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.
2018 HTC
Full Application

Part 1 Tab 1

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 Reserves at Merriwood Ranch

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.

OPG Merriwood Reserves Partners, LLC

By: 

Signature of Authorized Representative

Brett Johnson

Printed Name

Partner

Title

Date

Sworn to and subscribed before me on the 

by Brett Johnson

(Personalized Seal)

Notary Public Signature

Notary Public, State of

County of

My Commission Expires:

Date
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: NA

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 requested and 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>
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<tr>
<td>March 22, 2018</td>
<td>January 5, 2018</td>
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<td>April 26, 2018</td>
<td>February 9, 2018</td>
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<td>May 24, 2018</td>
<td>March 9, 2018</td>
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<td>June 28, 2018</td>
<td>April 13, 2018</td>
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<td>September 6, 2018</td>
<td>June 22, 2018</td>
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<td>October 11, 2018</td>
<td>July 27, 2018</td>
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<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.
2018 HTC
Full Application

Part 1 Tab 2

Certification of Development Owner
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)**

- **X** 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)**

- **X** 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

Brett Johnson

Printed Name

Partner

Title

1/22/18

Date

THE STATE OF Kansas

COUNTY OF Johnson

Before me, a notary public, on this day personally appeared Brett Johnson, 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 2nd day of January, 2018

Matthew Gillam

Notary Public Signature
The Reserves at Merriwood Ranch
Proximity to Historic Landfills

The ESA for this application has identified the presence of historic landfill activities in the vicinity of the development site. The exact boundaries of the sites are unknown. The landfill sites were unpermitted and closed in the 1970s. There are no present solid waste facilities or sanitary landfill facilities in the immediate vicinity within 300 ft of the development site. There are no observed indications of active dumping or landfilling activities on the subject property or adjoining properties. The ESA does recommend a Phase II ESA to investigate the potential soil and vapor impact of the historic activities in the vicinity.
2018 HTC
Full Application

Part 1 Tab 3

Applicant Eligibility Certification
§10.204(2) 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.
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 time frame 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.
By: [Signature of Authorized Representative]

Printed Name: Brett Johnson

Title: Partner

Date: 1/22/18

THE STATE OF Kansas

COUNTY OF Johnson

Before me, a notary public, on this day personally appeared [Signature], 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 22nd day of January, 2018

(Seal)

Matthew Gillam
NOTARY PUBLIC - STATE OF KANSAS
MY APPT EXP: 01/31/2021

Notary Public Signature
THE STATE OF

COUNTY OF

Before me, a notary public, on this day personally appeared

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 23rd day of January, 2018

(Seal)

Matthew Gillam
NOTARY PUBLIC—STATE OF KANSAS
MY APPT EXP: 9/13/2021

Notary Public Signature
By: Patrick L. Beatty
Signature of Authorized Representative

Printed Name

Authorized Representative
Title

Date

1-27-2013

THE STATE OF Kansas

COUNTY OF Saline

Before me, a notary public, on this day personally appeared Patrick L. Beatty, 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 22nd day of January, 2013

(Seal)

SALLY ROTH
NOTARY PUBLIC - State of Kansas
My Appt. Exp. 6-30-20

Notary Public Signature
By:

Signature of Authorized Representative

Matthew Gillam

Printed Name

Authorized Signer

Title

Jan 22, 2018

Date

THE STATE OF Kansas

COUNTY OF Johnson

Before me, a notary public, on this day personally appeared Matthew D Gillam, 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 22 day of January, 2018

(Seal)

JOHNNY ALEMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 10/04/21

Notary Public Signature
THE STATE OF Texas §
COUNTY OF Travis §

Before me, a notary public, on this day personally appeared Jasdeep Suri 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 22nd day of January, 2018.

(Seal)

ERICKA MARTINEZ
Notary ID #12634669
My Commission Expires June 17, 2021

Notary Public Signature
2018 HTC
Full Application

Part 1 Tab 4
Multifamily Direct Loan Certification

NA
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

1. Applicant Contact Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sally Roth</td>
<td>(913) 396-6310</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:sally@ovpgroup.com">sally@ovpgroup.com</a></td>
<td>(913) 396-6310</td>
<td>Mobile</td>
<td></td>
</tr>
<tr>
<td>204 S Santa Fe, Ste 9</td>
<td>(912) 789-1295</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Salina</td>
<td>KS</td>
<td>67401</td>
<td></td>
</tr>
</tbody>
</table>

2. Second Contact

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alyssa Carpenter</td>
<td>(512) 789-1295</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>(512) 789-1295</td>
<td>Mobile</td>
<td></td>
</tr>
</tbody>
</table>

3. Consultant Contact (if applicable)

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Office</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alyssa Carpenter</td>
<td>(512) 789-1295</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>(512) 789-1295</td>
<td>Mobile</td>
<td></td>
</tr>
<tr>
<td>1305 E 6th, Ste 12</td>
<td>TX 78702</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2018 HTC Full Application

