
<td>Annual reserves per unit</td>
<td>$ 300</td>
</tr>
<tr>
<td></td>
<td>$ 28,800</td>
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<tr>
<td>Other Expenses</td>
<td></td>
</tr>
<tr>
<td>Cable TV</td>
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</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$ 13,398</td>
</tr>
<tr>
<td>TDHCA Compliance fees</td>
<td>$ 3,520</td>
</tr>
<tr>
<td>TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)</td>
<td></td>
</tr>
<tr>
<td>Security</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>describe</td>
<td></td>
</tr>
<tr>
<td>Total Other Expenses:</td>
<td>$ 16,918</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>Expense per unit: $ 4446 $ 426,779</td>
</tr>
<tr>
<td>Expense to Income Ratio: 64.58%</td>
<td></td>
</tr>
<tr>
<td>NET OPERATING INCOME (before debt service)</td>
<td>$ 234,037</td>
</tr>
<tr>
<td>Annual Debt Service</td>
<td>Wells Fargo</td>
</tr>
<tr>
<td></td>
<td>$ 194,458</td>
</tr>
<tr>
<td>TOTAL ANNUAL DEBT SERVICE</td>
<td>Debt Coverage Ratio: 1.20 $ 194,458</td>
</tr>
<tr>
<td>NET CASH FLOW</td>
<td>$ 39,579</td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: ____________________________
TAB 27
15-YEAR PRO FORMA
February 26, 2018

TDHCA
221 East 11th St,
Austin, TX 78701

RE: The Legacy at Buena Vista – Letter of Interest for construction/bridge loan financing

TDHCA:

The attached 15-year pro forma was prepared by The Legacy At Buena Vista, L.P for The Legacy at Buena Vista located in San Antonio, TX. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Wells Fargo Bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, we have performed a preliminary review of the credit worthiness of The Legacy At Buena Vista, L.P. and its Principals. At this time, Wells Fargo Bank has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Please do not hesitate to give me a call at (303) 863-4871 if I can be of further assistance.

Very Truly Yours,

Scott Horton
Vice President
Wells Fargo Bank N.A.
Community Lending & Investment
# 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($53,580)</td>
<td>($54,651)</td>
<td>($55,746)</td>
<td>($56,859)</td>
<td>($57,996)</td>
<td>($60,033)</td>
<td>($62,079)</td>
<td>($64,136)</td>
<td>($66,206)</td>
<td>($68,287)</td>
<td>($70,381)</td>
</tr>
<tr>
<td>Rent Concessions</td>
<td>$50</td>
<td>$67,033</td>
<td>$87,513</td>
<td>$101,264</td>
<td>$115,289</td>
<td>$130,734</td>
<td>$147,589</td>
<td>$165,844</td>
<td>$184,509</td>
<td>$204,584</td>
<td>$225,079</td>
</tr>
<tr>
<td>Effective Gross Annual Income</td>
<td>$600,816</td>
<td>$671,053</td>
<td>$655,746</td>
<td>$667,258</td>
<td>$678,585</td>
<td>$683,245</td>
<td>$688,034</td>
<td>$693,535</td>
<td>$698,285</td>
<td>$703,955</td>
<td>$708,607</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$90,500</td>
<td>$114,455</td>
<td>$142,357</td>
<td>$153,328</td>
<td>$164,328</td>
<td>$175,328</td>
<td>$186,328</td>
<td>$197,328</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$93,041</td>
<td>$108,702</td>
<td>$111,923</td>
<td>$116,238</td>
<td>$121,238</td>
<td>$126,238</td>
<td>$131,238</td>
<td>$136,238</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$105,500</td>
<td>$118,665</td>
<td>$121,923</td>
<td>$126,238</td>
<td>$131,238</td>
<td>$136,238</td>
<td>$141,238</td>
<td>$146,238</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$57,100</td>
<td>$58,413</td>
<td>$60,577</td>
<td>$62,935</td>
<td>$64,257</td>
<td>$65,576</td>
<td>$66,926</td>
<td>$68,287</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$21,000</td>
<td>$22,130</td>
<td>$22,729</td>
<td>$23,687</td>
<td>$24,653</td>
<td>$25,608</td>
<td>$26,563</td>
<td>$27,528</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$49,000</td>
<td>$50,470</td>
<td>$51,984</td>
<td>$53,544</td>
<td>$55,150</td>
<td>$56,794</td>
<td>$58,464</td>
<td>$60,150</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$25,920</td>
<td>$26,986</td>
<td>$27,499</td>
<td>$28,323</td>
<td>$29,173</td>
<td>$30,028</td>
<td>$30,983</td>
<td>$31,950</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$59,000</td>
<td>$60,770</td>
<td>$62,593</td>
<td>$64,471</td>
<td>$66,405</td>
<td>$68,382</td>
<td>$70,382</td>
<td>$72,382</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$8,800</td>
<td>$9,664</td>
<td>$10,554</td>
<td>$11,471</td>
<td>$12,415</td>
<td>$13,377</td>
<td>$14,359</td>
<td>$15,363</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$16,918</td>
<td>$17,426</td>
<td>$17,948</td>
<td>$18,487</td>
<td>$19,041</td>
<td>$19,607</td>
<td>$20,204</td>
<td>$20,832</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$425,779</td>
<td>$438,352</td>
<td>$452,093</td>
<td>$466,312</td>
<td>$478,920</td>
<td>$485,326</td>
<td>$492,810</td>
<td>$500,407</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$234,037</td>
<td>$234,781</td>
<td>$233,468</td>
<td>$231,307</td>
<td>$229,307</td>
<td>$226,511</td>
<td>$223,772</td>
<td>$221,200</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
<td>$194,458</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$39,579</td>
<td>$40,923</td>
<td>$40,849</td>
<td>$41,294</td>
<td>$41,911</td>
<td>$42,553</td>
<td>$43,214</td>
<td>$43,900</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$39,579</td>
<td>$70,502</td>
<td>$111,351</td>
<td>$152,655</td>
<td>$194,269</td>
<td>$236,980</td>
<td>$271,780</td>
<td>$307,680</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.20</td>
<td>1.22</td>
<td>1.22</td>
<td>1.22</td>
<td>1.22</td>
<td>1.22</td>
<td>1.22</td>
<td>1.22</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below (I/we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.35 debt coverage ratio. (Signature only required if using this pro forma for projects under $11,800,000 relating to Financial Feasibility)

Scott Horton
Printed Name: 02/28/18
Phone: 303-863-4871
Email: scott.horton@wellsfargo.com

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Date: 02/28/18

If a revised form is submitted, date of submission:
TAB 28
OFFSITE COSTS BREAKDOWN
This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

__Total__

---

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission:

2/21/2018 9:05 AM
TAB 29
SITE WORK COSTS BREAKDOWN
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:
   - The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
   - The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
   - If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
   - If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough grading</td>
<td>$ 318,171</td>
<td>1</td>
<td>$ 318,170.88</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 318,171</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$ 106,943</td>
<td>1</td>
<td>$ 106,943.04</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 106,943</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$ 89,562</td>
<td>1</td>
<td>$ 89,562.24</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 89,562</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$ 159,903</td>
<td>1</td>
<td>$ 159,903.36</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 159,903</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$ 306,720</td>
<td>1</td>
<td>$ 306,720.00</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 306,720</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$ 308,151</td>
<td>1</td>
<td>$ 308,151.36</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 308,151</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$ 30,672</td>
<td>1</td>
<td>$ 30,672.00</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 30,672</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$ 34,557</td>
<td>1</td>
<td>$ 34,557.12</td>
<td>-</td>
<td>In Arch/Eng Fees</td>
<td>$ 34,557</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 1,354,680</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer
2/23/18

Printed Name
Jeffrey S. Tondre

Seal

Date
If a revised form is submitted, date of submission:
TAB 30
DEVELOPMENT
COST SCHEDULE
This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>Eligible Basis (if Applicable)</strong></td>
</tr>
<tr>
<td><strong>Cost</strong></td>
<td><strong>Acquisition</strong></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td><strong>$1,070,000 $0 $0</strong></td>
</tr>
<tr>
<td><strong>OFF-SITES</strong></td>
<td><strong>$0 $0 $0</strong></td>
</tr>
<tr>
<td>Off-site concrete</td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
<td><strong>$0 $0 $0</strong></td>
</tr>
<tr>
<td><strong>SITE WORK</strong></td>
<td><strong>$1,354,680 $0 $1,269,657</strong></td>
</tr>
<tr>
<td>Demolition</td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td><strong>318,171</strong></td>
</tr>
<tr>
<td>Fine grading</td>
<td><strong>106,943</strong></td>
</tr>
<tr>
<td>On-site concrete</td>
<td><strong>89,562</strong></td>
</tr>
<tr>
<td>On-site electrical</td>
<td><strong>159,903</strong></td>
</tr>
<tr>
<td>On-site paving</td>
<td><strong>306,720</strong></td>
</tr>
<tr>
<td>On-site utilities</td>
<td><strong>308,151</strong></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td><strong>30,672</strong></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td><strong>34,557</strong></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td><strong>$1,354,680 $0 $1,269,657</strong></td>
</tr>
<tr>
<td><strong>SITE AMENITIES</strong></td>
<td><strong>$690,120 $0 $659,448</strong></td>
</tr>
<tr>
<td>Landscaping</td>
<td><strong>306,720</strong></td>
</tr>
<tr>
<td>Pool and decking</td>
<td><strong>0</strong></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td><strong>204,480</strong></td>
</tr>
<tr>
<td>Fencing</td>
<td><strong>76,680</strong></td>
</tr>
<tr>
<td>Monument sign, access control, gazebos</td>
<td><strong>102,240</strong></td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td><strong>$690,120 $0 $659,448</strong></td>
</tr>
</tbody>
</table>
### BUILDING COSTS*

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>572,500</td>
<td>572,500</td>
</tr>
<tr>
<td>Masonry</td>
<td>220,353</td>
<td>220,353</td>
</tr>
<tr>
<td>Metals</td>
<td>36,261</td>
<td>36,261</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>1,351,406</td>
<td>1,351,406</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>131,793</td>
<td>131,793</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>141,556</td>
<td>141,556</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>258,008</td>
<td>258,008</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,725,867</td>
<td>1,725,867</td>
</tr>
<tr>
<td>Specialties</td>
<td>71,824</td>
<td>71,824</td>
</tr>
<tr>
<td>Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>94,836</td>
<td>94,836</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>919,068</td>
<td>919,068</td>
</tr>
<tr>
<td>Electrical</td>
<td>550,185</td>
<td>550,185</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td>135,280</td>
<td>135,280</td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structured Parking</td>
<td>705,000</td>
<td></td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Security Cameras &amp; Project Signage</td>
<td>59,272</td>
<td>59,272</td>
</tr>
</tbody>
</table>

**Subtotal Building Costs Before 11.9(e)(2)**

$6,973,209 $0 $6,268,209

**Voluntary Eligible Building Costs (After 11.9(e)(2))**

Enter amount to be used to achieve desired score. $77.99 psf $5,615,280.00

**Subtotal Building Costs**

$9,018,010 $0 $7,544,385

**Contingency**

7.00% $631,260 $28,107

**TOTAL HARD COSTS**

$9,649,270 $0 $8,072,492

**TOTAL CONTRACTOR FEES**

$1,350,896 $0 $1,130,149

**TOTAL CONSTRUCTION CONTRACT**

$11,000,166 $0 $9,202,641

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.*
### SOFT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>175,000</td>
<td>175,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>40,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>437,500</td>
<td>437,500</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>65,250</td>
<td>65,250</td>
</tr>
<tr>
<td>Appraisal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market analysis</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Survey</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>156,215</td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>126,600</td>
<td>126,600</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>See Notes Column</td>
<td>95,953</td>
<td>95,953</td>
</tr>
<tr>
<td>FF&amp;E &amp; outdoor recreation area</td>
<td>475,000</td>
<td>475,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal Soft Cost: $2,544,518

### FINANCING:

#### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>995,000</td>
<td>467,650</td>
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<tr>
<td>Loan origination fees</td>
<td>142,189</td>
<td>85,314</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>103,957</td>
<td>70,468</td>
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<tr>
<td>Closing costs &amp; legal fees</td>
<td>60,000</td>
<td>45,000</td>
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<tr>
<td>Inspection fees</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FHA Exam/App, MIP, &amp; FHA inspection</td>
<td>42,665</td>
<td></td>
</tr>
<tr>
<td>Lender &amp; Equity Attorneys</td>
<td>50,000</td>
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</table>

#### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
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</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>37,100</td>
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<tr>
<td>Title &amp; recording fees</td>
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<tr>
<td>Closing costs &amp; legal</td>
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<tr>
<td>Bond premium</td>
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<tr>
<td>Credit report</td>
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<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
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<tr>
<td>Third Party Reports</td>
<td>10,000</td>
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<tr>
<td>Closing Cost &amp; Title Fees</td>
<td>40,000</td>
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#### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
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<tr>
<td>Loan origination fees</td>
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<td></td>
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<td>Title &amp; recording fees</td>
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<td></td>
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<tr>
<td>Closing costs &amp; legal</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other (specify) - see footnote 1

Other (specify) - see footnote 1

---

Plan printing, constr. mgt. software, travel expenses, grand opening ceremonies, ground breaking
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>68,630</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
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<tr>
<td>Payment bonds</td>
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<tr>
<td>Performance bonds</td>
<td>155,583</td>
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<tr>
<td>Credit enhancement fees</td>
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<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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</tbody>
</table>

**Subtotal Financing Cost**

<table>
<thead>
<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>$1,780,125</td>
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<tr>
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<tr>
<td>$875,635</td>
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### DEVELOPER FEES

<table>
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<tr>
<th>Cost Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Housing consultant fees</td>
<td>834,400</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td>1,251,600</td>
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<tr>
<td>Profit or fee</td>
<td>1,109,400</td>
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**Subtotal Developer Fees** 14.85%

<table>
<thead>
<tr>
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<tr>
<td>$2,086,000</td>
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<td>$0</td>
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<tr>
<td>$1,849,000</td>
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### RESERVES

<table>
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<tr>
<th>Cost Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Rent-up</td>
<td>310,618</td>
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<tr>
<td>Operating</td>
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<tr>
<td>Replacement</td>
<td></td>
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<tr>
<td>Escrows</td>
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**Subtotal Reserves**

<table>
<thead>
<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>$310,618</td>
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<tr>
<td>$0</td>
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<tr>
<td>$0</td>
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### TOTAL HOUSING DEVELOPMENT COSTS

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<th>Amount</th>
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<tr>
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<tr>
<td>$0</td>
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<tr>
<td>$14,315,579</td>
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The following calculations are for HTC Applications only.

**Deduct From Basis:**

- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

**Total Eligible Basis**

<table>
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<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>$0</td>
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<tr>
<td>$14,315,579</td>
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</table>

**High Cost Area Adjustment (100% or 130%)**

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<tr>
<th>Percentage</th>
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<tbody>
<tr>
<td>130%</td>
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**Total Adjusted Basis**

<table>
<thead>
<tr>
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<tr>
<td>$18,610,253</td>
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**Applicable Fraction**

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<th>Percentage</th>
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**Total Qualified Basis**

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<th>Amount</th>
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**Applicable Percentage**

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<tr>
<th>Percentage</th>
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<tbody>
<tr>
<td>91%</td>
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**Credits Supported by Eligible Basis**

<table>
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<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>$1,530,693</td>
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<tr>
<td>$0</td>
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<tr>
<td>$1,530,693</td>
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</table>

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.*

**Requested Score for 11.9(e)(2)**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
</tr>
</tbody>
</table>

Name of contact for Cost Estimate: **J.R. Jones**

Phone Number for Contact: **512-971-9916**

If a revised form is submitted, date of submission: ****
February 26, 2018

Howard D. Cohen
The Legacy at Buena Vista, L.P.
2950 SW 27 Ave, Ste. 200
Miami, FL 33133

RE: The Legacy at Buena Vista
1409 Buena Vista Street, San Antonio, TX

Dear Mr. Cohen,

We have reviewed the schematic plans for The Legacy at Buena Vista and understand that the project will include 1 four-story building with a slab-on-grade parking level and the upper levels will be composed of 2 elevated podium-style decks elevated over the slab on grade parking level. Below are the assumption prices for work in the San Antonio area. All assumption details are listed with each line item.

- 56 each 24” diameter piers set 20’ into the subgrade: $168,000
- 56 each 24” diameter X 13.5’ in height: $140,000
- 20,377 square feet of Podium deck: $366,500
- Demising core filled CMU walls: $15,500
- Insulation package to the podium and plumbing pipes: $15,000
- Total for the elevated deck is: $705,000

Our team has over 15 years of experience building structured parking for multifamily projects. This experience includes the construction of 24 podium-style buildings for a total revenue or volume of work at $62,499,000.00. Feel free to contact us as needed for discussion.

Sincerely,

Todd Niccum
President
TechCrete Contracting, Inc.

Drew Roberts
VP Pre Construction
TechCrete Contracting, Inc.
AIA Document A305

Contractor's Qualification Statement

This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Kaufmann Lynn / Gulf Coast Community Builders

Mr. JR Jones, Bryan Ardner and Ryan Maier

SUBMITTED BY: Todd Niccum and Andrew Roberts

NAME: TechCrete Contracting, Inc.

ADDRESS: 31330 B Ranch Road 12

PRINCIPAL OFFICE: Dripping Springs, TX 78620

NAME OF PROJECT:

TYPE OF WORK (file separate form for each Classification of Work):

- X Concrete Construction
- Plumbing
- Other Turnkey Concrete Construction

Corporation

Partnership

Individual

Joint Venture

Other

Copyright 1964, 1969, 1979, 8 1986 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20036. Reproduction of the material herein or substantial quotations of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.
1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

  *TechCrte has been in business since December 2004
  *Officers have 40 + years of combined experience in construction

1.2 How many years has your organization been in business under its present business name?

  *Since December 2004

1.2.1 Under what other or former names has your organization operated?

  *NONE

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation:  *December 14, 2004*

1.3.2 State of incorporation:  *Texas*

1.3.3 President’s name:  *Todd Niccum/BBA University of Texas Business School.*

1.3.4 Vice President’s name(s):  *Andrew Roberts*

1.3.5 Secretary’s Name:  *Todd Niccum*

1.4 If your organization is a partnership, answer the following:  *Not Applicable*

1.4.1 Date of organization:

1.4.2 Type of partnership (if applicable):

1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following:  *Not Applicable*

1.5.1 Date of organization:

1.5.2 Name of owner:

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

  *Not Applicable*

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business,
And indicate registration or license numbers, if applicable.

  *Federal Tax ID # 25-1905450*

2.2 List jurisdictions in which your organization’s partnership or trade name is filed.
*We can provide a copy of our Texas Articles of Incorporation (if needed)*
3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

**Turnkey Concrete Construction**: Any and All Concrete Work within the Property Lines
Specializing in Large Retail, Multi-Family, Commercial or Industrial Buildings with Sidewalk, Structural, Healthcare Work, and C.I.P. Multi Level Elevated Concrete

- Layout
- Shoring
- Form Setting
- Excavation as necessary
- Place and Finish
(TURNKEY CONCRETE CONSTRUCTION)

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it?

**NO**

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

**NO**

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

**Yes**

3.3 Within the last five years has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

**NO**

3.4 On a separate sheet, list major construction projects your organization has completed, giving the name of project, owner, architect, contract amount, and scheduled completion date.

1. **Project**: DPS Mega Center  
   **G.C.**: DCA Construction  
   **Contract Amount**: $404,956.00

2. **Project**: Lowe’s of Bee Cave, Texas (190,000.00 Sq Ft Tiltwall)  
   **Owner**: Lowe’s Home Centers, Inc.  
   **G.C.**: EMJ Corporation  
   **Architect**: MDN Architects  
   **Contract Amount**: $1,162,500.00

3. **Project**: Bison Logistics  
   **G.C.**: DCA Construction / D2000 Development  
   **Contract Amount**: $829,000.00
4. **Project:** Cornerstone (186,000.00 Sq Ft Tiltwall)  
**Owner:** Cross Company  
**G.C.:** CF Jordan Commercial  
**Architect:** PRSSBB  
**Contract Amount:** $1,568,000.00

5. **Project:** Cornerstone #2 (131,000.00 Sq Ft Tiltwall)  
**Owner:** Cross Company  
**G.C.:** CF Jordan Commercial  
**Architect:** PRSSBB  
**Contract Amount:** $1,347,000.00

6. **Project:** Cornerstone #3 (187,000.00 Sq Ft Tiltwall)  
**G.C.:** CF Jordan  
**Contract Amount:** $1,700,000.00

7. **Project:** Lake Travis Elem. (99,000.00 Sq Ft Insulated Panel Tiltwall)  
**Owner:** Lake Travis ISD  
**G.C.:** Thos. S. Byrne  
**Architect:** Fields and Associates  
**Contract Amount:** $1,791,000.00

8. **Project:** Howdy Honda (50,000.00 Sq Ft Tiltwall)  
**G.C.:** Workman Commercial  
**Contract Amount:** $1,411,343.00

9. **Project:** Shops at Riverplace (30,000.00 Sq Ft Tiltwall)  
**Owner:** 360 Technologies  
**G.C.:** Harvey Cleary Engineers and Builders  
**Architect:** Enviropian  
**Contract Amount:** $394,500.00

10. **Project:** St. Marks Medical Office Building  
**Owner:** Development 2000 and St. Marks  
**G.C.:** Ewing Construction  
**Architect:** Barry Bubis  
**Contract Amount:** $319,000.00

11. **Project:** Harley Davidson (50,000.00 Sq Ft Tiltwall)  
**G.C.:** Embree  
**Contract Amount:** $642,119.00

12. **Project:** Tri County (175,000.00 Sq Ft Tiltwall)  
**G.C.:** CF Jordan  
**Contract Amount:** $1,606,913.00

13. **Project:** The Presidio (7 story CIP elevated decks etc; Condo Job)  
**G.C.:** Yates (Multi Family Project)  
**Architect:** Allen Nutt  
**Contract Amount:** $2,700,000.00
<table>
<thead>
<tr>
<th>Project</th>
<th>Owner/G.C.</th>
<th>Architect</th>
<th>Contract Amount</th>
<th>Sched. Completion</th>
</tr>
</thead>
</table>
| 14.     | ABC Bank 6 Story Elevated Concrete (Downtown Bank)  
ABC Bank / D2000  
Harvey Cleary Engineers and Builders  
Graeb, Simmons and Cowan | | $875,000.00 | |
| 15.     | Cambridge M.O.B. Elevated Concrete (65,000.00 C.I.P. Slab)  
Cambridge  
Rogers O' Brien  
Rehler, Vaughn and Koone | | $805,000.00 | Complete |
| 16.     | Gunn Hall St. Stephen's Episcopal School Addition and Renovation  
St. Stephen's Episcopal School  
Rogers O' Brien  
Anderson-Wise Architects | | $319,000.00 | Complete |
| 17.     | North Shore Villas  
Centex Destination Properties  
OZ Architecture | | $302,496.00 | |
| 18.     | Tractor Supply Company  
Bingham Construction  
Oxford | | $550,000.00 | |
| 19.     | The Natatorium Northside ISD S.A.  
CF Jordan  
RVK | | $235,000.00 | |
| 20.     | East Chandler Road.  
Rogers-O'Brien  
Fisher Hagood | | $390,000.00 | |
| 21.     | Prue Road Northside ISD S.A.  
Rogers-O'Brien  
Noonan Rittiman | | $350,000.00 | |
| 22.     | Sandlin Ventures  
TechCrete  
D2000 | | $850,000.00 | |
23. Project: Lowes @ Gateway in Leander
   G.C. EMJ
   Contract Amount: $1,694,000.00

24. Project: Site Development of Gateway in Leander
   G.C. Rogers- O’ Brien
   Contract Amount: $756,000.00

25. Project: The Cambridge at 25th and San Gabriel (6 Story Elevated)
   G.C. Skyline Commercial (Multi Family)
   Contract Amount: $1,627,122.00

26. Project: Kohls of Leander (90,000.00 Sq Ft Tiltwall)
   G.C. EMJ
   Contract Amount: $814,245.00

27. Project: RDO Equipment
   G.C. TechCrete
   Contract Amount: $307,000.00

28. Project: Cedar Park Recreation Center
   G.C. Flintco Constructive Solutions
   Contract Amount: $707,000.00

29. Project: Lowes of Marble Falls
   G.C. EMJ
   Contract Amount: $1,445,000.00

30. Project: Southwestern Center for Lifetime Learning
    G.C. Skyline Commercial
    Contract Amount: $700,000.00

31. Project: Hillcrest Medical Office Buildings
    G.C. Rogers O Brien
    Contract Amount: $1,495,000.00

32. Project: Lowes of Kyle
    G.C. EMJ
    Contract Amount: $865,000.00

33. Project: Lowes of Missouri City
    G.C. Timberlake Construction
    Contract Amount: $944,000.00

34. Project: The Reserve at Lake Travis
    G.C. Jeff Turner Homes
    Contract Amount: $500,000.00

35. Project: Leif Johnson Ford
    G.C. Cromwell Construction
    Contract Amount: $426,000.00
<table>
<thead>
<tr>
<th>Project</th>
<th>G.C.</th>
<th>Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>36. Project: Cornerstone School</td>
<td>Templeton Construction</td>
<td>$125,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>37. Project: Shannon Medical Center</td>
<td>Templeton Construction</td>
<td>$288,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
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<tr>
<td>38. Project: Miguel Harper Barn</td>
<td>TechCrete Contracting, Inc.</td>
<td>$152,000.00</td>
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<tr>
<td>G.C.</td>
<td></td>
<td></td>
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<tr>
<td>39. Project: Silver Leaf Resort</td>
<td>Cleveland Construction.</td>
<td>$135,000.00</td>
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<tr>
<td>G.C.</td>
<td></td>
<td></td>
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<tr>
<td>40. Project: Clyde I.S.D. Auditorium</td>
<td>Ratcliff Construction</td>
<td>$437,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
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<tr>
<td>41. Project: Central Texas College of Nursing</td>
<td>VCC</td>
<td>$638,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
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<tr>
<td>42. Project: Austin High School Science Lab Addition</td>
<td>Rogers O’Brien Construction</td>
<td>$295,000.00</td>
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<tr>
<td>G.C.</td>
<td></td>
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<tr>
<td>43. Project: Walmart at Northcross Mall</td>
<td>Rogers O’Brien Construction</td>
<td>$923,000.00</td>
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<tr>
<td>G.C.</td>
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<tr>
<td>44. Project: Blanco County Law Enforcement</td>
<td>Templeton Construction</td>
<td>$270,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45. Project: Central Texas College Student Center</td>
<td>VCC</td>
<td>$979,000.00</td>
</tr>
<tr>
<td>G.C.</td>
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<td></td>
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<tr>
<td>46. Project: St. Davids Parking Garage Expansion</td>
<td>Rogers O’Brien Construction</td>
<td>$264,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>47. Project: The Reserve at Lake Travis Pervious Paving Lot</td>
<td>Hal Jones Development</td>
<td>$225,000.00</td>
</tr>
<tr>
<td>G.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>48. Project: The Reserve at Lake Travis Pervious Paving Lot # 2</td>
<td>Hal Jones Development</td>
<td>$160,000.00</td>
</tr>
<tr>
<td>Project</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td></td>
</tr>
</tbody>
</table>
| 49.    | White Chapel Elementary School # 5  
         | G.C. AUI General Contractor  
         | Contract Amount: $873,000,000 |
| 50.    | US Army Reserve Center (Fort Sam Houston)  
         | G.C. Emerson Construction / US Army Corp of Engineers  
         | Contract Amount: $1,200,000.00 |
| 51.    | US Foods Distribution Center (Buda, Tx)  
         | G.C. ESI Construction  
         | Contract Amount: $1,398,000.00 |
| 52.    | Walmart (Floresville, Tx)  
         | G.C. Key Construction  
         | Contract Amount: $1,798,000.00 |
| 53.    | Water Treatment # 4 S-304  
         | G.C. CVI Construction  
         | Contract Amount: $107,000.00 |
| 54.    | Warm Springs Rehab Hospital  
         | G.C. Rogers- O Brien Construction  
         | Contract Amount: $457,577.00 |
| 55.    | Clinic Leander  
         | G.C. D2000 Development  
         | Contract Amount: $79,772.00 |
| 56.    | C.O.A. Animal Services Center  
         | G.C. VCC Construction  
         | Contract Amount: $324,972.00 |
| 57.    | Park Valley Assisted Living Center  
         | G.C. Rogers- O Brien Construction  
         | Contract Amount: $839,000.00 |
| 58.    | St. Stephens Episcopal Dorm and Faculty Residences  
         | G.C. Rogers- O Brien Construction  
         | Contract Amount: $354,972.00 |
| 59.    | Schleicher County Medical Center  
         | G.C. Rogers- O Brien Construction  
         | Contract Amount: $690,753.000 |
| 60.    | Dupont Lab and Maintenance Building  
         | G.C. Turner Construction  
         | Contract Amount: $1,151,000.00 |
| 61.    | Oak Meadows @ South First  
         | G.C. Greystar Construction  
         | Contract Amount: $3,618,000.00 |
62. Project: Conway Freight Laredo  
G.C. Schwob Building Company  
Contract Amount: $2,344,943.00

63. Project: Texas DPS Admin and Training Facility  
G.C. Spawglass  
Contract Amount: $654,710.00

64. Project: MLK and RIO (4 Story CIP Apartments)  
G.C. Spawglass  
Contract Amount: $2,875,000.00

65. Project: The Villas on 26th (Multi Family)  
G.C. Skyline Commercial  
Contract Amount: $2,511,000.00

66. Project: D2000 Office Building  
G.C. DCA Construction  
Contract Amount: $315,911.00

67. Project: Sams San Antonio  
G.C. Williams Construction  
Contract Amount: $1,103,000.00

68. Project: Forest park medical Center  
G.C. Rogers O'Brien Construction  
Contract Amount: $1,839,000.00

69. Project: Elan Riverwalk  
G.C. Greystar Construction  
Contract Amount: $1,601,000.00

70. Project: University Park Phase II  
G.C. Rampart Construction  
Contract Amount: $4,338,000.00

71. Project: H and P Facility  
G.C. Imperial Construction  
Contract Amount: $1,700,000.00

72. Project: Walmart SA  
G.C. Satterfield and Pontikes  
Contract Amount: $1,300,000.00

73. Project: Burnet Marketplace  
G.C. MPC  
Contract Amount: $4,700,000.00
<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>G.C.</th>
<th>Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>74.</td>
<td>AMLI at Covered Bridge</td>
<td>AMLI Phase I and II</td>
<td>$2,700,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td>75.</td>
<td>Post South Lamar Phase II</td>
<td>Rampart Construction</td>
<td>$4,649,500.00</td>
</tr>
<tr>
<td></td>
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<tr>
<td>76.</td>
<td>Urban North Apartments</td>
<td>Spicewood Development</td>
<td>$3,224,956.00</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>77.</td>
<td>Wyndham Resort Condos and Apartments</td>
<td>Legacy DCS</td>
<td>$2,925,000.00</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>78.</td>
<td>Lennox Boardwalk</td>
<td>Oden-Hughes</td>
<td>$5,125,000.00</td>
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<td></td>
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<tr>
<td>79.</td>
<td>Overture at Mueller</td>
<td>Greystar</td>
<td>$2,089,000.00</td>
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<tr>
<td></td>
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<tr>
<td>80.</td>
<td>Overture at Arboretum</td>
<td>Greystar</td>
<td>$1,981,000.00</td>
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<tr>
<td>81.</td>
<td>Live Oak Multi Family Apartments</td>
<td>Rampart Construction</td>
<td>$1,425,089.00</td>
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<tr>
<td></td>
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<tr>
<td>82.</td>
<td>Riverside Edison Apartments</td>
<td>Cadence Mchane</td>
<td>$4,840,071.00</td>
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<tr>
<td></td>
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<td></td>
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<tr>
<td>83.</td>
<td>Lantana</td>
<td>Joeris</td>
<td>$3,925,082.00</td>
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<tr>
<td></td>
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<tr>
<td>84.</td>
<td>West 5th Street Apartments</td>
<td>Oden Hughes Taylor</td>
<td>$4,925,019.00</td>
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<tr>
<td></td>
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<tr>
<td>85.</td>
<td>Mariposa Flats</td>
<td>Legacy MCS</td>
<td>$1,954,000.00</td>
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<td></td>
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<tr>
<td>86.</td>
<td>Terraces at Scofield Apartments</td>
<td>Oden Hughes Taylor</td>
<td>$3,449,749.00</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Total Approx to date Value of Contracts = $150,000,000.00 +++++ (Million)

References: Please note the attached Job List with Project Managers and Superintendent's phone #’s for References and verification of quality and timely project completion (This list is composed of projects I have Completed)

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

(Please reference Attachment 1)

3.5.1 State average annual amount of construction work performed during the year:

We average around $15,000,000.00 (Per Year In Volume)

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

(Please reference Attachment 1)

4. REFERENCES

4.1 Trade or GC References:

4.2 GC

5

5.1.1
5.1.2 Rampart Construction (512) 848-7411 Brandon Benton SR PM
5.1.3 Legacy DCS (512) 848-2090 Andy Brewer
5.1.4 Greystar Development (512) 529-7417 Robert Holland -Senior Pm
5.1.5 Rogers O'Brien (512) 486-3800 Elvin Randell
5.1.6 Development 2000 (512) 657-4986 or (512) 306-0100 Eddie Olivier A.I.A.

***Many More on Request***

Trade

Martin Marietta (254) 947-2900 Cary Barfield
CMC Rebar (512) 649-6163 Nic Morgan
Centex Materials (512) 422-3874 Doug Ferrel
Western Concrete Pumping (512) 373-6561 Josh Cox
5.2 **Bank References:**

*The United Bank of Texas*

1913 RR 620 S Lakeway, Tx 78734

(512) 261-9730

**Contact:** Beth Byer  
**Senior Vice President**

4.3 Surety: We are willing to Joint Check if additional security is required

4.3.1 Name of bonding company: Suretec would look at the Bonding possibility if needed

4.3.2 Name and address of agent:

***For Additional information Contact: (Todd Niccum cell # anytime 512-845-9206)***

**Attachment 1 - References and Contacts for Past and Present Projects**

*(Note: This is only a sample if you need more information please let us know)*

All these jobs went well and finished on time and in budget. MANY MORE IF YOU NEED ADDITIONAL REF.

In reference to Line Item 3.6

**Todd Niccum**  
**President/Owner/Principal**  
**BBA UT Business School**

Education Bachelor Business Administration University of Texas Austin (UT Business School Graduate)  
(Major Management)

Experience Prior to Starting Techcrete Contracting Inc.

Hired as an Engineer for Hensel Phelps Construction (One of the Nations leading General Contractors)

**Jobs Performed as an Engineer for Hensel Phelps**

1. Minutemaid Stadium Houston Astros (Field Engineer to Lead Field Engineer)
2. 13 Story Faculty Office Building for MD Anderson Cancer Research Houston (Office Engineer)

3. 40' Elevated Tram System DFW Airport (Office Engineer to Project Engineer) (1 Billion Contract)

4. Current- Officer of TechCrete Contracting, Inc. –Four Years as Owner and Operator of a turnkey commercial concrete construction company. We have contracted and completed over 40 turnkey commercial, industrial and retail projects. Average gross volume of work performed per year is approximately 10 million a year with a total of about 30 million total volume completed and in place. These large commercial contracts almost always consist of the structural building concrete work along with all the associated site concrete work. Project designs vary from cast-in-place mid rise buildings to Tiltwall designs.

5. I have been in the commercial contracting business for over ten years and am proficient in business operations, project management, contract management and negotiation, cost accounting, estimating, design, engineering, field management, surveying, crew management, sales and much more.

Drew Roberts
Vice President

Education:
BAAS Specializing in Engineering Design from Texas State University

Experience:
15 Years Project Engineering / Project Management / Estimating

Procured / Completed $90 Million + in Commercial Concrete Tilt-wall, Big Box Retail, Mid-Rise Condominiums Construction Projects

Ricardo Castillo
General Superintendent

Experience:
8 years of field experience running Techcrete Contracting field operations. In charge of overseeing and construction in the field on over 60 Million dollars worth of concrete construction contracts and projects. Ranging from s.o.g. concrete work to site work to elevated C.I.P. decks to tiltwall work. He is an excellent supervisor who ensures project schedules are delivered correctly and on time.

Please do not hesitate to call. If you will indeed need additional information we will be happy to provide it.

(Todd Niccum 512-845-9206 Cell #)

5. FINANCING

5.1 Financial Statement. FURNISHED UPON WRITTEN REQUEST ONLY
6. SIGNATURE

6.1 Dated at this

Name of Organization: TechCrete Contracting, Inc.

By: Todd Niccum

Title: President

6.2 Todd Niccum, being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this Day of:

Notary Public:

My Commission Expires:
| Tab 31 | Financing Narrative & Summary of Sources and Uses |
## Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Debt</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>Conventional/FHA</td>
<td>$3,710,000</td>
<td>4.30%</td>
<td>$ -</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>Conventional Loan</td>
<td>$10,508,943</td>
<td>4.30%</td>
<td>$ -</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td><strong>Third Party Equity</strong></td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$2,939,706</td>
<td>$14,698,530</td>
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<tr>
<td><strong>Grant</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of San Antonio</td>
<td>In-Kind Contribution</td>
<td>$500</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
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<tr>
<td><strong>Deferred Developer Fee</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Legacy at Buena Vista Developme</td>
<td>Deferred Fee</td>
<td>$382,397</td>
<td></td>
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</tr>
<tr>
<td></td>
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<td></td>
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<tr>
<td><strong>Other</strong></td>
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<td></td>
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<tr>
<td>Direct Loan Match</td>
<td></td>
<td></td>
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</tr>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Sources of Funds</strong></td>
<td>$17,159,149</td>
<td>$18,791,427</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Uses of Funds</strong></td>
<td>$18,791,427</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

<table>
<thead>
<tr>
<th>Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).</th>
</tr>
</thead>
<tbody>
<tr>
<td>The project will be financed utilizing multiple layers of financing. The capital structure includes conventional/FHA financing, equity from the sale of housing tax credits, development funding from a local political subdivision and deferred developer fee. The equity will come from a subsidiary of Wells Fargo, pursuant to the Equity Commitment Letter. The construction and permanent debt will come from Wells Fargo in the form of an FHA 221(d)4 loan. In addition, Wells Fargo will provide a bridge loan during the construction phase. Upon an allocation of tax credits, the partnership agreement will be executed whereupon Wells Fargo will be the 99.99% Limited Partner and The Legacy at Buena Vista GP, LLC will be the .01% General Partner. In addition to financing provided by Wells Fargo the City of San Antonio will also provide an in-kind contribution of $500 to the project to satisfy the QAP requirements for the Commitment of Funding by a Local Political Subdivision. The Legacy at Buena Vista Logo.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Describe the replacement reserves:</th>
</tr>
</thead>
<tbody>
<tr>
<td>An initial operating deficit reserve will be required on the project for operating and rent up, and are estimated to be $310,618. This amount is estimated to be a total of six-months of operating expenses and debt service payment. These amounts could change upon the receipt of lender’s third party appraisal. Ongoing replacement reserves will be calculated at $300 per unit per year.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):</th>
</tr>
</thead>
<tbody>
<tr>
<td>No operating subsidies or project based assistance will be used for this property. Rents were calculated using the TDHCA Project Income &amp; Rent Tool and approved Utility Allowances. Market rents have been limited to the gross HTC 60% rents.</td>
</tr>
</tbody>
</table>

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Scott Horton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone: 303-863-4871</td>
<td></td>
</tr>
<tr>
<td>Email address: <a href="mailto:scott.horton@wellsfargo.com">scott.horton@wellsfargo.com</a></td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 02/28/18
**INSTRUCTIONS:** Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

**Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments).** For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

The project will be financed utilizing multiple layers of financing. The capital structure includes conventional/FHA financing, equity from the sale of housing tax credits, development funding from a local political subdivision and deferred developer fee. The equity will come from a subsidiary of Wells Fargo, pursuant to the Equity Commitment Letter. The construction and permanent debt will come from Wells Fargo in the form of an FHA 221(d)4 loan. In addition, Wells Fargo will provide a bridge loan during the construction phase. Upon an allocation of tax credits, the partnership agreement will be executed whereupon Wells Fargo will be the 99.99% Limited Partner and The Legacy at Buena Vista GP, LLC will be the .01% General Partner. In addition to financing provided by Wells Fargo the City of San Antonio will also provide an in-kind contribution of $500 to the project to satisfy the QAP requirements for the Commitment of Funding by a Local Political Subdivision. The Legacy at Buena Vista

**Describe the replacement reserves:**

An initial operating deficit reserve will be required on the project for operating and rent up, and are estimated to be $310,618. This amount is estimated to be a total of six-months of operating expenses and debt service payment. These amounts could change upon the receipt of lender’s third party appraisal. Ongoing replacement reserves will be calculated at $300 per unit per year.

**Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):**

No operating subsidies or project based assistance will be used for this property. Rents were calculated using the TDHCA Project Income & Rent Tool and approved Utility Allowances. Market rents have been limited to the gross HTC 60% rents.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Jennifer S. Quigley

Digitally signed by Jennifer S. Quigley

Date: 2018.02.28 06:24:53 -07'00'  Jennifer S. Quigley 02.27.2018

303-541-2070

Jennifer S. Quigley

Printed Name

02.27.2018

Date

If a revised form is submitted, date of submission:
INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves.

Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

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Describe the replacement reserves:

An initial operating deficit reserve will be required on the project for operating and rent up, and are estimated to be $310,618. This amount is estimated to be a total of six-months of operating expenses and debt service payment. These amounts could change upon the receipt of lender’s third party appraisal. Ongoing replacement reserves will be calculated at $300 per unit per year.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments:

No operating subsidies or project based assistance will be used for this property. Rents were calculated using the TDHCA Project Income & Rent Tool and approved Utility Allowances. Market rents have been limited to the gross ITC 60% rents.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

[Signature]

Michael Williams

02/28/18

Printed Name

Date

Signature, Authorized Representative, Construction or Permanent Lender

Telephone: 760-471-5740

Email address: Michael.Williams@wellsfargo.com

If a revised form is submitted, date of submission: ____________________________
Tab 32
Financial Capacity and Construction Oversight
Financial Capacity, Owner Equity, and Appraisal Requirements (Multifamily Direct Loan Applications Only, if applicable) [§13.8(c)(5) and (6)]

Financial Capacity (10 TAC §13.8(c)(5))
If the Department’s Direct Loan amounts to more than 50% of the Total Housing Development Cost, except for Developments also financed through the USDA §515 program, the Application MUST include:

- A letter from a Third Party CPA verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; OR

- Evidence of a line of credit or equivalent tool equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(6))
If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner MUST provide:

- equity in an amount not less than 20% of Total Housing Development Costs; and
- if proposing new construction, an "as completed" appraisal pursuant to 10 TAC §10.304 which results in total repayable loan to value of not greater than 80%;

- if proposing rehabilitation, the "as is" appraisal required by 10 TAC §10.205(4) may meet this requirement without needing an "as completed" appraisal provided the loan to value is not greater than 80%

As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §10.204(7)(C):

- A letter - not older than 6 months from the date the of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and

- A letter - not older than 6 months from the date the of Application submission - from the Development Owner’s bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.
TAB 33
MATCHING FUNDS
Match Funds (Multifamily Direct Loan Applications Only) [§10.204(7)(E)]

Match in the amount of at least 5% of the Multifamily Direct Loan funds requested must be documented with a letter from the anticipated provider of Match indicating the provider’s willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(8) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) <strong>CANNOT INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched</td>
<td>#DIV/O!</td>
<td></td>
</tr>
<tr>
<td>(Total Value of Match /MF Direct Loan Funds Requested)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Not Applicable*
TAB 34
FINANCE SCORING
### Finance Scoring (for Competitive HTC Applications ONLY)

<table>
<thead>
<tr>
<th>Section</th>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</strong></td>
<td>1</td>
</tr>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td></td>
</tr>
<tr>
<td>City of San Antonio</td>
<td></td>
</tr>
<tr>
<td>A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td></td>
</tr>
<tr>
<td>The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td></td>
</tr>
<tr>
<td>The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td><strong>1</strong></td>
</tr>
</tbody>
</table>

| **2. Financial Feasibility (§11.9(e)(1))**                             |                |
| Eligible Pro-Forma and letter stating the Development is financially feasible. | 0              |
| Eligible Pro-Forma and letter stating Development and Principals are acceptable. | 18             |
| **Total Points Claimed:**                                              | **18**         |

| **3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))** |                |
| Percent of Units restricted to serve households at or below 30% of AMGI | 9.38%          |
| HTC funding request as a percent of Total Housing Development Cost      | 7.97%          |
| **Eligibility for points:**                                            |                |
| Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding | 0              |
| Housing Tax Credit Request                                              | 3              |
| Housing Tax Credit Request                                              | 2              |
| Housing Tax Credit Request                                              | 1              |
* Be sure no more than 50% of Developer fees are deferred.* |
| **Total Points Claimed:**                                              | **3**          |
Tab 35
Supporting Documentation / Terms Sheets
<table>
<thead>
<tr>
<th><strong>ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Executed Pro Forma from Permanent or Construction Lender</td>
</tr>
<tr>
<td>✗ Letter from lender regarding approval of Principals (consistent with Template)</td>
</tr>
<tr>
<td>✗ Evidence of all Permanent and Construction Financing (term sheets, loan agreements)</td>
</tr>
<tr>
<td>✗ Evidence of any Gap Financing, terms included</td>
</tr>
<tr>
<td>✗ Evidence of any Owner Contributions, with financial support if required</td>
</tr>
<tr>
<td>✗ Evidence of Equity Financing (HTC applications only)</td>
</tr>
<tr>
<td>✗ Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.</td>
</tr>
<tr>
<td>✗ Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]</td>
</tr>
<tr>
<td>✗ Evidence of Rental Assistance/Subsidy</td>
</tr>
</tbody>
</table>
EXECUTED PRO FORMA FROM LENDER
February 26, 2018

TDHCA
221 East 11th St,
Austin, TX 78701

RE: The Legacy at Buena Vista – Letter of Interest for construction/bridge loan financing

TDHCA:

The attached 15-year pro forma was prepared by The Legacy At Buena Vista, L.P for The Legacy at Buena Vista located in San Antonio, TX. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Wells Fargo Bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, we have performed a preliminary review of the credit worthiness of The Legacy At Buena Vista, L.P. and its Principals. At this time, Wells Fargo Bank has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Please do not hesitate to give me a call at (303) 863-4871 if I can be of further assistance.

Very Truly Yours,

[Signature]

Scott Horton
Vice President
Wells Fargo Bank N.A.
Community Lending & Investment
### 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$691,356</td>
<td>$705,183</td>
<td>$719,287</td>
<td>$733,673</td>
<td>$748,436</td>
<td>$762,234</td>
<td>$791,230</td>
</tr>
<tr>
<td>Secondary income</td>
<td>$21,040</td>
<td>$23,101</td>
<td>$23,971</td>
<td>$24,450</td>
<td>$24,933</td>
<td>$27,595</td>
<td>$30,401</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$712,396</td>
<td>$728,284</td>
<td>$743,258</td>
<td>$758,123</td>
<td>$773,389</td>
<td>$783,729</td>
<td>$794,630</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($53,550)</td>
<td>($54,651)</td>
<td>($55,764)</td>
<td>($56,889)</td>
<td>($57,998)</td>
<td>($58,103)</td>
<td>($58,702)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$660,846</td>
<td>$673,633</td>
<td>$687,494</td>
<td>$701,264</td>
<td>$715,489</td>
<td>$728,729</td>
<td>$732,930</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$30,500</td>
<td>$31,415</td>
<td>$32,357</td>
<td>$33,328</td>
<td>$34,328</td>
<td>$35,328</td>
<td>$36,328</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$33,041</td>
<td>$33,702</td>
<td>$34,375</td>
<td>$35,055</td>
<td>$35,765</td>
<td>$36,487</td>
<td>$37,239</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$105,500</td>
<td>$108,665</td>
<td>$111,923</td>
<td>$115,283</td>
<td>$118,741</td>
<td>$122,304</td>
<td>$125,978</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$57,100</td>
<td>$58,413</td>
<td>$60,017</td>
<td>$62,925</td>
<td>$64,937</td>
<td>$74,708</td>
<td>$85,389</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$21,000</td>
<td>$21,430</td>
<td>$22,279</td>
<td>$23,547</td>
<td>$23,943</td>
<td>$27,000</td>
<td>$31,764</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$49,000</td>
<td>$50,470</td>
<td>$51,984</td>
<td>$53,544</td>
<td>$55,150</td>
<td>$63,934</td>
<td>$74,117</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$25,920</td>
<td>$26,480</td>
<td>$27,199</td>
<td>$28,323</td>
<td>$29,173</td>
<td>$33,820</td>
<td>$39,026</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$8,000</td>
<td>$8,770</td>
<td>$9,591</td>
<td>$10,471</td>
<td>$11,405</td>
<td>$15,982</td>
<td>$18,248</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$28,800</td>
<td>$29,664</td>
<td>$30,554</td>
<td>$31,471</td>
<td>$32,415</td>
<td>$37,577</td>
<td>$43,563</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$16,918</td>
<td>$17,426</td>
<td>$18,348</td>
<td>$19,487</td>
<td>$19,041</td>
<td>$22,074</td>
<td>$25,590</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$248,779</td>
<td>$253,152</td>
<td>$258,093</td>
<td>$263,532</td>
<td>$268,920</td>
<td>$313,226</td>
<td>$368,161</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$234,037</td>
<td>$238,761</td>
<td>$235,141</td>
<td>$234,598</td>
<td>$236,520</td>
<td>$249,195</td>
<td>$232,772</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

| First Deed of Trust Annual Loan Payment | $194,458 | $194,458 | $194,458 | $194,458 | $194,458 | $194,458 | $194,458 |
| Second Deed of Trust Annual Loan Payment | | | | | | | |
| Third Deed of Trust Annual Loan Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| Other Annual Required Payment | | | | | | | |
| ANNUAL NET CASH FLOW | $39,579 | $40,023 | $40,949 | $41,494 | $41,911 | $42,053 | $38,314 |
| CUMULATIVE NET CASH FLOW | $39,579 | $79,502 | $120,451 | $162,345 | $204,256 | $246,109 | $314,525 |
| Debt Coverage Ratio | 1.20 | 1.22 | 1.21 | 1.21 | 1.22 | 1.23 | 1.26 |
| Other (Describe) | | | | | | | |
| Other (Describe) | | | | | | | |

By signing below (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains a less than a 1.35 debt coverage ratio. (Signature only required if using this pro forma for loans under $11.8(e)(3) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Scott Horton
Printed Name
02/28/18
Date

Phone: 303-863-4871
Email: scott.horton@wellsfargo.com

If a revised form is submitted, date of submission: 02/28/18
EVIDENCE OF PERMANENT & CONSTRUCTION FINANCING AND APPROVAL OF PRINCIPALS
February 27, 2018

Mr. Howard D. Cohen
The Legacy at Buena Vista, L.P.
1025 Kane Concourse, Suite 215
Bay Harbor Island, FL 33154

Re: The Legacy at Buena Vista located in San Antonio, TX

Dear Mr. Cohen:

Wells Fargo Multifamily Capital (“WFMC”) hereby offers to you this letter of support (the “Letter of Support”) to fund a mortgage loan (the “Loan”) for the above referenced property subject to the terms and conditions outlined below. It is anticipated that the Loan will be financed under FHA’s Section 221(d)(4) Mortgage Insurance program.

Our understanding of the project is as follows: The project consists of 96 multifamily apartment units; 8 units or 8.33% are market units (3 units or 3.125% are one-bedrooms market units and 5 units or 5.2% will be two-bedroom market units) and 88 units or 91.67% will be affordable one- to two-bedroom units. Of the affordable units, 9.37% (9 units) will serve households earning 30% or below of the Area Median Income (AMI), 37.5% (36 units) will serve households earning 50% or below of the AMI, and 44.8% (43 units) will serve households earning 60% or below of the AMI.

WFMC has reviewed the development projections and operating budget provided by you. Assuming an interest rate of 4.30% plus the HUD Mortgage Insurance Premium of 0.25% and a 40 year amortization, and subject to final due diligence, we would be able to support a $3,710,000 mortgage.

LOAN AMOUNT: HUD will determine the maximum amount of the mortgage after review of a final Firm Commitment application from WFMC. WFMC will determine the recommended maximum mortgage during its Multifamily Accelerated Processing (“MAP”) underwriting of the loan.

The HUD mortgage maximum will ultimately be based upon the lesser of the following criteria:

- 1.15 Debt Service Coverage based upon the final interest rate, a 40-year amortization, and MIP at 25 bp per year
- 87% of the estimated eligible replacement cost items as determined by HUD;
- Statutory per unit mortgage limits as designated by HUD.
THE MAP PROCESSING SYSTEM: Under HUD’s Multifamily Accelerated Processing system, WFMC underwrites the loan in compliance with HUD’s MAP Guide. WFMC then submits its application package to HUD for review. Our ability to finance the loan is subject to HUD’s issuance of a Firm Commitment for mortgage insurance.

TERM: The Loan shall be a non-recourse construction loan that converts to a non-recourse permanent, fully amortizing 40-year loan.

INTEREST RATE: We currently estimate the rate to be approximately 4.30%, plus the Mortgage Insurance Premium of 0.25%. The rate at which the Loan will be set is subject to market conditions at the time of placement of the taxable loan. This will occur subsequent to the issuance of the HUD Firm Commitment, and prior to initial endorsement of the Loan by HUD.

FINANCE FEE:

WFMC Finance Fee: 2.0%
WFMC App Fee: $5,000
Lender Legal: $50,000 (estimated)
GNMA Fee: $1,600
HUD Application Fee: 0.30 payable at submission of the Firm Application to HUD
HUD Inspection Fee: 0.5% of loan amount
MIP: 0.25% payable at closing and on each 12-month anniversary of closing
Working Capital: 4% of mortgage, or $148,400 (estimate)
Initial Operating Deficit: The greater of 3% of mortgage, 4 months debt service or what the appraisal/underwriter determines to be appropriate pending further due diligence. The current estimate of $310,618 is considered feasible.

APPLICATION REQUIREMENTS: You shall furnish WFMC and HUD, at your expense, all exhibits and documents required by WFMC and HUD for processing a Firm Commitment Application and proceeding to Initial Endorsement. Construction and final cost certification shall be performed in accordance with HUD program requirements.

DOCUMENTATION/EXECUTION: The Loan is conditioned upon execution and delivery to WFMC of a Promissory Note, Deed of Trust, Security Agreement, and any additional documentation required to evidence and close the Loan. These documents will be in form and substance acceptable to HUD and WFMC.

TITLE AND CLOSING: The Borrower will provide WFMC and HUD with acceptable title insurance in the amount of the Loan designed to insure WFMC as holder of the indebtedness secured by the First Deed of Trust, subject only to such exceptions deemed satisfactory to HUD and WFMC counsel.

TAXES AND INSURANCE: All taxes and assessments affecting the above-mentioned property, due and payable on the date of closing, will be paid prior to closing. Borrower will provide WFMC original paid policies
of insurance and extended coverage as well as hazard and builder’s risk insurance, issued by a company satisfactory to WFMC and HUD. Appropriate mortgagee and loss payee clauses naming WFMC will be included in all policies, which must meet WFMC and HUD requirements.

PAYMENTS: Payments of interest only on the Loan will be due from the date of closing through a date which is four months after the end of the estimated construction period. Thereafter, the loan will be payable in level annuity payments of principal and interest through its 40 year term.

SECURITY: The security for the loan will be:

- A first lien Deed of Trust on the property;
- All leases, rents, income and profits related to the property, according to the terms and conditions of the HUD Firm Commitment, all loan agreements and the HUD Regulatory Agreement; and
- All tangible and intangible personal property used or in connection with the ownership, development, operation or maintenance of the buildings, improvements and the land.

EQUITY CONTRIBUTION: Prior to Firm Commitment Application to HUD, Borrower shall provide evidence satisfactory to WFMC and HUD that the necessary equity contributions by Borrower, together with the Loan and any HUD-approved subordinate debt, will be adequate to complete the project in accordance with the HUD requirements. A minimum of 20% of the tax credit equity must be funded at initial closing, with the schedule of the balance of the pay-in of tax credit equity approved by WFMC and HUD prior to loan closing. In determining the acceptability of the pay-in schedule the timing of releases necessary to cover construction costs to be funded by equity will be taken into consideration. It is anticipated that the subject property will receive $14,698,530 in LIHTC equity.

REGULATORY AGREEMENT PARAGRAPH 50 – KEY/CONTROLLING PRINCIPAL(S): The following entities and individuals are identified as the key/controlling principals for the purpose of signing Paragraph 50 of the Regulatory Agreement.

1. Howard D. Cohen
2. Howard D. Cohen Revocable Trust
3. The Legacy at Buena Vista Development, LLC

DISBURSEMENTS: The Loan will be disbursed based on construction draws submitted throughout the construction period. All disbursements of Loan proceeds will be made as outlined in the loan documents, with disbursements made not more frequently than monthly to reimburse borrower for costs paid in connection with the construction of the property, provided that the Borrower is in compliance with all conditions to the HUD Commitment, and all other documents required by WFMC or HUD counsel. Retainage meeting HUD requirements will be required on each advance to cover the cost of construction.
ANNUAL STATEMENTS AND CASHFLOW DISTRIBUTION REQUIREMENTS: Annual audited financial statements will be required. Cashflow distributions will be permitted only on a semi-annual basis and only as permitted under the HUD Regulatory Agreement.

ASSIGNMENT AND AMENDMENTS: Neither the HUD Commitment nor the Loan proceeds shall be assigned to any third party by the Borrower without the consent of WFMC and, if required, HUD. This Commitment cannot be amended or terminated orally and no provisions may be waived except by an instrument in writing signed by the party against whom enforcement of any amendment, waiver or termination is sought.

SUBORDINATE FINANCING: The HUD Section 221(d)(4) program allows secondary financing for projects only on a surplus cash basis and with a term not less than the term of the Loan. Any subordinate debt must meet HUD criteria and must be specifically approved by HUD. It is anticipated that the property will receive a construction bridge loan of $10,508,943 from Wells Fargo Bank, and a grant of $500 from the City of San Antonio.

OPINIONS: The Loan is conditioned upon the Borrower providing WFMC with legal opinions in form and substance acceptable to WFMC’s counsel and HUD’s counsel.

SURVIVAL: The Borrower’s obligation hereunder shall survive the closing of the Loan.

COSTS AND ATTORNEY’S FEES TO ENFORCE AGREEMENT: The parties agree that, should any party default in any of the covenants or agreements herein, the defaulting party shall pay all costs and expenses including reasonable attorney’s fees, which may arise or accrue from enforcing this Commitment or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

GNMA SECURITIES: The Loan, once approved by HUD, will be financed through the sale of GNMA Securities on a taxable basis. WFMC shall have the responsibility of obtaining the necessary approvals from GNMA.

HUD FIRM COMMITMENT: This Letter of Intent is subject to HUD’s approval of the loan application for mortgage insurance, to be submitted by WFMC, and their subsequent issuance of a Firm Commitment to insure an FHA Section 221(d)(4) mortgage. Nothing in this Agreement shall be construed as a guarantee or warranty on the part of WFMC that it can or will obtain a Firm Commitment with the terms and conditions as set forth herein or, on any other terms and conditions whatsoever.

The attached 15-year pro forma was prepared by The Legacy at Buena Vista, L.P. for The Legacy at Buena Vista located in San Antonio, Bexar County, TX. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Wells Fargo Multifamily Capital’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The total operating expenses include $13,398 for the coordination of tenant services to be provided for the residents of the development’s affordable units. The debt service for each year maintains no less than a 1.15 debt coverage ratio. Additionally, we have performed a preliminary review of the credit worthiness of The Legacy at Buena Vista, L.P. and its Principals. At this time,
Wells Fargo Multifamily Capital has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

We look forward to working with you to provide financing for your project. Please feel free to contact me at (303) 541-2070 and jennifer.s.quigley@wellsfargo.com if you have any questions or would like additional information.

Sincerely,

WELLS FARGO BANK, N.A.

Jennifer S. Quigley
Managing Director
# 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$691,356</td>
<td>$705,183</td>
<td>$719,287</td>
<td>$733,673</td>
<td>$748,346</td>
<td>$763,234</td>
<td>$779,230</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$21,040</td>
<td>$23,101</td>
<td>$23,872</td>
<td>$24,650</td>
<td>$24,959</td>
<td>$25,593</td>
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<td>$728,284</td>
<td>$743,158</td>
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<td>$773,925</td>
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<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($53,510)</td>
<td>($54,652)</td>
<td>($55,744)</td>
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<td>($57,995)</td>
<td>($59,133)</td>
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<td>Rent Concessions</td>
<td>$25</td>
<td>$25</td>
<td>$25</td>
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<td>$25</td>
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<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$660,886</td>
<td>$672,032</td>
<td>$677,413</td>
<td>$682,076</td>
<td>$687,929</td>
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<th>EXPENSES</th>
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</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$30,500</td>
<td>$31,415</td>
<td>$32,357</td>
<td>$33,328</td>
<td>$34,328</td>
<td>$35,328</td>
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<td>$37,328</td>
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<td>Management Fee</td>
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<td>$33,702</td>
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<td>$36,467</td>
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<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$105,500</td>
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<td>$111,923</td>
<td>$115,283</td>
<td>$118,741</td>
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<td>$129,694</td>
<td>$133,441</td>
<td>$137,188</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
<td>$57,100</td>
<td>$58,813</td>
<td>$60,577</td>
<td>$62,395</td>
<td>$64,257</td>
<td>$66,159</td>
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<td>$70,171</td>
<td>$72,257</td>
<td>$74,383</td>
<td>$76,549</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$21,000</td>
<td>$21,430</td>
<td>$22,279</td>
<td>$23,157</td>
<td>$24,076</td>
<td>$25,000</td>
<td>$25,934</td>
<td>$26,871</td>
<td>$27,818</td>
<td>$28,775</td>
<td>$29,743</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$49,000</td>
<td>$50,470</td>
<td>$51,984</td>
<td>$53,544</td>
<td>$55,150</td>
<td>$56,800</td>
<td>$58,476</td>
<td>$60,171</td>
<td>$61,876</td>
<td>$63,591</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$25,920</td>
<td>$26,698</td>
<td>$27,499</td>
<td>$28,323</td>
<td>$29,173</td>
<td>$30,043</td>
<td>$30,934</td>
<td>$31,845</td>
<td>$32,766</td>
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<tr>
<td>Property Tax</td>
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<td>$72,371</td>
<td>$74,383</td>
<td>$76,405</td>
<td>$78,437</td>
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<tr>
<td>Reserve for Replacements</td>
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<td>$29,664</td>
<td>$30,554</td>
<td>$31,471</td>
<td>$32,415</td>
<td>$33,383</td>
<td>$34,351</td>
<td>$35,328</td>
<td>$36,305</td>
<td>$37,283</td>
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<td>Other Expenses</td>
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<td>TOTAL ANNUAL EXPENSES</td>
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<td>$521,841</td>
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<td>$551,660</td>
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<td>NET OPERATING INCOME</td>
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<td>$223,960</td>
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<table>
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<tr>
<th>DEBT SERVICE</th>
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</thead>
<tbody>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
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<td>Third Deed of Trust Annual Loan Payment</td>
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<td>Other Annual Required Payment</td>
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<td>Other Annual Required Payment</td>
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</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$39,579</td>
<td>$40,123</td>
<td>$40,699</td>
<td>$41,494</td>
<td>$41,911</td>
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<td>$44,619</td>
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<td>CUMULATIVE NET CASH FLOW</td>
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<td>Debt Coverage Ratio</td>
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<td>1.22</td>
<td>1.23</td>
<td>1.24</td>
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<td>1.30</td>
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<tr>
<td>Other (Describe)</td>
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<tr>
<td>Other (Describe)</td>
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</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro forma is consistent with the unit rental rate assumptions; total operating expenses; net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.35 debt coverage ratio. (Signature only required if using this pro forma for loans under $11.8M[1] relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Scott Horton
Printed Name: 02/28/18
Phone: 303-863-4871
Email: scott.horton@wellsfargo.com

A.M. McCullough
Printed Name: 02/28/18
Date

If a revised form is submitted, date of submission:
February 26, 2018

The Legacy At Buena Vista, L.P.
Howard D. Cohen
2950 S.W. 27th Ave, STE 200
Miami, FL 33133

CC: Ian Wach
    Lindsay Lecour

RE: The Legacy at Buena Vista – Letter of Interest for construction/bridge loan financing

Dear Mr. Cohen,

Wells Fargo (the “Bank”) has been pleased with its relationship with Howard D. Cohen, and as a result would like to put forth the following proposal to provide the bridge loan (“loan”) for The Legacy at Buena Vista, a LIHTC project to be located in San Antonio, TX. This letter is not a commitment to lend and is solely intended to provide a general outline upon which the Bank would provide the following facilities:

**Summary of Terms**

**Borrower:** The Legacy At Buena Vista, L.P.

**Guaranty:** Howard D. Cohen and Howard D. Cohen Revocable Trust along with the Developer shall provide an unconditional guaranty of full payment and performance.