Part 1 Tab 6

Self Score Form
### 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>
<td>2</td>
</tr>
</tbody>
</table>

**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>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</tr>
<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<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>7</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>5</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
<td>2</td>
</tr>
<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
<td>0</td>
</tr>
<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
<td></td>
</tr>
</tbody>
</table>

**Serve and Support Texans Most in Need Total**: 51

#### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td></td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>1</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></td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td></td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td></td>
</tr>
</tbody>
</table>

**Community Support and Engagement Total**: 11

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>18</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>3</td>
</tr>
<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>0</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
</tbody>
</table>

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

#### Point Deductions

<table>
<thead>
<tr>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>§11.9(f)</td>
<td></td>
</tr>
</tbody>
</table>

**Total Application Self Score**: 122
2018 HTC
Full Application

Part 2 Tab 7

Site Information Form
Part I
## Site Information Form Part I

### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>S side of E Miller Rd, E of E Centerville Rd</td>
<td>Garland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>County</th>
<th>Rural/Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>75041</td>
<td>Dallas</td>
<td>Urban</td>
</tr>
</tbody>
</table>

### Census Tract Information (All Programs)

<table>
<thead>
<tr>
<th>Census Tract Number</th>
<th>QCT?</th>
<th>Median Household Income</th>
<th>Quartile</th>
<th>Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>48113018110</td>
<td>No</td>
<td>67629.00</td>
<td>2q</td>
<td>4.6</td>
</tr>
</tbody>
</table>

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.

- **x** 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))

- **x** 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))

- **x** 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: **PD**
- Flood Zone Designation: **X**
  - Entire Development Site is outside the 100 year floodplain. **Yes**

### School Rating [§2306.671(a)]; [§10.101(a)(3)(B)(iv)] (All Programs)

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X through X</td>
<td>2015</td>
</tr>
<tr>
<td>Club Hill Elem</td>
<td>K</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>through</td>
<td></td>
</tr>
<tr>
<td>Lyles Middle</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>through</td>
<td></td>
</tr>
<tr>
<td>South Garland High</td>
<td>9</td>
<td>12</td>
</tr>
</tbody>
</table>

- **x** School district has no attendance zones and the closest schools are listed.

- **x** 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.
2018 HTC Full Application

Part 2 Tab 8

Supporting Documentation for Site Information Form Part I
### Supporting Documentation for the Site Information Form Part I

<table>
<thead>
<tr>
<th>Required Documentation</th>
<th>URL</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Map with Site Drawn and Identified</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>Census Tract Map with Development Site Identified</td>
<td>![Map Icon]</td>
<td><a href="https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a></td>
</tr>
<tr>
<td>Evidence of Zoning and/or Evidence of Re-Zoning Process</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>Evidence of Flood Zone Designation</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>School Attendance Zone Map with Development labeled;</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>2017 TEA accountability information for each school;</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is included</td>
<td>![Map Icon]</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>![Map Icon]</td>
<td></td>
</tr>
</tbody>
</table>
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Street Map
The Reserves at Merriwood Ranch
Street Map

Source: Google Maps
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents: 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.

*For SDDA designation for split ZCTAs is not shown on map. Please refer to the Metro SDDA designation list to determine designation status (DDA2018M.pdf).
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
2x Per Capita Resolution/
1 Mile 3 Year Resolution/
30% HTC Resolution

NA
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Evidence of Zoning
January 25, 2018

Brett Johnson  
Partner  
Overland Property Group, LLC  
5345 W. 151st Terr.
Leawood, KS 66224

Re:  2101 Miller Road / 2017 Bunk House Road

Mr. Johnson:

This letter is verification that Sooner Ranch Properties, L.P. represented by Overland Property Group, LLC as the applicant, have filed a zoning application and is in the process of obtaining a zoning change that would allow multifamily housing for the sites at approximately 2101 Miller Road / 2017 Bunk House Road. The City has received a release from Overland Property Group, LLC agreeing to hold Garland and all parties harmless.

Please contact the Planning Department at 972-205-2445 should you need additional information.

Sincerely,

Kira Wauwie, AICP  
Principal Planner City of Garland
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Flood Zone Designation
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Educational Quality
School Choice District. Schools closest to site are indicated.