**Project:** The Legacy at Buena Vista, a 96 unit, 9% LIHTC project to be located in San Antonio, TX.

**Credit Facilities:** A) Construction/Bridge Loan of approximately $10,508,943
• Priced at a variable rate of 30 day LIBOR + 1.75%. Underwritten at a rate of 4.30%.
• Origination Fee of 1.0%
• The Construction Loan will have a 24 month term with two 3 month extensions available. An Extension Fee equal to 0.25% of the outstanding principle amount is due upon the execution of the extension. Conditions to extend below:
  i. Lien free completion and C/O received
  ii. All earned equity installments received
  iii. Project must be 75% leased at WFB proforma rents
  iv. Interest reserve must be deemed adequate by Bank
  v. No condition of default as defined by loan agreement
  vi. No material adverse change in Interest only, payable monthly during construction period
• Repayment from equity proceeds upon stabilization
• The Construction Loan will be Interest only with payments required monthly. Repayment of the Construction Loan will come from equity proceeds upon stabilization.
• Lender to approve all financing terms, payment conditions, and any recorded extended use restriction agreements. The following loans and/or grants are pre-approved subject to lender review of loan documents:
  i. $3,710,000 construction to permanent financing from Wells Fargo Multi-Family Capital
  ii. $500 Grant from the City of San Antonio

Collateral: The Bridge loan will be unsecured with respect to Real Estate. Other Collateral to be determined by bank in its sole and absolute discretion which may include:

• Assignment of rights to capital contributions from an equity provider acceptable to Bank;
• security interest in the General Partner interest in the Borrower;
• Subordination of deferred developer fee and other management fees collected by general partner or a related entity;
• Assignment and subordination of management, construction, architectural contracts, etc
Other: Borrower will pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to:

- Legal fees and expenses
- Survey fees if applicable
- Plan and Cost Reviews if applicable
- Other Fees

All cost incurred by the Bank are expected to be repaid by borrower whether or not the facilities contemplated herein are funded. This obligation will survive the expiration or termination of any approval.

Draws: Construction draws will be approved by the Bank, with customary title down-date endorsements and upon approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower and Guarantor
- Annual evidence of tax credit compliance
- Monthly and annual operating statements, rent rolls, and operating budget

Tax Credit Equity: It is expected that the subject property will also receive $14,698,530 in LIHTC equity.

Developer Fee: Timing of payment of developer fee to be mutually agreed upon between Bank and Borrower; However, it is expected that at least $382,397 shall be deferred and carried at an interest rate of 4%.

Project Budget: The Development Budget will include construction contingencies of at least 5% of the General Construction Contract. Significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.
General Contractor: The Bank may require a full completion guaranty from the General Contractor and will discuss bonding or L/C requirements with Borrower once a GC has been selected and their financials reviewed.

Conditions to Closing: Include but are not limited to:
- Review and approval of tax credit equity provider
- Receipt and review of market study
- Receipt of all requested due diligence
- Review and approval of final plans and specifications
- Review and approval of final construction contract and total development budget.
- Soils analysis and environmental report acceptable to Bank
- Borrower shall indemnify and hold lender harmless from all liability and costs relating to the environmental condition of the Project and the presence thereon of hazardous materials
- Borrower will establish and maintain all operating and management accounts related to the Project with the Bank
- Such other conditions which are customary and reasonable for a loan of this nature and amount

COSTS:
Borrower shall be responsible for and pay all costs, expenses and fees associated with this transaction; regardless of the credit decision reached by the Bank.

DOCUMENTS:
This letter does not set forth all the terms and conditions of the facility offered herein which will be included in the Bank’s loan documentation.
PATRIOT ACT NOTICE:

To help fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For purposes of this section, account shall be understood to include loan accounts.

Wells Fargo wishes to thank you for the opportunity to consider financing for this much needed housing development and we look forward to working with you on this transaction.

Please do not hesitate to give me a call at (303) 863-4871 if I can be of further assistance.

Very Truly Yours,

Scott Horton  
Vice President  
Wells Fargo Bank N.A.  
Community Lending & Investment
EVIDENCE OF ANY GAP FINANCING
February 28, 2018

The Legacy At Buena Vista, L.P.
Howard D. Cohen
2950 SW 27th Avenue, #200
Miami, FL 33133

RE: Developer Note – The Legacy At Buena Vista

Gentlemen:

This letter will serve as a Firm Commitment to The Legacy At Buena Vista, L.P. (the “Partnership”) evidencing the agreement of The Legacy At Buena Vista Development, LLC, the developer of the proposed multi-family development referenced above, to defer a portion of its developer fee in an amount up to FOUR HUNDRED FIFTY THOUSAND AND no/100 ($450,000.00) Dollars and in lieu thereof receive a Developer Note. The initial Developer Note Amount will be $382,397 and the amount of the Note will be increased to the extent there is a shortfall in sources, upon consent of the Developer, which consent shall not be reasonably withheld.

The terms of the Note will be as follows:

Term: Fifteen (15) years
Interest: Four Percent (4%)
Security: Second Mortgage, if allowed, by first mortgage lender
Payments: Payment will be made annually based on one hundred percent (100%) of the available cashflow after operating expenses, the establishment of a reserve for replacement, and debt service, if applicable.

Balloon Payment: All unpaid principal balance and accrued interest, if any, shall be due and payable ten years from the effective date of the Note.

Closing: Upon closing of the other sources for development.

Sincerely,

The Legacy At Buena Vista Development, LLC
By: HDC-TX MM, LLC, its managing member

[Signature]

Howard D. Cohen, Manager

2950 SW 27th Avenue, Suite 200, Miami, FL 33133
EVIDENCE OF EQUITY FINANCING
February 23, 2018

The Legacy at Buena Vista, L.P.
Attn: Howard D. Cohen
2950 S.W. 27th Avenue, Suite 200
Miami, FL 33133

Re: The Legacy at Buena Vista located in San Antonio, TX

Dear Mr. Cohen:

The purpose of this letter is to indicate an interest of Wells Fargo, in providing equity, and becoming your partner, in The Legacy at Buena Vista. This letter is provided for use in your tax credit application to the Texas Department of Housing and Community Affairs. Should you be successful in obtaining a tax credit reservation, Wells Fargo would be interested in working with you in fully underwriting the proposed investment.

The information that you have provided indicates that The Legacy at Buena Vista is a 96-unit community located in San Antonio, Texas (the “Project”), projected to support 9% Federal Low Income Housing Tax Credits (“LIHTC”) in the annual amount of $1,500,000, which should total $15,000,000 LIHTC throughout the initial compliance period. Based upon this information, Wells Fargo proposes preliminary pricing of $0.98 per LIHTC to purchase a 99.99% interest in the limited partnership that will own and operate The Legacy at Buena Vista, which amounts to total capital contributions of $14,698,530. We propose that the capital be contributed in accordance with the following schedule:

<table>
<thead>
<tr>
<th>Project Milestone</th>
<th>% of Equity</th>
<th>Capital Contributed</th>
</tr>
</thead>
<tbody>
<tr>
<td>During Construction</td>
<td>20%</td>
<td>$2,939,706</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>78%</td>
<td>$11,464,853</td>
</tr>
<tr>
<td>Loan Conversion/Stabilization</td>
<td>2%</td>
<td>$293,971</td>
</tr>
<tr>
<td>Total Capital Contributions</td>
<td>100%</td>
<td>$14,698,530</td>
</tr>
</tbody>
</table>

Developer Fees are estimated to be $2,086,000 of which $625,800 is anticipated to be paid prior to receipt of certificates of occupancy, and after receipt of all permanent sources, $382,397 is projected to be deferred and paid from net cash flow with an interest rate of 4%. It is expected that the subject property will also receive a construction loan in the amount of $3,710,000, a bridge loan for construction of $10,508,943, which shall convert to a permanent loan in the amount of $3,710,000, and $500 in gap funding from the City of San Antonio.
Wells Fargo will require replacement reserves of $300 per unit per year and an operating reserve of at least $310,618, which is approximately equal to 6 months of projected operating expenses. Annualized Debt Service Coverage Ratio must not be either (a) less than 1.15 to 1.00 at the time of conversion, or (b) projected to be less than 1.15 to 1.00 in any year of the initial Compliance Period, based on underwriting parameters including income inflation of 2% per year and expense inflation of 3% per year.

Please note that Wells Fargo does not charge syndication, consulting, legal, or other costs so 100% of the aforementioned equity is invested in the Partnership. Furthermore, pricing is based upon current and anticipated federal and state laws, including federal and state corporate income tax rates and other tax laws, rules and regulations (all collectively, the “Laws”), current and anticipated yield requirements (the “Yield Requirements”), and current and anticipated cost of funds (the “Cost of Funds”). Any proposed or actual modifications to such Laws, Yield Requirements, Cost of Funds, and any changes regarding our or the LIHTC industry’s expectations regarding potential tax or other legislative reforms, could affect pricing and the terms herein. In addition, this equity investment is subject to verification of project information, completion of our underwriting, due diligence, documentation, a fully negotiated Partnership Agreement, and Wells Fargo credit approval.

This equity investment is subject to verification of project information, completion of our underwriting, due diligence, documentation, and a fully negotiated Partnership Agreement.

Wells Fargo appreciates the opportunity to respond to your request, and we wish you continued success in your development efforts. If there are any questions regarding the terms of this letter, or if further clarification is required, please feel free to contact me at 704-383-9524.

Sincerely,

Neal Deaton
Senior Vice President
Wells Fargo Bank, N.A.
Community Lending & Investment
301 South College Street
Charlotte, NC 28288
Mail Code: D1053-170
Office: (704) 383-9524
Mobile: (704) 458-1633
neal.deaton@wellsfargo.com
COMMITMENT OF DEVELOPMENT FUNDING BY LPS
February 15, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Commitment of Funding for The Legacy at Buena Vista, TDHCA #18166

Dear Mr. Irvine:

This letter is being provided by the City of San Antonio to the Texas Department of Housing and Community Affairs ("TDHCA") concerning the 2018 Competitive 9% Housing Tax Credit Program. This letter is intended to satisfy the requirements of the Section 11.9(d)(2) of the 2018 Qualified Allocation Plan, which states:

An Application may receive one (1) point for a commitment of Development funding from the city (if located in a city) or county in which the Development Site is located. The commitment of Development funding must be reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs. Documentation must include a letter from an official of the municipality, county, or other instrumentality with jurisdiction over the proposed Development stating they will provide a loan, grant, reduced fees or contribution of other value that equals $500 or more for Applications located in Urban subregions or $250 or more for Applications located in Rural subregions for the benefit of the Development. The letter must describe the value of the contribution, the form of the contribution, e.g. reduced fees or gap funding, and any caveats to delivering the contribution. Once a letter is submitted to the Department it may not be changed or withdrawn.

The City hereby commits the sum of Five Hundred and No/100 Dollars ($500.00) in gap funding to the above-identified development, said funding commitment being conditioned upon the development’s successful award of 2018 Competitive 9% Housing Tax Credits by TDHCA. If the development does not receive the award of Housing Tax Credits, this commitment shall be void.

Regards,

Verónica R. Soto, AICP
Director, Neighborhood and Housing Services Department
Veronica.Soto@sanantonio.gov
210.207.6620
PART 5
DEVELOPMENT ORGANIZATION
TAB 36
SPONSOR
CHARACTERISTICS
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below:

1. Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:
   - If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - If attempting to score as a certified HUB, evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab
   - Yes The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.
     - Ownership Interest: 50.000%
     - Cash flow from operations: 5.000%
     - Developer Fee: 5.000%
     - Total: 60.00%
   - Yes The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period. A detailed narrative describing how that material participation will be achieved is included.
   - Yes The Qualified Nonprofit or certified HUB has experience directly related to the housing industry. Mark all that apply and provide a detailed narrative describing experience in each category:
     - Property Management
     - Construction
     - Development
     - Financing
     - Compliance
   - Yes No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.
   - Yes Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.
   - Points Claimed: 2

2. Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:
   - A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.
   - A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization’s nonprofit status is provided behind this Tab.
   - No Principals of the HUB or Nonprofit are related Parties to any other Principal of the Applicant or Developer.
   - Evidence of experience in the provision of Development Services or in the provision of on-site tenant services as well as a detailed narrative describing how the HUB or Nonprofit will provide such services must be included behind this tab.
   - Points Claimed: 0
   - Total Points Claimed: 2
HUB Certificate
The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority and woman-owned businesses as HUBs and is designed to facilitate the participation of minority and woman-owned businesses in state agency procurement opportunities.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company’s profile is listed in the State of Texas HUB Directory and may be viewed online at http://www.window.state.tx.us/procurement/cmbl/hubonly.html. Provided that your company continues to meet HUB eligibility requirements, the enclosed HUB certificate is valid for four years.

You must notify the HUB Program in writing of any changes affecting your company’s compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company’s information may require the HUB Program to re-evaluate your company’s eligibility.

Please reference the enclosed pamphlet for additional resources, such as the state’s Centralized Master Bidders List (CMBL), that can increase your chance of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Paul Gibson, Statewide HUB Program Manager
Texas Procurement and Support Services

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Texas Historically Underutilized Business (HUB) Certificate

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

**ADALIA DEVELOPMENT, LLC**

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 06-FEB-2015, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business’ application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

---

Paul A. Gibson

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Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (http://www.window.state.tx.us/procurement/cmbl/cmb hub.html) or by contacting the HUB Program at 1-888-863-5881 or 512-463-5872.

Rev. 01/15
HUB RESUME OR EXPERIENCE CERTIFICATE
As the sole owner of Adalia Development, LLC (“Adalia”), a certified Texas HUB, Elena Pinto-Torres has direct experience in the development, financing and construction of affordable housing developments in Texas. From the pre-application due diligence stage, applications, underwriting, construction and stabilization, Ms. Pinto-Torres is intrinsically involved as the co-general partner and co-developer.

Adalia is a co-general partner and co-developer on Laurel Glen, TDHCA ID# 16326, an 81-unit 9% Housing Tax Credit development located in northwest San Antonio. Laurel Glen is currently under construction and is expected to be completed in the first quarter of 2018. Ms. Pinto-Torres has been materially participating in the development, financing, and day to day operations of Laurel Glen. In addition to reviewing and approving all the TDHCA documents, third-party contracts, architectural drawings, and construction financing due diligence and closing documents, she attends and documents meetings, makes quarterly site visits providing information and recommending alternative courses of action where appropriate, and reviews and monitors construction progress.

Adalia is also participating as a co-general partner and co-developer on two additional 9% Housing Tax Credit developments, The Terraces At Arboretum (TDHCA ID #17700) in Houston, and The Bristol (TDHCA ID# 17376) in San Antonio. The Terraces At Arboretum is a 112-unit mixed-income development; the construction financing closed on January 18, 2018. The Bristol is a 96-unit mixed-income development; the construction financing is scheduled to close in March 2018.

In addition to her general duties as HUB partner and developer, she has provided guidance on low-impact development, including solar power and ecologically appropriate landscape planning and maintenance.

As an environmental consultant for public and private sector clients, Ms. Pinto-Torres Technical Specialties include: Environmental and Affordable Housing Consultation, City, State and Federal Permitting, Wetland Delineation, Habitat Assessment, Threatened and Endangered Species Surveys, and Tree Surveys; she has also conducted Phase I Environmental Site Assessments. All of these evidence knowledge and experience in assessing site characteristics, reviewing zoning, land uses, concurrency, regulatory compliance, and working with local municipal agencies for housing and commercial development purposes.
HUB DESCRIPTION
OF PARTICIPATION
Adalia Development, LLC will serve as the Historically Underutilized Business Partner in the development of The Legacy At Buena Vista to be located in San Antonio, Bexar County, Texas. As a Partner, Adalia Development, will materially participate in the development, financing, and day-to-day operations. Below is a list describing the specific functions Adalia Development, LLC will be responsible for, as appropriate:

**Responsibilities**

- act on behalf of the Partnership in its relations and communications with any governmental agency or authority and any construction mortgage loan lender, the General Partner, or the Investor Limited Partner about matters relating to the construction and development of the Project;
- review contracts for the development and construction of the Project;
- monitor disbursement and payment of amounts owed to the architect, engineers, general contractor and assist in making sure the Development is free and clear of all mechanic’s and materialmen’s and other liens;
- inspect the work of the general contractor, architect, and engineer and obtain an architect’s certificate that the work on the Project is substantially complete;
- keep records of governmental building code or regulatory approvals, and certificates of occupancy for the buildings and residential units of the Project;
- assist in causing the Project to be completed in a prompt and expeditious manner, with good workmanship;
- assist in the oversight of:
  - construction of the Project, according to the Plans and Specifications; and
  - general administration and supervision of construction of the Project;
- keep complete accounts and cost records of Adalia Development, LLC’s expenditures related to The development and construction of the Project, including, without limitation, invoices, bills, statements, vouchers, receipts, etc., and provide a contemporaneous copy of each account and cost record;
- assist in obtaining:
  - an “as-built” ALTA survey with the surveyor’s certification that is acceptable to any lender, the Investor Limited Partner, and title company of the Land, and
  - “as-built” drawings, plans, specifications prepared by the architect and engineers of the finished construction of the Project;
- review updates and/or changes to the Project construction time schedule;
- assist in the oversight of work done by the general contractor, architect, and engineers to complete the Project with the objective of effective and efficient cost, time, and quality;
- monitor the schedule as construction progresses, identify potential variances between scheduled and probable completion dates, and recommend to the Partnership adjustments in the schedule to meet the projected completion date;
- recommend alternative courses of action when requirements of the general construction contract and subcontracts are not met;
- regularly monitor the approved estimate of construction cost and recommend solutions when projected costs exceed budgets or estimates;
- review and track the processing of change orders related to construction of the Project;
- review and monitor progress of the Project and obtain written progress reports, including the percentage of completion and the number and amounts of change orders;
- cooperate, collaborate, and coordinate with the Developer as reasonable or necessary to accomplish the duties and responsibilities of the Developers under this Agreement;
- review and assist in the day-to-day operations of the property, including, but not limited to, review of property financial statements, management leasing reports, marketing reports, and compliance reports, and during the TDHCA Compliance Period;
- assist in the completion of TDHCA annual reporting requirements during the TDHCA Compliance Period;
- review of annual property insurance renewals.
Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §10.204(13)(A) of the Uniform Multifamily Rules, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a “Special LP”);

(B) Corporations - Principals include the executive director and all members of the board (shown with “0%” ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.