Closer Middle Schools, but both have magnet programs with application process and limited enrollment.
# 2017 Accountability Summary

**CLUB HILL EL (057909132) - GARLAND ISD**

---

**Accountability Rating**

**Met Standard**

**Met Standards on**

- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

**Did Not Meet Standards on**

- NONE

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 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>403</td>
<td>593</td>
<td>68</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>466</td>
<td>1,200</td>
<td>39</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>727</td>
<td>2,000</td>
<td>36</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>STAAR Score 32.3</td>
<td>Graduation Rate Score N/A</td>
<td>Graduation Plan Score N/A</td>
</tr>
</tbody>
</table>

**Distinct Designation**

- **Academic Achievement in ELA/Reading**
  - DISTINCTION EARNED
- **Academic Achievement in Mathematics**
  - NO DISTINCTION EARNED
- **Academic Achievement in Science**
  - NO DISTINCTION EARNED
- **Academic Achievement in Social Studies**
  - NOT ELIGIBLE
- **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: Elementary
- Campus Size: 535 Students
- Grade Span: EE - 05
- Percent Economically Disadvantaged: 75.3
- Percent English Language Learners: 35.9
- Mobility Rate: 14.8
- Percent Served by Special Education: 6.0
- Percent Enrolled in an Early College High School Program: 0.0

---

**System Safeguards**

**Number and Percentage of Indicators Met**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>65%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>79%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at [https://rptsvr1.tea.texas.gov/perfreport/account/2017/index.html](https://rptsvr1.tea.texas.gov/perfreport/account/2017/index.html)
Accountability Rating

Met Standard

Met Standards on

- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on

- NONE

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>1,548</td>
<td>2,501</td>
<td>62</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>564</td>
<td>1,600</td>
<td>35</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>910</td>
<td>3,000</td>
<td>30</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>28.2</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>

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

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number and Percentage Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>17 out of 33 = 52%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>16 out of 16 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>33 out of 49 = 67%</td>
</tr>
</tbody>
</table>

Campus Demographics

Campus Type: Middle School
Campus Size: 906 Students
Grade Span: 06 - 08
Percent Economically Disadvantaged: 78.7%
Percent English Language Learners: 16.8%
Mobility Rate: 24.1%
Percent Served by Special Education: 9.1%
Percent Enrolled in an Early College High School Program: 0.0%

For further information about this report, please see the Performance Reporting website at https://rptsvr1.tea.texas.gov/perfreport/account/2017/index.html
Accountability Rating

Met Standard

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

Did Not Meet Standards on
- NONE

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>2,305</td>
<td>3,789</td>
<td>61</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>252</td>
<td>1,200</td>
<td>21</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>857</td>
<td>2,400</td>
<td>36</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>9.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>23.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>21.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>15.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Category</th>
<th>Met Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>18 out of 28 = 64%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>13 out of 14 = 93%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>6 out of 7 = 86%</td>
</tr>
<tr>
<td>Total</td>
<td>37 out of 49 = 76%</td>
</tr>
</tbody>
</table>

For further information about this report, please see the Performance Reporting website at https://rptsrv1.tea.texas.gov/perfreport/account/2017/index.html

TEA | Academics | Performance Reporting

Page 1

August 15, 2017
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Bond Application
No Objection Resolution

NA
2018 HTC
Full Application

Part 2 Tab 9

Site Information Form
Part II
1. **§11.9(c)(4) - Opportunity Index (Competitive HTC and Direct Loan Applications Only)**

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
</table>

**AND**

<table>
<thead>
<tr>
<th>The census tract has a median household income rate in the two highest quartiles within the region.</th>
</tr>
</thead>
</table>

**OR**

<table>
<thead>
<tr>
<th>The census tract has a median household income 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.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Contiguous Census Tract #</th>
<th>Contiguous Tract Quartile</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>health-related facility (3 miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>licensed center serving children (2 miles)</td>
</tr>
<tr>
<td>census tract with crime rate of ≤26 per 1k persons</td>
</tr>
<tr>
<td>census tract with ≥27% associate degrees adults aged ≥25</td>
</tr>
<tr>
<td>outdoor recreation facility available to public (1 mile)</td>
</tr>
<tr>
<td>community, civic or service organization (1 mile)</td>
</tr>
<tr>
<td>delivered meals service</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>licensed center serving children (2 miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>delivered meals service</td>
</tr>
<tr>
<td>community, civic or service organization (1 mile)</td>
</tr>
<tr>
<td>outdoor recreation facility available to public (1 mile)</td>
</tr>
<tr>
<td>health-related facility (3 miles)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
</table>

**Application is seeking points for Opportunity Index.**

| Total Points Claimed: | 7 |

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:

<table>
<thead>
<tr>
<th>Wholly or partially within a Colonia (Note: Not eligible if application qualifies for Opportunity Index points);</th>
</tr>
</thead>
</table>

| Entirely within the boundaries of an Economically Distressed Area (Note: Not eligible if application qualifies for |
Contiguous Census Tract # 48113018205  Contiguous Census Tract # 48113018136
Contiguous Census Tract # 48113018203  Contiguous Census Tract # 48113018118
Contiguous Census Tract # 48113018133  Contiguous Census Tract # see others next tab

Application is seeking points for Underserved Area.  Total Points Claimed: 5

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

NA  Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside.

AND  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: 0

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

Region: 3  Urban

NA  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):

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.

OR  Development is in a Rural Area.

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

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 behind this tab.

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.

<table>
<thead>
<tr>
<th>Application is seeking points for Concerted Revitalization.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Application is seeking points for Declared Disaster Area.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