If a revised chart is submitted, include date of submission!
THE LEGACY AT BUENA VISTA
Bexar County, Texas
A New Affordable Housing Rental Development

OWNER
The Legacy At Buena Vista, L.P.
(A to be formed Texas limited partnership)

GENERAL PARTNER
.01% Ownership
The Legacy At Buena Vista GP, LLC
(A to be formed Texas limited liability company)

LIMITED PARTNER
99.99% Ownership
Investor Limited Partner

MANAGING MEMBER
50% Ownership
HDC-TX MM, LLC
A Texas Limited Liability Company

MEMBER
50% Ownership
Adalia Development, LLC
A Texas Limited Liability Company

MANAGING MEMBER
1% Ownership
APCHD MM Inc.
A Delaware Corporation

MEMBER
99% Ownership
Howard D. Cohen
Revocable Trust

SOLE TRUSTEE & BENEFICIARY
Howard D. Cohen

SOLE SHAREHOLDER
Howard D. Cohen
Revocable Trust

MANAGING MEMBER
100% Ownership
Elena C. Pinto-Torres
THE LEGACY AT BUENA VISTA
Bexar County, Texas
A New Affordable Housing Rental Development

DEVELOPER
The Legacy At Buena Vista Development, LLC
(A to be formed Texas limited liability company)
90.01%
HDC-TX MM, LLC, Manager

MEMBER
94.44% Ownership
HDC-TX MM, LLC
A Texas limited liability company

MEMBER
5.56% Ownership
Adalia Development, LLC
A Texas limited liability company

MEMBER
99% Ownership
Howard D. Cohen
Revocable Trust

MANAGING MEMBER
1% Ownership
APCHD MM Inc.
A Delaware Corporation

MANAGING MEMBER
100% Ownership
Elena C. Pinto-Torres

SOLE TRUSTEE & BENEFICIARY
Howard D. Cohen

SOLE TRUSTEE & BENEFICIARY
Howard D. Cohen

DEVELOPMENT CONSULTANT
9.99% Fee, 0% Ownership
Madhouse Development, LLC
A Texas limited liability company

50% Ownership
Enrique Flores

50% Ownership
Enrique Flores, IV
TAB 38
LIST OF ORGANIZATIONS AND PRINCIPALS
# List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: The Legacy at Buena Vista GP, LLC</th>
<th>Role/Title: General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2950 SW 27th Avenue, Suite 200</td>
<td>City: Miami</td>
<td>State: FL</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: The Legacy at Buena Vista, L.P.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: TBD</td>
<td>Legal Org is or will be: Limited Partnership</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (305) 357-4700</td>
<td>Email: <a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development: Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals: 1. HDC-TX MM, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>2. Adalia Development, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>3. TDHCA Experience:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. HDC-TX MM, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>5. Adalia Development, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
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<tr>
<td>6. TDHCA Experience:</td>
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<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Organization Legal Name: The Legacy At Buena Vista Development, LLC</th>
<th>Role/Title: Developer</th>
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<tbody>
<tr>
<td>Address: 2950 SW 27th Avenue, Suite 200</td>
<td>City: Miami</td>
<td>State: FL</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? No</td>
<td>Date formed: TBD</td>
<td>Legal Org is or will be: Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (305) 357-4700</td>
<td>Email: <a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development: Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals: 1. HDC-TX MM, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>2. Adalia Development, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>3. TDHCA Experience:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. HDC-TX MM, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>5. Adalia Development, LLC</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>6. TDHCA Experience:</td>
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<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Org. 3</th>
<th>Organization Legal Name: HDC-TX MM, LLC</th>
<th>Role/Title: MM of GP &amp; Developer</th>
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</thead>
<tbody>
<tr>
<td>Address: 2950 SW 27th Avenue, Suite 200</td>
<td>City: Miami</td>
<td>State: FL</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: The Legacy At Buena Vista, UP; The Legacy At Buena Vista GP, LLC, The Legacy At Buena Vista Development, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 1/7/2015</td>
<td>Legal Org is or will be: Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience? Yes</td>
<td>Phone: (305) 357-4700</td>
<td>Email: <a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development: Yes</td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals: 1. APCHD MM Inc.</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>2. Howard D. Cohen Revocable Trust</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>3. TDHCA Experience:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. APCHD MM Inc.</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>5. Howard D. Cohen Revocable Trust</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>6. TDHCA Experience:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name</td>
<td>Role/Title</td>
<td>MM of MM of GP and Developer</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------</td>
<td>-----------------------------</td>
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<tr>
<td>APCHD MM Inc.</td>
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<tr>
<th>Address</th>
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<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>2950 SW 27th Avenue, Suite 200</td>
<td>Miami</td>
<td>FL</td>
<td>33133</td>
</tr>
</tbody>
</table>

| Name(s) of Entities the Organization Owns or Controls: | | |
|-------------------------------------------------------| | |
| The Legacy At Buena Vista, LP; The Legacy At Buena Vista GP, LLC; The Legacy At Buena Vista Development, LLC; HDC-TX MM, LLC | | |

<table>
<thead>
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<th>Legal Org is or will be:</th>
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<tbody>
<tr>
<td>Yes</td>
<td>9/3/2013</td>
<td>Corporation</td>
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<tr>
<th>Previous TDHCA Experience?</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>(305) 357-4700</td>
<td><a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
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<th>Ability to exercise Control over the Development?</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
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<table>
<thead>
<tr>
<th>List of Sub-Entities or Principals:</th>
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</thead>
<tbody>
<tr>
<td>1. Howard D. Cohen Revocable Trust</td>
</tr>
<tr>
<td>2. Howard D. Cohen</td>
</tr>
<tr>
<td>3. Howard D. Cohen Revocable Trust</td>
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<tr>
<td>4. Howard D. Cohen</td>
</tr>
<tr>
<td>5. Howard D. Cohen Revocable Trust</td>
</tr>
<tr>
<td>6. Howard D. Cohen</td>
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<tr>
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<th>Role/Title</th>
<th>Mbr of MM of GP &amp; Developer</th>
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<tbody>
<tr>
<td>Howard D. Cohen Revocable Trust</td>
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<thead>
<tr>
<th>Address</th>
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<th>Zip</th>
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<tbody>
<tr>
<td>1025 Kane Concourse, Suite 215</td>
<td>Bay Harbor Islands</td>
<td>FL</td>
<td>33154</td>
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| Name(s) of Entities the Organization Owns or Controls: | | |
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| The Legacy At Buena Vista, LP; The Legacy At Buena Vista GP, LLC; The Legacy At Buena Vista Development, LLC | | |

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<th>Date formed</th>
<th>Legal Org is or will be:</th>
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<td>12/3/2015</td>
<td>Corporation</td>
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<th>Previous TDHCA Experience?</th>
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<tr>
<td>Yes</td>
<td>(305) 357-4700</td>
<td><a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
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<tr>
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<tbody>
<tr>
<td>1. Howard D. Cohen Revocable Trust</td>
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<td>2. Howard D. Cohen</td>
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<td>5. Howard D. Cohen Revocable Trust</td>
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<tr>
<td>6. Howard D. Cohen</td>
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<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Role/Title</th>
<th>Member of the GP and Developer</th>
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<tbody>
<tr>
<td>Adalia Development, LLC</td>
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<tr>
<th>Address</th>
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<tbody>
<tr>
<td>1103A Taulbee Lane</td>
<td>Austin</td>
<td>TX</td>
<td>78757</td>
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| Name(s) of Entities the Organization Owns or Controls: | | |
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| The Legacy At Buena Vista, LP; The Legacy At Buena Vista GP, LLC; The Legacy At Buena Vista Development, LLC | | |

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<tr>
<th>Organization legally formed?</th>
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<th>Legal Org is or will be:</th>
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<tbody>
<tr>
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<td>10/28/2014</td>
<td>Limited Liability Company</td>
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<th>Email</th>
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<tbody>
<tr>
<td>Yes</td>
<td>(786) 547-6489</td>
<td><a href="mailto:adaliadevelopment@gmail.com">adaliadevelopment@gmail.com</a></td>
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<th>Organization is identified on Org. Chart:</th>
<th>Ability to exercise Control over the Development?</th>
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<tbody>
<tr>
<td>Yes</td>
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</table>

<table>
<thead>
<tr>
<th>List of Sub-Entities or Principals:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Elena C. Pinto-Torres</td>
</tr>
<tr>
<td>2. Elena C. Pinto-Torres</td>
</tr>
<tr>
<td>3. Elena C. Pinto-Torres</td>
</tr>
<tr>
<td>4. Elena C. Pinto-Torres</td>
</tr>
<tr>
<td>5. Elena C. Pinto-Torres</td>
</tr>
<tr>
<td>6. Elena C. Pinto-Torres</td>
</tr>
</tbody>
</table>

| Organization Legal Name: | Role/Title | |
|-------------------------|------------| |
| Howard D. Cohen Revocable Trust |            | |

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<tbody>
<tr>
<td>2950 SW 27th Avenue, Suite 200</td>
<td>Miami</td>
<td>FL</td>
<td>33133</td>
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</tbody>
</table>

| Name(s) of Entities the Organization Owns or Controls: | | |
|-------------------------------------------------------| | |
| The Legacy At Buena Vista, LP; The Legacy At Buena Vista GP, LLC; The Legacy At Buena Vista Development, LLC | | |

<table>
<thead>
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<th>Organization legally formed?</th>
<th>Date formed</th>
<th>Legal Org is or will be:</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td>Corporation</td>
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<thead>
<tr>
<th>Previous TDHCA Experience?</th>
<th>Phone</th>
<th>Email</th>
</tr>
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<tr>
<td>Yes</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization is identified on Org. Chart:</th>
<th>Ability to exercise Control over the Development?</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

<table>
<thead>
<tr>
<th>List of Sub-Entities or Principals:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Howard D. Cohen Revocable Trust</td>
</tr>
<tr>
<td>2. Howard D. Cohen</td>
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<td>3. Howard D. Cohen Revocable Trust</td>
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<td>4. Howard D. Cohen</td>
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<td>5. Howard D. Cohen Revocable Trust</td>
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<td>6. Howard D. Cohen</td>
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TAB 39
PREVIOUS PARTICIPATION FORM
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Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: The Legacy at Buena Vista, L.P.
Email Address: dwilson@apcompanies.com
City & State of Home Addr: Miami, FL
Applicant Legal Name: The Legacy At Buena Vista, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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## Person/Role:

| The Legacy at Buena Vista GP, LLC |

## Email Address:

| dwilson@apcompanies.com |

## City & State of Home Addr:

| Miami, FL |

## Applicant Legal Name:

| The Legacy At Buena Vista, L.P. |

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<th>The Legacy at Buena Vista Development, LLC</th>
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<tr>
<td>Email Address:</td>
<td><a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Miami, FL</td>
</tr>
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<td>Applicant Legal Name:</td>
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<tr>
<td>17376</td>
<td>The Bristol</td>
<td>San Antonio</td>
<td>HTC</td>
<td>Sep-17</td>
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<tr>
<td>17700</td>
<td>The Terraces at Arboretum</td>
<td>Houston ETJ</td>
<td>HTC</td>
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**Person/Role:** APCHD MM Inc./Managing Member of MM of GP and Developer

**Email Address:** dwilson@apcompanies.com

**City & State of Home Addr:** Miami, FL

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<td></td>
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<tr>
<td>16434</td>
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<td>Austin</td>
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<td>Jan-17</td>
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<tr>
<td>14285</td>
<td>The Arbor at Centerbrook</td>
<td>Live Oak</td>
<td>HTC</td>
<td>Aug-14</td>
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</tr>
<tr>
<td>DHHC 2011-529C</td>
<td>Northside Transit Village I</td>
<td>Miami-Dade County</td>
<td>HTC/Bond</td>
<td>Sep-13</td>
<td></td>
</tr>
<tr>
<td>DHHC 2013-512C</td>
<td>Seventh Avenue Transit Village I</td>
<td>Miami</td>
<td>HTC/Bond</td>
<td>Sep-13</td>
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<tr>
<td>DHHC 2015-171C</td>
<td>Seventh Avenue Transit Village II</td>
<td>Miami</td>
<td>HTC</td>
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</tr>
<tr>
<td>DHHC 2011-530C</td>
<td>Island Living Apartments</td>
<td>Miami</td>
<td>HTC/Bond</td>
<td>Sep-12</td>
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<tr>
<td>DHHC 2011-209C</td>
<td>Sailboat Bend</td>
<td>Fort Lauderdale</td>
<td>HTC</td>
<td>Sep-13</td>
<td>Jan-18</td>
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<tr>
<td>DHHC 2014-3225/2013-537C</td>
<td>Northwest Gardens V</td>
<td>Fort Lauderdale</td>
<td>HTC/Bond</td>
<td>Sep-13</td>
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<tr>
<td>DHHC 2015-241C</td>
<td>St. Andrew Tower II</td>
<td>Coral Springs</td>
<td>HTC</td>
<td>May-15</td>
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<tr>
<td>DHHC 2013-332</td>
<td>Eastbrooke Apartments</td>
<td>Washington, DC</td>
<td>HTC/Bond</td>
<td>Sep-13</td>
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<td>050056</td>
<td>Langwick Senior Residences</td>
<td>Houston ETJ</td>
<td>HTC</td>
<td>Apr-16</td>
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<tr>
<td>DHHC 2011-208C / 2012-004C</td>
<td>Washington Square</td>
<td>Miami</td>
<td>HTC</td>
<td>Aug-17</td>
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</tr>
<tr>
<td>DCHFA</td>
<td>Providence Place</td>
<td>Washington, DC</td>
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<tr>
<td>MD DHHC 10631</td>
<td>The Woodlands at Reid Temple</td>
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   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
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<td>CFDC</td>
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</tr>
<tr>
<td>Other:</td>
<td></td>
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</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Howard D. Cohen/ Trustee of Member of MM of GP and Developer
Email Address: dwilson@apcompanies.com
City & State of Home Addr: Miami, FL
Applicant Legal Name: The Legacy At Buena Vista, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
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<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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Person/Role: Elena C. Pinto-Torres/Member of Member of the GP and Developer
Email Address: adaliadevelopment@gmail.com
City & State of Home Addr: Austin, TX
Applicant Legal Name: The Legacy At Buena Vista, L.P.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Tab 40
Nonprofit Participation
## Nonprofit Participation

**Nonprofit Set-Aside (Competitive HTC Applications Only)**

### Qualification:
Must meet the definition of a Qualified Nonprofit Development pursuant to §10.3(a)(102) of the Uniform Multifamily Rules, §42(h)(5) of the code, and the requirements of §11.5(1) of the Qualified Allocation Plan.

### Documentation:
Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

### Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

**Organization Name:**

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period?

If no to the question above, what is its current legal status?

If "Other" please specify:

**Date of legal formation of Nonprofit Organization:**

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?

   - If "Yes", will this nonprofit organization Control the Applicant?

   - What is the ownership percentage of this nonprofit organization?

2) Describe the nonprofit’s participation:

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

4) Will the nonprofit receive part of the development fees paid in connection with the development?

   - If "Yes," explain:
TAB 41
NONPROFIT
SUPPORTING
DOCUMENTATION
Nonprofit Supporting Documents Should be Included Behind this Tab

Applications involving a Qualified Nonprofit Organization pursuant to Texas Government Code, §2306.6706 that have a 501(c)(3) or 501(c)(4) designation at the time of Application and competitive 9% HTC Applications electing to compete under the Nonprofit Set-aside must provide the following documentation behind this tab:

- [ ] IRS determination letter
- [ ] Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)
- [ ] The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant (not applicable to Tax-Exempt Bond Developments)
- [ ] Certification regarding Board member residence (not applicable to Tax-Exempt Bond Developments)
Tab 42
Development Team Members
# Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).

## Developer

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Legacy At Buena Vista Development, LLC</td>
<td>(305) 357-4733</td>
<td>$2,086,000</td>
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<tr>
<td><a href="mailto:dwilson@apcompanies.com">dwilson@apcompanies.com</a></td>
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</tr>
<tr>
<td>Certified Texas HUB?</td>
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<td>Yes</td>
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</table>

## Housing General Contractor

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<th>Name</th>
<th>Phone</th>
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<th>Tax ID Number (TIN)</th>
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<tbody>
<tr>
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<td>(512) 971-9916</td>
<td>$1,350,896</td>
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<tr>
<td><a href="mailto:jrjones@gccblc.com">jrjones@gccblc.com</a></td>
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<td>TBD</td>
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<tr>
<td>Certified Texas HUB?</td>
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<td>Yes</td>
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## Infrastructure General Contractor

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<tr>
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<td>No</td>
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## Cost Estimator

<table>
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<tr>
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<tr>
<td>Gulf Coast Community Builders, LLC</td>
<td>(512) 971-9916</td>
<td>in GC Fee</td>
<td>81-3964100</td>
</tr>
<tr>
<td><a href="mailto:jrjones@gccblc.com">jrjones@gccblc.com</a></td>
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<td>TBD</td>
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<tr>
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## Architect

<table>
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<tr>
<td>GNB Architects</td>
<td>(210) 692-0331</td>
<td>$500,000</td>
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</tr>
<tr>
<td><a href="mailto:newell@gnbarch.com">newell@gnbarch.com</a></td>
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<tr>
<td>Role</td>
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<td>Name</td>
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</tr>
<tr>
<td>----------------------</td>
<td>--------------------------</td>
<td>------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Engineer</td>
<td>Affordable Housing Analysts</td>
<td>Bob Coe</td>
<td>(281) 387-7552</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>Vickrey Engineering</td>
<td>Jeff Tondre</td>
<td>(210) 349-3271</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Apartment Market Data, LLC</td>
<td>Darrell Jack</td>
<td>(210) 530-0040</td>
</tr>
<tr>
<td>Appraiser</td>
<td>Tidwell Group</td>
<td>Chris Thomas</td>
<td>(512) 693-2181</td>
</tr>
<tr>
<td>Attorney</td>
<td>Locke Lord</td>
<td>Cynthia Bast</td>
<td>(512) 305-4707</td>
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## Property Manager:

<table>
<thead>
<tr>
<th>Name</th>
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<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>Atlantic Pacific Community Management, LLC</td>
<td><a href="mailto:cortiz@apmanagement.net">cortiz@apmanagement.net</a></td>
<td>(350) 357-4702</td>
<td>Claudia Ortiz</td>
<td>$33,041</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **Yes**

## Originator of Underwriter:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Wells Fargo Bank</td>
<td>Michael J. Marra</td>
<td>(954) 467-5551</td>
<td><a href="mailto:michael.marra@wellsfargo.com">michael.marra@wellsfargo.com</a></td>
<td>TBD</td>
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Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **No**

## Bond Issuer:

<table>
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<tr>
<th>Name</th>
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<th>Phone</th>
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Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **No**

## Syndicator:

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<tr>
<td>Wells Fargo Bank</td>
<td>Neal Deaton</td>
<td>(704) 383-9524</td>
<td><a href="mailto:Neal.Deaton@wellsfargo.com">Neal.Deaton@wellsfargo.com</a></td>
<td>TBD</td>
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Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **No**

## Supportive Services Provider:

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<tbody>
<tr>
<td>Portfolio Resident Services</td>
<td>Jot Couch</td>
<td>(713) 526-6634</td>
<td><a href="mailto:jcouch@ti-f.org">jcouch@ti-f.org</a></td>
<td>$13,398</td>
<td>76-0568777</td>
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Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **No**

## Supportive Services Provider:

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Certified Texas HUB? **No**
This is a direct or indirect, financial, or other interest with Applicant or other team members* **No**

2/28/2018 11:09 PM
### Title Company

<table>
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<tr>
<td>Erica Tomblin</td>
<td>(210) 482-3563</td>
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<tr>
<td><a href="mailto:erica.tomblin@ctt.com">erica.tomblin@ctt.com</a></td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Application Consultant:

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<tr>
<td>Henry Flores</td>
<td>(512) 914-0953</td>
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<td><a href="mailto:hflores@madhousedevelopment.net">hflores@madhousedevelopment.net</a></td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### ESA Provider:

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<tr>
<td>Mitch Young</td>
<td>(512) 535-6815</td>
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<td><a href="mailto:myoung@aspenenv.com">myoung@aspenenv.com</a></td>
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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Other:

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Certified Texas HUB? No

This is a direct or indirect, financial, or other interest with Applicant or other team members* No
THE LEGACY AT BUENA VISTA, L.P.

Development Team Members Financial or other Interest Attachment

The Legacy At Buena Vista Development, LLC, the Developer, will earn Developer Fees from the Applicant. The Developer is owned by Principals who are also members of the General Partner and control the Applicant.

Gulf Coast Community Builders, LLC, the General Contractor, will earn Contractor Fees from the Applicant. The General Contractor is partially owned by Principals who are also members of the General Partner and Developer.

Atlantic Pacific Community Management, LLC, the Property Manager, will earn Management Fees from the Applicant. The Property Manager is Partially owned by Principals who are also members of the General Partner and Developer.
TAB 43
ARCHITECT CERTIFICATION
The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible/hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification.
Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department’s Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov’t Code, and the Texas Public Information Act.

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

I (We) have attached a statement describing how the requirements Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov’t Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) meet the requirements at 10 TAC §10.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 10.101(b)(8)(B) will be dispersed throughout the Development.
If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: __________________________

Signature

2/27/18

Date

Francisco Gonzalez, AIA

Printed Name

14207 - TEXAS

License Number and State

Gonzalez Newell Bender, Inc.

Firm Name (If applicable)

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, a Notary Public, on this day personally appeared Francisco Gonzalez, proved to me to be the person whose mark is made on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of February, 2018.

Alejandra Romero
Notary Public, State of Texas
STATEMENT OF ACCESSIBILITY COMPLIANCE

Project: The Legacy at Buena Vista
Qualified Application Plan (QAP) 2018

This project is designed to comply with the requirements of Section 504 of the Rehabilitation Act of 1973 as implemented at 24 C.F.R. Part 8 and further described in 10 TAC Chapter 1, Subchapter B, 10 TAC §10.101 Site Development Requirements and Restrictions adopted to be effective December 29, 2016, 41 TexReg 10150; amended to effective January 3, 2018, 42 TexReg 7596. In addition, all of the units are either on the ground floor or elevator-served and will comply with 10 TAC 10.101 (b)(8)(B).

This project has the following mix of units with 5% ADA and 2% H/V units:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Description</th>
<th># Units</th>
<th># of ADA Units 5%</th>
<th># of H/V Units 2%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>1 Bedroom/1 Bath</td>
<td>48</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>B1</td>
<td>2 Bedroom/2 Bath</td>
<td>48</td>
<td>3</td>
<td>1</td>
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</tbody>
</table>

The project has 5% of units, proportioned by unit type and distributed across the site, that are designed to be fully accessible units for the mobility impaired. These units include hearing vision communication features. These are called “Accessible” or “ADA” units. Refer to Tab 23a from the Multifamily Uniform Application for additional details.

The project has an additional 2% of units, proportioned by unit type and distributed across the site, that are designed with hearing vision features. These are Fair Housing units with additional communication features for the hearing and vision impaired. These units are called “Hearing/Vision” or “A/V” or “H/V” units. Refer to Tab 23b from the Multifamily Uniform Application for additional details.

The minimum design standard for accessible units, hearing/vision units, and common area amenities is 2010 ADA Standards for Accessible Design with HUD exceptions as published in 79 FR 29671, May 23, 2014.

All units and common area amenities are designed to meet or exceed the Fair Housing Act. The design
standard is the Fair Housing Act Design Manual.

The project shall also be designed to meet or exceed ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities, 2010 ADA Standards for Accessible Design Parking Spaces; Chapter 2 Section 208 year and scoping by the building code and local code amendments adopted by the local Authority having Jurisdiction over the project. Refer to Tab 23c from the Multifamily Uniform Application for additional details.

When multiple standards apply to a facility or element, and the standards conflict, the most stringent standard shall be applied.

This statement is attached to and part of the Architect Certification for the subject project.

IN PURSUIT OF DESIGN EXCELLENCE
GONZALEZ NEWELL BENDER, INC.

Francisco Gonzalez, AIA
Principal
Tab 44
Experience Certificate
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §10.204(6) of the Uniform Multifamily Rules, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- An Application for experience and supporting documentation in accordance with §10.204(6)(A)(i) through (ix)
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(d)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years at least twice as many affordability restricted units as requested in the Application.

- Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(d)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

http://fedgov.dnb.com/webform

Once applicants have obtained a DUNS number, they must register with the SAM database:

https://sam.gov/portal/public/SAM

Applicants may provide this information with the Application or upon award.

- Evidence of SAM.gov registration for the applicant entity is attached behind this tab.

Davis Bacon Labor Standards (Section 811 PRA Program and Direct Loan Applications)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- Twelve (12) or more Direct Loan or Section 811 PRA-assisted units will be rehabilitated or constructed under one construction contract.
  
  The Section 811 PRA units and Direct Loan Units are not cumulative. For example, if a proposed development has ten Section 811 PRA units and ten Direct Loan-assisted units, Davis Bacon would not be triggered.

- Community Development Block Grant (CDBG) funds are being used to support the Development, which requires a lower number of units (8) as a threshold.

Applicants electing to participate in the Section 811 PRA Program either by committing an Existing Development to the Section 811 PRA Program or by committing a Proposed Development in this Application are encouraged to review §PRA.213 Davis Bacon Labor Standards in the Section 811 Program Guidelines, found on the TDHCA webpage at

http://www.tdhca.state.tx.us/section-811-pra/resource-documents.htm

Existing Developments where construction is fully complete before an application for a Proposed Development is submitted to the Department to receive assistance under the 811 PRA program are not subject to Davis-Bacon or Contract Work Hours and Safety Standards Act requirements.

Affirmative Marketing Plan (Direct Loan Applications Only)

Complete and submit HUD’s Affirmative Marketing Plan form (Form 935.2 or successors). This form may be found on the Department’s website at

http://www.tdhca.state.tx.us/home-division/mf-home/index.htm

The Affirmative Marketing Plan must comply with the Affirmative Marketing requirements in the Compliance Rules.

HUD approval is not necessary unless the property receives project-based Section 8 assistance.
December 10, 2014

Mr. Howard D. Cohen
c/o Dan Wilson
2950 SW 27th Ave., Ste. 200
Miami, Florida 33133

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mr. Cohen:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this
certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

Jean M. Latsha
Director of Multifamily Finance
Tab 45
9% Applicant Credit Limit Documentation and Certification
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:
Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I.b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I.b., then 4 separate Part II forms must be provided).

**Part I. Applicant Credit Limit Documentation**

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The Legacy At Buena Vista, L.P. No</td>
</tr>
<tr>
<td>2. The Legacy At Buena Vista GP, LLC No</td>
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<tr>
<td>3. The Legacy At Buena Vista Development, LLC No</td>
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<td>4. HDC-TX MM, LLC No</td>
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<td>5. APCHD MM Inc. No</td>
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<tr>
<td>6. Howard D. Cohen Revocable Trust No</td>
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<td>7. Howard D. Cohen No</td>
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<tr>
<td>8. Adalia Development, LLC No</td>
</tr>
<tr>
<td>9. Elena C. Pinto-Torres No</td>
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<tr>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>No</td>
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<tr>
<td>No</td>
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<tr>
<td>No</td>
</tr>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part I.b. above.

By: [Signature of Applicant]  
Date: [2/14/2018]  
Its: [Principal]
PART 6
COMMUNITY INPUT SCORING
TAB 46
LETTER OF SUPPORT
### Community Input Scoring Items

**TDHCA#:** 18166

#### 1. Local Government Support - §11.9(d)(1)

- Resolution(s) of either "no objection" or "support" is included behind this tab.**
  **Note that resolutions are due March 1, 2018

#### 2. Community Support from State Representative - §11.9(d)(5)

- Letter of either "support" or "opposition" is included behind this tab.**
  **Note that letters are due March 1, 2018

#### 3. Input from Community Organizations - §11.9(d)(6)

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

<table>
<thead>
<tr>
<th>A. Avenida Guadalupe Association</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Gabriel Quintero Velasquez</td>
</tr>
<tr>
<td>Contact Name</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Esperanza Peace &amp; Justice Center</th>
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<tbody>
<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Graciela I. Sanchez</td>
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<table>
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<tr>
<th>C. AARP</th>
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<tbody>
<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Lisa A. Rodriguez</td>
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<td>Contact Name</td>
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<tr>
<th>D. League of United Latin American Citizens (LULAC)</th>
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<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Henry Rodriguez</td>
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<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Leonard Rodriguez</td>
</tr>
<tr>
<td>Contact Name</td>
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<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
</tbody>
</table>
LOCAL GOVERNMENT SUPPORT
WHEREAS, The Legacy At Buena Vista, L.P. has proposed a development for affordable rental housing at 1409 Buena Vista Street, to be known as The Legacy At Buena Vista, in the City of San Antonio, Council District 5; and

WHEREAS, The Legacy At Buena Vista, L.P. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2018 Competitive 9% Housing Tax Credits for The Legacy At Buena Vista; NOW, THEREFORE:

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

SECTION 1. The City, acting through its governing body, hereby confirms that it supports The Legacy At Buena Vista, L.P.’s 9% tax credit application for The Legacy At Buena Vista, located at 1409 Buena Vista Street, San Antonio, Texas 78207, TDHCA #18166, and that this formal action has been taken to put on record the opinion expressed by the City on February 8, 2018.

SECTION 2. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 8th day of February, 2018.

Mayor
Ron Nirenberg

ATTEST:
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:
Andrew Segovia, City Attorney

Date: 02/08/2018
Time: 09:51:22 AM

Vote Type: Motion to Approve

Description: Legacy at Buena Vista, located at 1409 Buena Vista St in Council District 5

Result: Passed

<table>
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<tr>
<th>Voter</th>
<th>Group</th>
<th>Not Present</th>
<th>Yea</th>
<th>Nay</th>
<th>Abstain</th>
<th>Motion</th>
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<td>Greg Brockhouse</td>
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<td>Ana E. Sandoval</td>
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<td>Manny Pelaez</td>
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<td>John Courage</td>
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<tr>
<td>Clayton H. Perry</td>
<td>District 10</td>
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</table>
COMMUNITY SUPPORT FROM STATE REPRESENTATIVE
February 20, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Mr. Irvine:

As the State Representative for the Legacy at Buena Vista, I am always delighted to learn of a new development in my District for my constituents. In particular, it gratifies me to hear about the building of quality, affordable housing for seniors, a historically underserved population in my community.

It has come to my attention that Atlanta Pacific Communities has applied to your department for Housing Tax Credits to assist them in developing a multi-family apartment to be named the Legacy at Buena Vista (TDHCA #18166) and located 1409 Buena Vista Street in San Antonio, Bexar County, Texas 78254.

I believe that this type of affordable housing can be extremely beneficial to my District and I would like to give my full support for these efforts. I hope that you and the TDHCA Board will look favorably upon their application.

Sincerely,

Diego Bernal
Texas State Representative
District 123
INPUT FROM COMMUNITY ORGANIZATION
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701  
Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)  
1409 Buena Vista St  
San Antonio, TX  78207

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for the Legacy at Buena Vista (TDHCA #18166). It is a 96-unit multifamily community for seniors proposed in the City of San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to seniors. These needs will be met by the development of the Legacy at Buena Vista. Our organization is a tax-exempt non-profit organization that serves an area in San Antonio known as Avenida Guadalupe neighborhood.

Thank you for your consideration of the application.

If you have any questions, please contact me at (210) 223-3151

Sincerely,

Gabriel Quintero Velasquez  
Executive Director

Attachment: IRS Determination Letter
Dear Sir or Madam:

This is in response to your letter dated May 15, 1998, requesting a copy of your organization’s determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in May 1986, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization’s operations would continue as stated in the application. If your organization’s sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization’s annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.
Avenida Guadalupe Association
74-2148804

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization’s present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Because this letter could help resolve any questions about your organization’s exempt status and foundation status, you should keep it with the organization’s permanent records.

Please direct any questions to the person identified in the letterhead above.

This letter affirms your organization’s exempt status.

Sincerely,

[Signature]

C. Ashley Bullard
District Director
The following list includes tax-exempt organizations that are eligible to receive tax-deductible charitable contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

<table>
<thead>
<tr>
<th>EIN</th>
<th>Legal Name (Doing Business As)</th>
<th>City</th>
<th>State</th>
<th>Country</th>
<th>Deductibility Status</th>
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<td>74-2148804</td>
<td>Avenida Guadalupe Association</td>
<td>San Antonio</td>
<td>TX</td>
<td>United States</td>
<td>PC</td>
</tr>
</tbody>
</table>
AVENIDA GUADALUPE ASSOCIATION  
1313 GUADALUPE ST STE 201  
SAN ANTONIO, TX 78207-5555

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 12-11-1979
- Sales and use tax, as of 04-19-1991  
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17421488044

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
What started as a gathering of concerned individuals wanting to make a difference in their neighborhood has blossomed into a respected community development corporation setting a standard for inner-city revitalization.

From that vision was born the Avenida Guadalupe Association.

The Avenida Guadalupe Association is a neighborhood-based organization incorporated in 1979 and is engaged in not-for-profit neighborhood revitalization and economic development projects in the near Westside. Less than two miles from downtown, Avenida has developed as far west as Zarzamora Street and plans to develop existing and new affordable housing further east of Smith Street. During more than 30 years of service, the Avenida Guadalupe Association invested in economic and housing development, stimulating commerce while preserving the physical and spiritual character of the Avenida Guadalupe neighborhood.
History

In the early 1900's Avenida Guadalupe was the commercial and cultural center for San Antonio's Mexican-American community. Decades of severe public and private neglect made the Avenida neighborhood the City's poorest and most physically deteriorated area. Approaching the 1980's, in response a Master Plan was developed under the auspices of the Avenida Guadalupe Association by residents, businesspersons, and the City of San Antonio in cooperation with the San Antonio Development Agency (SADA). This led to the implementation of a 3.5 block Urban Renewal Project developed to reverse the dismal situation and promote physical, economic, and cultural revitalization to increase the neighborhood's ability to assume its traditional role in San Antonio. Included in the project was the renovation of the Guadalupe Theater as a Center for Mexican-American arts. Work on the structure was funded by industrial bonds purchased by six area banks. Theater owner and developer William Schlansker intended to lease the building to the City of San Antonio, now owner of the building as managed by the Guadalupe Cultural Arts Center. Restoration of the facade of Lady of Guadalupe Church-Shrine at 1321 El Paso Street was also included in the project.

An 18,000 square foot medical facility was planned for the projects far-west corner along San Jacinto Street at Guadalupe resulting in what is now Davila Pharmacy, the foremost commercial anchor of the Avenida Guadalupe commercial corridor. Adjacent Davila Pharmacy is the Margarita Huantes Learning and Leadership Center having the site for its construction appropriated to the City of San Antonio by the Avenida Guadalupe Association. In 1984, at the ground breaking ceremony for Plaza Guadalupe, then Mayor Henry Cisneros, who spoke in English and Spanish, said Plaza Guadalupe would draw on all aspects of the community: religious, historical, economic and cultural. Having painted a portrait of the Progreso Drugstore in 1977, renowned Chicano artist Jesse Trevino reflected that the “Avenida Guadalupe development group thought that this particular painting of mine relates to the area more than any other... The drugstore represents a very vital part of that particular Westside community... And I believe strongly about the cause that it benefits”, referencing the Avenida's plan to print posters of Trevino's “Progreso Drugstore” painting as a first capital campaign strategy for the construction of a plaza in the Avenida Guadalupe target area.
From Trevino’s “Progreso Drugstore” poster campaign in 1977 to Plaza Guadalupe ground breaking in 1984, commitment, determination, and tenacity most describe the Avenida Guadalupe Association – now and then. “Preparing for a new era of investment in the near-Westside, Avenida is embarking on a holistic movement dedicated to Mexican-American cultural and community empowerment through innovative economic development strategies that build on its evolved and more relevant market identity”. *Gabriel Quintero Velasquez – Executive Director*

---

**Promesa Collaborative**

In collaboration with organizations in the surrounding area, the Avenida has launched a program that caters to the workforce needs within the Avenida neighborhood.
Financial Literacy

In cooperation with the Mexican Consulate and the Avenida Guadalupe Association, the Avenida is doing workshops on financial education in the Mexican Community.

En colaboración con el Consulado Mexicano y la Asociación de la Avenida Guadalupe, la Avenida está ofreciendo talleres de educación financiera en la comunidad mexicana.

Learn more

Affordable Senior Communities

- Ernest C. Olivares Senior Community Residence includes 59 one-bedroom units.
• **Charles A. Gonzalez Senior Community Residence** offers 60 living units.
• **San Jacinto Senior Housing Development** has 50 one and two-bedroom units.

### Cultural and Community Events

- **Cinco de Mayo Hero’s Gala**
- **El Diez y Seis de Septiembre**
- **Una Noche en La Gloria**
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)  
1409 Buena Vista St  
San Antonio, TX 78207

Dear Ms. Gamble,

Esperanza Peace and Justice Center would like to express our support for Housing Tax Credits for the Legacy at Buena Vista (TDHCA #18166), a multifamily housing community for seniors proposed in the City of San Antonio. Our organization is a tax-exempt non-profit organization that provides services to the City of San Antonio and the entire Bexar County area.

There is a tremendous need for affordable housing for seniors in the City of San Antonio. The population in the City of San Antonio, Bexar County, and the surrounding area is growing rapidly. Legacy at Buena Vista will provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to the Legacy at Buena Vista tax credit application. If you need additional information, please feel free to call me at (210) 228-0201.

Sincerely,

Graciela I. Sánchez  
Esperanza Peace and Justice Center

February 22, 2018

Attachment: IRS Determination Letter
Dear Sir or Madam:

Our records show that ESPE
A PEACE AND JUSTICE CENTER is exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code. This exemption was granted OCTOBER 1986, and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by section 170 of the Code.

We have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 509(a)(2).

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Vivian Randel

EP/EO Correspondence Examiner
The following list includes tax-exempt organizations that are eligible to receive tax-deductible charitable contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

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<td>San Antonio</td>
<td>TX</td>
<td>United States</td>
<td>PC</td>
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</table>

Return to Search
According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 03-25-1985
- Sales and use tax, as of 12-10-1986
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)

The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17424195828

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

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Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
Our Work

What We Do at the Esperanza Center
cultural organization, built around a vision of social justice and cross-cultural understanding. We are committed to serving marginalized communities, preserving San Antonio's heritage. We produce and present programs that provoke dialogue, honor traditional cultures, nurture new aesthetics, renew the soul, break stereotypes, and strengthen communities.

Esperanza's work helps individuals and grassroots organizations acquire knowledge and skills so that we can control decisions that affect our day-to-day lives in a way that respects and honors shared goals for a just society. Through art and organizing, we can come together to facilitate and provoke discussions and interactions among diverse groups of people who believe that together we can bring positive social change to our world and address the inherent interconnection of issues and oppressions across racial, class, sexual orientation, gender, age, health, physical and cultural boundaries.
Corazon

combining culture and art to discuss the issues that affect us every day.

Read More
Pueblo

organizing community to bring about the change we deserve.

Read More

JOIN US

Stay up to date on cultural events, action alerts, and more!

I'D LIKE TO VOLUNTEER!

Name
Email
Zip Code

SUBMIT
February 23, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

I am writing to support the application for housing tax credits for the Legacy at Buena Vista (TDHCA #18166). It is a 96-unit multifamily community for seniors proposed in the City of San Antonio. The population in San Antonio, Bexar County and the surrounding area is growing rapidly. As a result, there is a great need for quality housing that is affordable to seniors. These needs will be met by the development of the Legacy at Buena Vista. Our organization is a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Legacy at Buena Vista development.

If you have any questions, please contact me at (210)298-1016.

Sincerely,

Lisa A. Rodriguez
AARP
Associate State Director Outreach & Advocacy
lrodriguez@aarp.org
210-298-1016

Attachment: IRS Determination Letter
US Treasury Department

Internal Revenue Service
Washington, D.C.

May 9, 1967.

American Association of Retired Persons
149 Durent Circle Building
Washington, D.C. 20036

Gentlemen:

We have considered your request for a group ruling holding you and your subordinate local chapters exempt from Federal income tax as organizations described in section 501(c)(4) of the Internal Revenue Code of 1954.

Our records disclose that in a ruling addressed to you in your individual capacity on September 21, 1964, it was held that you are exempt from Federal income tax under section 501(c)(4) of the 1954 Code.

Based upon the information presented, it is held that you and your subordinate local chapters, whose names appear in the list submitted, are exempt from Federal income tax as organizations described in section 501(c)(4) of the Internal Revenue Code of 1954. Any questions concerning excise, employment or other Federal taxes should be addressed to the District Director concerned.

This ruling supersedes our ruling addressed to you on September 21, 1964.

You and your exempt subordinate local chapters are not required to file Federal income tax returns so long as a tax exempt status is retained. However, you and your exempt subordinate local chapters are required to file annual information returns, on Form 990, with the District Director concerned, on or before the fifteenth day of the fifth month following the close of the annual accounting period unless your exempt subordinate local chapters are included in a group information return filed by you: pursuant to existing regulations.
American Association of Retired Persons

For next year, and for each succeeding year thereafter, please send us the following information not later than forty-five days after the close of your annual accounting period:

1. Lists arranged in alphabetical or numerical order, showing the names and mailing addresses of (a) your new subordinate local chapters and (b) those which have ceased to exist or have changed their names or mailing addresses. One copy of the list should be furnished for the use of this office and one additional copy for each District Director in whose district one or more of your exempt subordinate local chapters are located. Directories may be furnished in lieu of the lists referred to above if a directory is published.

2. A statement, signed by one of your principal officers, stating whether the information upon which your original group ruling is based is applicable in all respects to your new subordinate local chapters.

3. A statement, if at the close of the year, there were no changes in your roster.

4. A statement of any changes in the character, purposes or method of operation of your organization or those of any of your exempt subordinate local chapters.

5. Duplicate copies of any amendments to the charters or bylaws of your organization or those of any of your exempt subordinate local chapters.

This ruling is not applicable to any of your subordinate local chapters which have received prior adverse rulings or which have been held exempt under section 501(c) of the Code other than subsection 501(c)(4).
American Association of Retired Persons

You should advise each of your exempt subordinate local chapters of the pertinent provisions of this ruling including the liability for filing information or other returns.

Every exempt organization is required to have an Employer Identification Number, regardless of whether it has any employees. If an organization does not have such a number its District Director will take steps to see that one is issued to it at an early date.

This ruling is not applicable to any of your subordinate local chapters organized and operated in a foreign country.

The District Directors concerned are being advised of this action.

Very truly yours,

[Signature]

Chief, Rulings Section
Exempt Organizations Branch
From: Karen Barr
Office of General Counsel

<table>
<thead>
<tr>
<th>501C3</th>
<th>501C4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exempt From Federal Income Tax</td>
<td>Exempt From Federal Income Tax</td>
</tr>
<tr>
<td>Contributions - Tax Deductible</td>
<td>Contributions - NOT Tax Deductible</td>
</tr>
<tr>
<td>Can do limited lobbying</td>
<td>Can do unlimited lobbying</td>
</tr>
<tr>
<td>May not pay state sales tax</td>
<td>Does pay state sales tax</td>
</tr>
</tbody>
</table>

In 1964, AARP received a determination letter from the Internal Revenue Service concluding that AARP was organized and operated exclusively for the promotion of social welfare, pursuant to 501(c)4 of the Internal Revenue Code, and accordingly, was exempt from income tax.

However, unlike 501(c)3 organizations, which are charitable in nature, contributions to 501(c)4 organizations, whether financial or in the form of equipment or other goods, are NOT tax deductible to the donor, for federal income tax purposes.

The difference between a 501(c)3 and 501(c)4 is that a (c)3 organization can receive contributions and the donor may take a deduction on his or her income taxes whereas a (c)4 can get contributions but the donor cannot write them off on his or her taxes. A c(4) organization can do unlimited lobbying whereas a (c)3 can do only limited lobbying.

I hope this is helpful. If you have any more questions, don't hesitate to contact me at 202-434-2331.
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Information about Form 990 and its instructions is at www.irs.gov/form990.

For the 2016 calendar year, or tax year beginning and ending

C Name of organization

AARP

Doing business as

Room/suite

601 E Street, NW c/o Tax Dept.

City or town, state or province, country, and ZIP or foreign postal code

Washington, DC 20049

F Name and address of principal officer: Scott M. Frisch

601 E Street, NW, Washington, DC 20049

I Tax-exempt status: 501(c)(3)

(4) (insert no.) 4947(a)(1) or 527

J Website: www.aarp.org

K Form of organization: Corporation

L Year of formation: 1958

M State of legal domicile: DC

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
AARP is a nonprofit, nonpartisan organization dedicated to empowering people to choose how they...

2 Check this box □ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a) 3 18

4 Number of independent voting members of the governing body (Part VI, line 1b) 4 18

5 Total number of individuals employed in calendar year 2016 (Part V, line 2a) 5 2250

6 Total number of volunteers (estimate if necessary) 6 20854

7 a Total unrelated business revenue from Part VIII, column (C), line 12 7a 181,002,547.

b Net unrelated business taxable income from Form 990-T, line 34 7b 4,620,694.

8 Contributions and grants (Part VIII, line 1h) 8 322,267,320. 326,378,487.

Program service revenue (Part VIII, line 2g) 9 195,553,176. 200,185,856.

Investment income (Part VIII, column (A), lines 3, 4, and 7d) 10 112,678,020. 152,039,831.

Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 11 897,556,773. 925,614,786.

Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 12 1528105289. 1604218960.

13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) 13 33,965,236. 149,329,597.

14 Benefits paid to or for members (Part IX, column (A), line 4) 14 0. 0.

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 15 331,093,884. 343,071,205.

16a Professional fundraising fees (Part IX, column (A), line 11e) 16a 559,812. 541,972.

b Total fundraising expenses (Part IX, column (D), line 25) 17 5,968,837.

18 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 18 952,897,237. 1069824566.

19 Revenue less expenses. Subtract line 18 from line 17 19 1318516169. 1562766940.

20 Total assets (Part X, line 16) 20 209,589,120. 41,452,020.

21 Total liabilities (Part XI, line 26) 21 2354580583. 2371948522.

22 Net assets or fund balances. Subtract line 21 from line 20 22 1207643852. 1217828544.

1146936731. 1154119978.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of preparer or officer

Scott M. Frisch, EVP & COO

Type or print name and title

Date 19/25/17

Paid Preparer

Print/Type preparer’s name

Preparer’s signature

Date

Check if self-employed

PTIN

Use Only

Firm’s name

Firm’s address

Firm’s EIN

Phone no.

May the IRS discuss this return with the preparer shown above? (see instructions)

Yes No

LHA For Paperwork Reduction Act Notice, see the separate instructions.

See Schedule O for Organization Mission Statement Continuation

Form 990 (2016)
Application for Automatic Extension of Time To File an Exempt Organization Return

File a separate application for each return.

Information about Form 8868 and its instructions is at www.irs.gov/form8868.

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/efile, click on Charities & Non-Profits, and click on e-file for Charities & Non-Profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Enter filer’s identifying number

<table>
<thead>
<tr>
<th>Type or print</th>
<th>Name of exempt organization or other filer, see instructions.</th>
<th>Employer identification number (EIN) or social security number (SSN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AARP</td>
<td>95-1985500</td>
</tr>
</tbody>
</table>

File by the due date for filing your return. See instructions.

Enter the Return Code for the return that this application is for (file a separate application for each return)

<table>
<thead>
<tr>
<th>Application Is For</th>
<th>Return Code</th>
<th>Application Is For</th>
<th>Return Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form 990 or Form 990-EZ</td>
<td>01</td>
<td>Form 990-T (corporation)</td>
<td>07</td>
</tr>
<tr>
<td>Form 990-BL</td>
<td>02</td>
<td>Form 1041-A</td>
<td>08</td>
</tr>
<tr>
<td>Form 4720 (individual)</td>
<td>03</td>
<td>Form 4720 (other than individual)</td>
<td>09</td>
</tr>
<tr>
<td>Form 990-PF</td>
<td>04</td>
<td>Form 5227</td>
<td>10</td>
</tr>
<tr>
<td>Form 990-T (sec. 401(a) or 408(a) trust)</td>
<td>05</td>
<td>Form 6069</td>
<td>11</td>
</tr>
<tr>
<td>Form 990-T (trust other than above)</td>
<td>06</td>
<td>Form 8870</td>
<td>12</td>
</tr>
</tbody>
</table>

The books are in the care of

Scott M. Frisch

Telephone No. 202-434-7578

Fax No.

- If the organization does not have an office or place of business in the United States, check this box

- If this is for a Group Return, enter the organization’s four digit Group Exemption Number (GEN) . If this is for the whole group, check this box and attach a list with the names and EINs of all members the extension is for.

I request an automatic 6-month extension of time until November 15, 2017, to file the exempt organization return for the organization named above. The extension is for the organization’s return for:

- calendar year 2016 or
- tax year beginning , and ending .

If the tax year entered in line 1 is for less than 12 months, check reason:

- Initial return
- Final return

Change in accounting period

If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.

If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.

Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

LHA For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8868 (Rev. 1-2017)
Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III  

1 Briefly describe the organization’s mission:

AARP is a nonprofit, nonpartisan organization dedicated to empowering people to choose how they live as they age. AARP champions positive social change and delivers value through advocacy, information, and service. AARP’s vision is a society in which everyone lives with

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?  □ Yes  □ No

If “Yes,” describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?  □ Yes  □ No

If “Yes,” describe these changes on Schedule O.

4 Describe the organization’s program service accomplishments for each of its three largest program services, as measured by expenses.

Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: ) (Expenses $ 424,735,389. including grants of $ 10,919,563. ) (Revenue $ 19,451,502. )

Community Engagement, Education, and Outreach provides programs, services, tools, information, and advocacy that advance the mission of AARP by helping to fulfill the wants and needs of people age 50+ and their families.

AARP’s 53 state and territorial offices offer needed assistance, information, and support to Americans 50+ at the state and local levels. This includes a wide range of community-based activities that engage the diverse 50+ population and their families, such as educational programs, health fairs, career expos, and volunteer opportunities. An important element of our state and local work is grassroots advocacy on state and local legislative and regulatory

4b (Code: ) (Expenses $ 389,855,816. including grants of $ 158,450. ) (Revenue $ 241,805. )

Publications and Communications

AARP is a unique source of information through multiple communication channels on topics of interest to people 50+ and their families. AARP publishes "AARP The Magazine," the world’s largest circulation magazine, every other month. "AARP The Magazine" includes the key areas of health, personal finance, work/life transitions, and personal enrichment. AARP also publishes 10 issues of "AARP Bulletin," which reports on such issues as Social Security, Medicare, and topics related to work, saving money, retirement, pensions, health, and quality of life. "AARP The Magazine" and "AARP Bulletin," provided to all AARP member households, are also available online to the public.

4c (Code: ) (Expenses $ 198,627,103. including grants of $ 30,000. ) (Revenue $ 557,075. )

Member Engagement is dedicated to ensuring that AARP provides a valuable member experience to members and that a relevant portfolio of information, programs, benefits, and services is readily available to all members. Members have the opportunity to receive customized information in the manner most useful to them. Assistance for members is available through a contact center reachable by phone or online, which also provides assistance to non-members who contact us.

4d Other program services (Describe in Schedule O.)

(Expenses $ 314,487,378. including grants of $ 138,221,584. )

4e Total program service expenses ▶ 1,327,705,686.

See Schedule O for Continuation(s)
February 27, 2018

AARP
1999 BRYAN ST STE 900
DALLAS, TX 75201-3140

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 11-09-1973
- Sales and use tax, as of 06-17-1981
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 30002020177

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
AARP in San Antonio is here to help you take on today – and every day. From sharing practical resources like job, health, and financial workshops, to holding fun activities and events, AARP is providing opportunities to connect and help build an even stronger San Antonio. We hope you’ll join us!

Take on Today

Upcoming AARP Events

Tuesday, Feb 27, 2018 at 1:30pm
San Antonio Public Library Central Branch Library
San Antonio, TX
Sharpen Your Networking & Interview Skills - Intermediate Workshop (/aarp-event/aarp-jobs-sharpen-your-networking-interview-skills-san-antonio-tx-22718-400-pm-TLNKP8RNX98.html)
Tuesday, Feb 27, 2018 at 4:00pm
San Antonio Public Library Central Branch Library
San Antonio, TX

Friday, Apr 13, 2018 at 12:30pm
San Antonio Public Library Cortez Branch
San Antonio, TX

View All AARP Events » (/san-antonio-tx/aarp-events/)

Connect with AARP in San Antonio

Want to know about upcoming events, local deals, and news you can use? Get it all delivered to your inbox (https://login.aarp.org/online-community/signOn.action?custom=STATES&referrer=http://www.aarp.org/online-community/people/subscribeFromEmail.action?id=56031&intcmp=DSO-REG-STATES-AARPLOCAL-SANANTONIO-TX) or to your mobile phone (/mobilesignup/). You can also:

Email Us (mailto:sanantonio@aarp.org)
Contact Us (http://states.aarp.org/contact-aarp-texas/?intcmp=SNG-LNK-AARPLOCAL-CONTACT-20171231-SANANTONIO-TX)
Find a Local Chapter (https://secure.aarp.org/applications/VMISLocator/searchChapterLocations.action?intcmp=CSN-LNK-AARPLocal-CHAPLOC-20170421-SANANTONIO-TX)
Follow us on Facebook (https://www.facebook.com/AARPTexas) or Twitter (https://twitter.com/AARPTX)
Facebook (https://www.facebook.com/AARPTexas)

More From AARP In San Antonio

San Antonio Happenings (/san-antonio-tx/happenings/) | Upcoming AARP Events (/san-antonio-tx/aarp-events/) | About AARP (/san-antonio-tx/about-aarp/)
February 16, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Sharon Gamble – Multifamily Division

RE: The Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

The League of United Latin American Citizens (LULAC) would like to express our support for Housing Tax Credits for The Legacy at Buena Vista (TDHCA #18166), a multifamily housing community for seniors proposed in the City of San Antonio. LULAC is a tax-exempt non-profit organization that provides services to the City of San Antonio and the entire Bexar County area.

There is a tremendous need for affordable housing for families in the City of San Antonio and Bexar County. The population in the City of San Antonio and the surrounding area is growing rapidly. The Legacy at Buena Vista would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to The Legacy at Buena Vista tax credit application. If you need additional information, please feel free to call me at 210-857-5329.

Sincerely,

[Signature]

Henry Rodriguez
Executive Director

Attachment: IRS Determination Letter
Dear Applicant:

We are pleased to inform you that upon review of your application for tax-exempt status we have determined that you are exempt from Federal income tax under section 501(c)(4) of the Internal Revenue Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Please see enclosed Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-NC
Exempt Organizations Select Check
990-N (e-Postcard) Filer Information

**Tax Period:**
2016 (01/01/2016 - 12/31/2016)

**Employer Identification Number (EIN):**
74-2734393

**Legal Name:**
LEAGUE OF UNITED LATIN AMERICAN CITIZENS

**Mailing Address:**
138 Huxley Dr
San Antonio, TX 78218
United States

**Doing Business As:**

**Gross receipts not greater than:**
$50,000

**Organization has terminated:**
No

**Principal Officer’s Name and Address:**
Linda Alfaro
10303 Rainbow Creek
San Antonio, TX 78245
United States

**Website URL:**

---

**Related 990-N (ePostcard) Filings:**

If the organization has filed additional Forms 990-N (e-Postcards), link(s) to additional e-Postcard filings are displayed below. Click on the link(s) to see the information included in those filing(s).

- Tax Year 2007
- Tax Year 2011
- Tax Year 2012
- Tax Year 2013
- Tax Year 2014
- Tax Year 2015

---

**Return to Search Results**  **Return to Search Page**
Welcome to MyLULAC

From LULAC National

The possibilities to enhance your supporter base are endless with the power of online social networking. And now, LULAC councils and members have available Civitas, a social networking tool, that helps to build and strengthen your supporter base; allowing them to organize and express their support in online and offline communities.

If you are a LULAC Council officer and you want to start updating your council page, please send an email with your contact information to jtrasmonte@lulac.org. You must include your full name, city, state, zip, email, council number, and title in your council and the council president's full name and phone number or email. After your information is validated, you will receive an email with your username/password and instructions.

Thank you and welcome to My LULAC!

LULAC Council Captains Training video watch the training video here.

COUNCIL BLOG

No blog entries yet

SEE ALL RECENT COUNCIL POSTS

LULAC NEWS

LULAC Calls Upon John Kelly to Step Down After He Accuses Dreamers of being "too lazy to get off the Washington, D.C. – The League of United Latin American Citizens, the nation’s largest and oldest Latino civil rights organization, called upon Chief of Staff John Kelly to step down after he insulted hard working young immigrants.....
February 22, 2018

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Sharon Gamble – Multifamily Division

RE: Legacy at Buena Vista (TDHCA #18166)
1409 Buena Vista St
San Antonio, TX 78207

Dear Ms. Gamble,

I am pleased to give my support to The Legacy at Buena Vista, L.P. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the Legacy at Buena Vista (TDHCA #18166) development, located at 1409 Buena Vista St, San Antonio, Texas. We are a tax-exempt non-profit organization that serves the City of San Antonio and the entire Bexar County area.

This development will not only increase the availability of quality affordable housing for the seniors of San Antonio and Bexar County, but also will assist in adding to the tax base and creating jobs.

Sincerely,

Leonard Rodriguez
Westside Development Corporation

Attachment: IRS Determination Letter
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)
CITY OF SAN ANTONIO WESTSIDE

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)
The following list includes tax-exempt organizations that are eligible to receive tax-deductible charitable contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

1-1 of 1 results

<table>
<thead>
<tr>
<th>EIN</th>
<th>Legal Name (Doing Business As)</th>
<th>City</th>
<th>State</th>
<th>Country</th>
<th>Deductibility Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-3765724</td>
<td>City of San Antonio Westside Development Corporation</td>
<td>San Antonio</td>
<td>TX</td>
<td>United States</td>
<td>PC</td>
</tr>
</tbody>
</table>

« Prev | 1-1 | Next »
February 23, 2018

CITY OF SAN ANTONIO WESTSIDE DEVELOPMENT CORPORATION
OFFICE OF THE CITY CLERK - 2ND FLOOR - C
SAN ANTONIO, TX 78205

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 11-10-2006
- Sales and use tax, as of 11-10-2006
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32022242500

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's Website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State's Website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
Westside Development Corporation (WDC), founded in 2006 by the City of San Antonio Council and Mayor, addresses long-term economic development concerns in the inner Westside of San Antonio, including blight, gaps in goods and available services, high unemployment rate, and low per capita income for an area where 93% of the population is Hispanic and/or Latino. WDC operates solely in the Westside in the WDC Empowerment Zone, serving the most vulnerable in San Antonio’s communities. The WDC Empowerment Zone has a population of 103,944 that encompasses several neighborhoods and census.
tracts in a historically underserved Westside community of San Antonio. As one becomes familiar with the WDC Empowerment Zone and its demographics, clearly Hispanic heritage and culture has a large imprint on the Westside economy.

The organization is committed to implementing planning and economic development initiatives that protect and preserve the culture and history but also create a viable, sustainable and thriving urban community. Through WDC’s core small business programs and revitalization efforts we work toward our mission of economic stability for the Westside.

WDC operates as a 501(c)(3) and city delegate agency, receiving funds from the City of San Antonio, financial institutions, private foundations and individual donors to carry out its mission.

OUR MISSION AND VISION

The mission of the Westside Development Corporation (WDC) is to foster economic development, promote the development and redevelopment of real estate within its target area, create viable urban communities, and preserve the character, culture and history of the Westside.

The vision is a vibrant Westside community where people want to live, work, and visit.
PART 7
THIRD PARTY REPORTS
TAB 47
THIRD PARTY REPORTS
<table>
<thead>
<tr>
<th></th>
<th>Required Third Party Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Environmental Site Assessment (ESA) (All Multifamily Applications)</strong></td>
</tr>
<tr>
<td></td>
<td>Prepared by: Aspen Environmental</td>
</tr>
<tr>
<td></td>
<td>□ Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.</td>
</tr>
<tr>
<td></td>
<td>□ If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.</td>
</tr>
<tr>
<td></td>
<td>□ Development is funded by USDA and is not required to supply an ESA.</td>
</tr>
</tbody>
</table>

| 2. | **Environmental Clearance (Section 811 PRA and Direct Loan applications only)** |
|   | All Applications selecting Points for Section 811 PRA Program participation under the Competitive Housing Tax Credit program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program. |
|   | All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds. |
|   | □ Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities. |
|   | □ Applicant has submitted an environmental packet to TDHCA and determination is pending. |
|   | □ Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract. |
|   | □ MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58. |
|   | □ Documentation of HUD Environmental Clearance is included behind this tab. |
|   | □ Applicant has submitted an environmental packet to TDHCA and clearance is pending. |
|   | □ Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan. [http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm) |
|   | □ A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following: |
|   | Name of Firm: |
|   | Contact Person: |
|   | Contact Telephone: | Email: |

| 3. | **Primary Market Area Map** |
|   | □ Primary Market Area (PMA) map with definition of PMA is included behind this tab. |
|   | Prepared by: Apartment Market Data, LLC | Date of Report: TBD |

| 4. | **Property Condition Assessment (PCA)** |
|   | Prepared by: N/A | Date of Report: |

| 5. | **Appraisal** |
|   | Prepared by: Affordable Housing Analysts | Date of Report: |

| 6. | **Site Design and Development Feasibility Report** |
|   | Prepared by: Vickrey Engineering | Date of Report: Feb-18 |
PHASE I
ENVIRONMENTAL
SITE ASSESSMENT
(SUBMITTED SEPARATELY)
PRIMARY MARKET ANALYSIS (PMA) MAP
Market Analysis
MARKET ANALYSIS SUMMARY

Provider: Apartment MarketData, LLC  Date: 1/8/2018
Contact: Darrell G Jack  Phone: (210) 530-0040

Development  The Legacy at Buena Vista  Target Population: Elderly

Definition of Elderly Age: 55

Site Location  1409 Buena Vista St.  City: San Antonio  County: Bexar

Site Coordinates: Longitude: -98.513899  Latitude: 29.426491 (decimal degree format)

Primary Market Area (PMA) page 32

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SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT

(TO BE SUBMITTED SEPARATELY)
PART 8

REVIEW TABS
Tab 48
Deficiency Documents
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf.
TAB 49
SCORING NOTICE
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
April 25 2018

Mr. Dan Wilson
The Legacy at Buena Vista, L.P.
2950 SW 27th Avenue, Suite 200
Miami, FL 33133

RE: NOTICE OF SCORING ADJUSTMENT: 18166 THE LEGACY AT BUENA VISTA

Dear Mr. Wilson:

The Texas Department of Housing and Community Affairs (the “Department”) is in receipt of the Application named above. Staff has reviewed the documentation submitted with the Application to support the request for points under 10 TAC §11.9(d)(7) of the 2018 Qualified Allocation Plan related to Concerted Revitalization Plans (“CRP”). The submission has been determined by staff to not meet the requirements of the rule regarding CRP. Per the rule, a CRP must meet the criteria described in subclauses (I) - (V) of 10 TAC 10 TAC §11.9(d)(7):

(I) The concerted revitalization plan must have been adopted by the municipality or county in which the Development Site is located. The resolution adopting the plan, or if development of the plan and budget were delegated the resolution of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan and budget, must be submitted with the application.

(II) The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized.

(III) Staff will review the target area for presence of the problems identified in the plan and for targeted efforts within the plan to address those problems. In addition, but not in lieu of, such a plan may be augmented with targeted efforts to promote a more vital local economy and a more desirable neighborhood.

(IV) The adopted plan must have sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must have been flowing in accordance with the plan, such that the problems identified within the plan will have been sufficiently mitigated and addressed prior to the Development being placed into service.
(V) The plan must be current at the time of Application and must officially continue for a minimum of three years thereafter.

The Development Site is located within the boundaries of the Near West-Five Points Neighborhood Improvement Area, one of 12 such areas across the city designated in the San Antonio Urban Renewal Plan. The plan does not include evidence of a sufficient, documented and committed funding source for development in the area. The plan describes a Request for Information and project selection process for expending $20 million in neighborhood improvement bonds in any of the 12 Neighborhood Improvement Areas. The Application described no targeted efforts to address problems in the Neighborhood Improvement Area, and included no evidence that funding has been flowing in accordance with the plan. The Application has been assigned a score of zero (0) under this scoring item.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §10.902 of the 2018 Uniform Multifamily Rules. **Should you choose to appeal this decision to the Executive Director, you must file your appeal in writing, with the Department, by 5:00 p.m., Austin local time, on May 2, 2018.** If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §10.902 of the 2018 Uniform Multifamily Rules for full instruction on the appeals process.

Your Application has not been fully reviewed and has not been given a final score. The scoring of the CRP documentation is the only scoring item that can be appealed through this notice. If you have questions or require further information, please contact me.

Sincerely,

Sharon D. Gamble
Competitive HTC Administrator
TAB 50
THIRD-PARTY REQUESTS FOR ADMINISTRATIVE DEFICIENCY
May 1, 2018

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701

Via Email: tim.irvine@tdhca.state.tx.us

Re: TDHCA Application #18166 – Legacy at Buena Vista in San Antonio, TX

Dear Mr. Irvine,

We are formally challenging the Applicant’s score under 10 TAC §11.9(d)(6) – Input from Community Organizations for the above-referenced application in accordance with §11.10 – Third Party Request for Administrative Deficiency ("RFAD"). A fee of Five Hundred Dollars ($500.00) for the filing of this RFAD will be delivered to the Department, as required by the rules, prior to the stated deadline.

The Applicant has requested four (4) points in the Input from Community Organizations category. After careful review of the QAP and application #18166, we found that the Applicant cannot claim points for letters of support from Community Organizations [§11.9(d)(6)] other than the Neighborhood Organization of record through a Quantifiable Community Participation (QCP) packet as described in §11.9(d)(4).

§11.9(d)(6) of the QAP states:

*Input from Community Organizations. (§2306.6725(a)(2)) Where, at the time of Application, the Development Site does not fall within the boundaries of any qualifying Neighborhood Organization, then, in order to ascertain if there is community support, an Application may receive up to four (4) points for letters that qualify for points under subparagraphs (A), (B), and/or (C) of this paragraph. No more than four (4) points will be awarded under this point item under any circumstances. All letters of support must be submitted within the Application. Once a letter is submitted to the Department it may not be changed or withdrawn. Should an Applicant elect this option and the Application receives letters in opposition, then one (1) point will be subtracted from the score under this paragraph for each letter in opposition, provided that the letter is from an organization that would otherwise qualify under this paragraph. However, at no time will the Application receive a score lower than zero (0) for this item. Letters received by the Department setting forth that the community organization*
objects to or opposes the Application or Development will be added to the Application posted on the Department’s website.

§11.9(d)(4) of the QAP states:

Quantifiable Community Participation. (§2306.6710(b)(1)(i); §2306.6725(a)(2)) An Application may qualify for up to nine (9) points for written statements from a Neighborhood Organization. In order for the statement to qualify for review, the Neighborhood Organization must have been in current, valid existence with boundaries that contain the entire Development Site as of the Pre-Application Final Delivery Date. In addition, the Neighborhood Organization must be on record with the Secretary of State or county in which the Development Site is located. Once a letter is submitted to the Department it may not be changed or withdrawn. The written statement must meet all of the requirements in subparagraph (A) of this paragraph. Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department’s website. Written statements from the Neighborhood Organizations included in an Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment.

At submission of pre-application, the Applicant indicated that Avenida Guadalupe was notified as the Neighborhood Organization of record. At full application, the Applicant indicated in their Certification of Notification that no Neighborhood Organizations exist for which the Application would be eligible to receive points under §11.9(d)(4). However, the proposed development site is within the boundaries of the Avenida Guadalupe Association’s project area and Avenida Guadalupe Neighborhood Association is listed as active on the Secretary of State business organizations web database. In addition, Avenida Guadalupe Neighborhood Association is listed on the City of San Antonio’s Neighborhood Association Listing. Clearly, a Neighborhood Organizations does exist for which the Application would be eligible to receive points under §11.9(d)(4).

The application includes a letter of support from Avenida Guadalupe Neighborhood Association in Tab 46. However, the information provided does not meet the requirements of §11.9(d)(4). Particularly, no boundary map was provided (see attached) and TDHCA’s list of letters (QCP packets) received for points under §11.9(d)(4) indicates that no QCP packet was received directly from Avenida Guadalupe Neighborhood Association for application #18166.

Based on the Development Site falling within the boundaries of a qualifying Neighborhood Organization at the time of Application, we respectfully request that the score for application #18166 – Legacy at Buena Vista be reduced by four (4) points for not meeting required criteria outlined in §11.9(d)(6) of the QAP. We also believe that there is no means to remedy the failure of having the QCP packet delivered directly to TDHCA by the qualifying Neighborhood Organization. Finally, because this is a scoring item associated with points rather than an administrative item, it should be considered material and not curable through the §10.201(7) Administrative Deficiency Process.
Also of note, disclosure of an Undesirable Neighborhood Characteristic regarding schools was made at pre-application, but not at full application, and we encourage TDHCA staff to do your usual thorough review of the documentation provided for points under §11.9(d)(7) Concerted Revitalization Plan.

If you need further information, I can be reached at jgonzalez@alamocommunitygroup.org, or (210) 731-8030.

Sincerely,

Jennifer Gonzales
Executive Director

CC: Marni Holloway (marni.holloway@tdhca.state.tx.us)
    Sharon Gamble (sharon.gamble@tdhca.state.tx.us)
    Dan Wilson (dwilson@apcompanies.com)
    Liz Wong (lwong@apcompanies.com)
    Henry Flores (hflores@madhousedevelopment.net)
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to §10.203 of the Uniform Multifamily Rules, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants, or persons with signing authority, must complete Part 1 or Part 2 below:

Part 1. □ Notifications made at Pre-Application (Competitive HTC only):
   I (We) certify that the pre-application included evidence of these notifications pursuant to §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application.

□ Re-notifications made at Application (Competitive HTC only):
   The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 of the Uniform Multifamily Rules. As applicable, all changes in the Application have been made on the Elected Officials and/or Neighborhood Organizations Form(s).

□ Notifications made at Application:
   No pre-application was submitted, and all required entities were notified as required by §10.203 of the Uniform Multifamily Rules.

Part 2. Notifications - Form and Content:

□ I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date Parts 5 and 6 of the Application are submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications.

□ I (we) certify that the notifications do not contain any false or misleading statements. Without limiting the generality of the foregoing, the notification does not create the impression that the proposed Development will serve a Target Population exclusively or as a preference without such targeting or preference being documented in the Application and is or will be in full compliance with all applicable state and federal laws, including state and federal fair housing laws.

□ I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

□ I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §10.203 of the Multifamily Uniform Rules. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form: and Neighborhood Organizations Form:
  - Superintendent of the school district containing the Development;
  - President of the board of trustees of the school district containing the Development;
  - Mayor of any municipality containing the Development;
  - All elected members of the Governing Body of any municipality containing the Development;
  - President of the Governing Body of the county containing the Development;
  - All elected members of the Governing Body of the county containing the Development;
  - State senator of the district containing the Development; and
  - State representative of the district containing the Development.

□ While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3. No Neighborhood Organizations exist (competitive HTC only):

□ I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(4) of the QAP or for which notification is required.

Part 4. Certification

By: ____________________________________________________________________________

Signature of Applicant/Development Owner

______________________________

Howard D. Cohen

Printed Name

2/15/2018

Date

Notarize on next page
Office 16
County Commissioner

Are there Neighborhood Organizations whose boundaries contain the Development Site? Yes

Neighborhood Organization Avenida Guadalupe

Address 1313 Guadalupe Street, Suite 100
San Antonio
TX
78207

Unit Sizes 8

Unit Features 7

Sponsor Characteristics 2

High Quality Housing Total 17

Income Levels of Tenants 16

Rent Levels of Tenants 11

Tenant Services 10

Opportunity Index 0

Underserved Area 2

Tenant Populations with Special Housing Needs 2

Proximity to the Urban Core 5

Serve and Support Texans Most in Need Total 46

Commitment of Development Funding by Local Political Subdivision 1

Declared Disaster Area 10

Community Support and Engagement Total 11

Financial Feasibility 18

Cost of Development per Square Foot 12

Pre-Application Participation 6
TEXAS SECRETARY of STATE
ROLANDO B. PABLOS

Filing Number: 50193901
Entity Type: Domestic Nonprofit Corporation
Original Date of Filing: December 11, 1979
Entity Status: In existence
Formation Date: N/A
Non-Profit: N/A
Tax ID: 17421488044
Duration: Perpetual
FEIN: 
Name: AVENDA GUADALUPE ASSOCIATION
Address: 1313 GUADALUPE ST STE 100
San Antonio, TX 78207-5547 USA

REGISTERED AGENT FILING HISTORY NAMES MANAGEMENT ASSUMED NAMES ASSOCIATED ENTITIES

Name: Gabriel Q. Velasquez
Address: 1314 Guadalupe Street, #201
San Antonio, TX 78207 USA
Inactive Date

Instructions:
- To place an order for additional information about a filing press the 'Order' button.
## Neighborhood Association Listing

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<th>ZIP</th>
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<td>78212</td>
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Friday, April 6, 2018

Source: City of San Antonio, Planning Department
Http: www.sanantonio.gov/planning
Note: 98 = Outside City Limits

Page 1 of 27
This list reflects letters received by the Texas Department of Housing and Community Affairs (the “Department”) for points under §11.9(d)(4) of the 2018 State of Texas Qualified Allocation Plan (“QAP”), Quantifiable Community Participation (“QCP”). **This is SOLELY a list of letters received and under review, and in no way affirms that the organizations are eligible, qualified neighborhood organizations or that the letters have met the minimum requirements of the QAP.** The purpose of this list is to enable applicants and neighborhoods to review the list of letters and confirm that all letters believed to have been submitted to the Department have been received and are under review. This list is sorted alphabetically by the name of the organization. If you feel that a letter you submitted is not reflected on this list, please contact Sharon Gamble, at mailto:sharon.gamble@tdhea.state.tx.us so that the issue can be researched and the list corrected if necessary. To the extent that corrections are made, a list will be posted at a later date that will assess points for the QCP letters received. The posting of this list does not serve to trigger the appeals policy.

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<th>Name of Organization Submitting Letter</th>
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<td>Highland Park Neighborhood Association</td>
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<td>18054</td>
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<td>Park Forest Resident Council</td>
<td>Liberty</td>
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<td>East Cesar Chavez Neighborhood Association</td>
<td>Austin</td>
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<td>Sandstone Connection</td>
<td>Mineral Wells</td>
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<td>18219</td>
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<td>Sour Lake</td>
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<td>Sweetbriar Hills Resident Council</td>
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<td>Roosevelt Park Neighborhood Association</td>
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<td>18289</td>
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Ms. Jennifer Gonzales  
Executive Director  
Alamo Community Group  
41000 East Piedras Drive, Ste. 200  
San Antonio, TX  78228

RE: REQUEST FOR ADMINISTRATIVE DEFICIENCY: 18166 LEGACY AT BUENA VISTA

Dear Ms Gonzales:

The Texas Department of Housing and Community Affairs (the “Department”) is in receipt of your Third Party Request for Administrative Deficiency (“RFAD”) requesting that the Department review the Application above to determine whether the Application qualifies for points under 10 TAC §11.9(d)(6) related to Input from Community Organizations or was limited to the points under 10 TAC §11.9(d)(4) for Neighborhood Organizations. The RFAD asserts that the Development Site is within the boundaries of a Neighborhood Organization eligible to receive points under 10 TAC §11.9(d)(4) related to Quantifiable Community Participation (“QCP”) and is therefore not eligible for community input points under 10 TAC §11.9(d)(6). Staff determined that an Administrative Deficiency was not appropriate for the request as a determination could be made without one.

Review of Avenida Guadalupe Association’s webpage indicates that it is a Community Development Corporation (“CDC”) as further defined in 42 U.S. Code §9802 and is not a Neighborhood Organization as defined in Tex. Gov’t Code §2306.004(23-a) and described in 10 TAC §11.9(d)(4). The organization’s by-laws are at http://avenida.org/wp-content/uploads/2017/06/aga-official-2016-bylawss-052217.pdf. The CDC is simply not organized in a way that allows it to meet the statutory definition of a Neighborhood Organization.

Pursuant to Per 10 TAC §11.10 related to Third Party Request for Administrative Deficiency, staff will provide to the Board, at its meeting of June 28, 2018, a written report summarizing each third party request for administrative deficiency and the manner in which it was addressed. You may provide testimony on this report before the Board takes any formal action to accept the report. The results of a RFAD may not be appealed by the requestor.
For purposes of staff’s review of the request, the matter is considered closed. If you have questions or require further information, please contact me.

Sincerely,

Marni Holloway
Multifamily Division Director

Cc: Dan Wilson
Tab 51
REA Division
RFI Documents
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
The Legacy at Buena Vista

Via Electronic Mail and Hand Delivery

May 2, 2018

Texas Department of Housing and Community Affairs

Attn.: Tim Irvine, Executive Director
221 East 11th Street
Austin, Texas 78701

RE: The Legacy at Buena Vista, TDHCA #18166
   Notice of Scoring Adjustment

Dear Mr. Irvine:

I am writing on behalf of The Legacy at Buena Vista, TDHCA No.18166, in response to Notice of Scoring Adjustment received on April 25, 2018. My contact information is:

   Enrique Flores, Vice President
   Madhouse Development Services, Inc.
   8500 Shoal Creek Blvd., Bldg. 4, Ste. 208
   Austin, TX 78757
   Email: hFlores@madhousedevelopment.net

We are in receipt of the Notice of Scoring Adjustment dated April 25, 2018. We disagree with the Department’s stance on the Near West-Five Points Neighborhood Improvement Area (“Near West-Five Points”), but respect the Department’s interpretation. We also believe Department staff should have issued an Administrative Deficiency to clarify any questions they had before issuing a Notice of Scoring Adjustment.

We have included responses to the three main deficiencies listed in the Notice. Namely we address (i) that the plan does not include evidence of a sufficient, documented, and committed funding source for the development area, (ii) that the applicant described no targeted efforts to address problems in the Neighborhood Improvement Area, and (iii) that the applicant included no evidence that funding has been flowing in accordance with the plan.

Please take note that since the development site fell with the boundaries of two distinct revitalization plans, the applicant included both plans in the application. Per the City of San Antonio’s Concerted Revitalization Letter from a City Official provided on Page 85 of the application, the development site is within the boundaries of the Near-West Five Points Neighborhood Improvement Area and the Tax
Increment Reinvestment Zone No. 30 – Westside (“Westside TIRZ”). The Westside TIRZ meets all the QAP’s requirements for a CRP, and the applicant furnished all evidence necessary in the application. As a result, the application earns at least five (5) points under 10 TAC §11.9(d)(7).

**Near West-Five Points**

The Near West-Five Points plan meets both the spirit and letter of 10 TAC §11.9(d)(7). The Department listed three deficiencies which are addressed below:

(i) The plan does not include evidence of a sufficient, documented and committed funding source for development in the area,

Applicant provided a City of San Antonio website announcement declaring that Proposition 6, Neighborhood Improvements, was passed by the public on 5/6/17 on Page 109 of the application. The Proposition 6 passage, “authorizes the City to issue bonds in the amount of $20 million,” in accordance with the San Antonio Urban Renewal Plan which was provided on Page 91 of the application. The Near West-Five Points plan is included in the Urban Renewal Plan as evidenced on Page 106 of the application. As a result, the Near West-Five Points Plan was funded on 5/6/17.

(ii) The Application described no targeted efforts to address problems in the Neighborhood Improvement Area, and

The Urban Renewal Plan lists targeted efforts to address problems specifically in the Near West-Five Points area on page 106 of the application. It includes problems such as “underutilized and blighted industrial properties” underneath the Description section of Page 106. Furthermore, Page 106 goes on to describe targeted efforts and specific prescriptions for the Near West-Five Points area under Potential Development Types.

(iii) Included no evidence that funding has been flowing in accordance with the plan.

Page 101 of the application lists the process for flowing funds in accordance with the plan. The flow chart also provides specific durations for the funding process.

**Westside TIRZ**

Per the rule, a CRP must meet the criteria described in subclauses (I) - (V) of 10 TAC §11.9(d)(7):

(I) The concerted revitalization plan must have been adopted by the municipality or county in which the Development Site is located. The resolution adopting the plan, or if development of the plan and budget were delegated the resolution of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan and budget, must be submitted with the application.

Please see Page 179 of the application for all resolutions related to the enactment and amendment of the Westside TIRZ. The TIRZ was initially designated by City of San Antonio Ordinance 2008-12-11-1173.
The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized.

On Page 151 under “Community Investment,” the TIRZ plan requires the “input of neighborhood residents, businesses, and schools.” Evidence of community engagement for the Westside TIRZ was also provided on Page 163 of the application. The City has a petition process to ensure engagement with property owners, residents, and project developers.

Staff will review the target area for presence of the problems identified in the plan and for targeted efforts within the plan to address those problems. In addition, but not in lieu of, such a plan may be augmented with targeted efforts to promote a more vital local economy and a more desirable neighborhood.

Under the third Whereas on page 180 of the application, the Westside TIRZ Ordinance states:

City-initiated TIRZ are designed to assist revitalization and reinvestment initiatives to achieve the goals of existing City programs and City-adopted plans, by using a comprehensive Reinvestment Plan to coordinate development incentives and set development standards that encourage long-term, high quality investment.

Under Section 9. Findings on Page 183 of the application, the City determined numerous issues within the boundaries of the Westside TIRZ, including “a substantial number of substandard, slum, deteriorated or deteriorating structures. In Target Economic Development on Page 151 of the Westside TIRZ Plan, “Implementation of the TIF incentive is tailored to the needs of specific areas of the City.” Per the Westside TIRZ Project Plan on Page 153 of the application, the Westside TIRZ describes Existing Conditions within the plan area. The plan takes a hyper-local approach of identifying specific areas within the plan area such as the various existing Neighborhood & Community Plans, Historic Districts, and Zoning Overlays. Projects that meet the requirements of the TIRZ can apply to receive financing incentives. Such requirements include a 20% affordability requirement for housing, as noted on Page 163 under 4. Petition-driven Tax Increment Reinvestment Zones.

The adopted plan must have sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must have been flowing in accordance with the plan, such that the problems identified within the plan will have been sufficiently mitigated and addressed prior to the Development being placed into service.

The Final Finance Plan for the Westside TIRZ, dated January 2017, was included starting on Page 167 of the application. As of the date of the Finance Plan, over $10 million had been committed to development projects. Use of Funds for the Westside TIRZ can be found on Page 171 of the application. The Concerted Revitalization Letter from a City Official provided on
Page 85 demonstrates (i) measurable improvements within the revitalization area based on the target efforts outlined in the Westside TIRZ plan and (ii) discusses how the improvements will lead to an appropriate area for the placement of housing.

(i) Per the letter, the median household income increased 20% from 2013 to 2016 and educational attainment improved over that three-year period.

(ii) The letter states that “nearby census tracts are experiencing more rapid increases in household income and home values, underscoring the need to add long-term affordable housing to the neighborhood.”

(V) The plan must be current at the time of Application and must officially continue for a minimum of three years thereafter.

The Westside TIRZ was designated on December 2008 and has a termination date of September 30, 2032. See Page 182 of the application under “Section 4. Effective Date and Termination Date of the TIRZ.”

Since the Applicant provided the necessary evidence that the Westside TIRZ qualifies as a CRP under 10 TAC §11.9(d)(7), the application qualifies for four (4) points under §11.9(d)(7)(A)(ii)(I).

Applicant qualifies for one (1) additional point under §11.9(d)(7)(A)(ii)(III) since the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii). All necessary backup demonstrating that the development scores at least 4 points under Opportunity Index starts on Page 199 of the application.

Since the applicant provided all required documentation that the Westside TIRZ is a qualified CRP under 10 TAC §11.9(d)(7), provided a letter from the appropriate local official under §11.9(d)(7)(A)(ii)(I), and provided evidence that the development scored at least 4 points under Opportunity Index under §11.9(d)(7)(A)(ii)(III), the applicant earns at least five (5) points under 10 TAC §11.9(d)(7) if not the full seven (7) points for being “the Development explicitly identified in a resolution by the municipality as contributing more than any other to the concerted revitalization efforts” in the Near West-Five Points Neighborhood Improvement Area. Finally, we would appreciate the opportunity to receive an Administrative Deficiency, in lieu of a Scoring Adjustment, in order to answer any questions the Department may have.

Very truly yours,

Enrique Flores
Authorized Representative
TAB 52
BOARD ACTION
Multifamily Finance Division staff will place scanned copies of appeal documents behind this tab in the application .pdf
TAB 53
PUBLIC COMMENT
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application .pdf
Tab 54
Commitment or Determination Notice
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf
TAB 55
MFDL AWARD LETTER
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Tab 56
CARRYOVER DOCUMENTS
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf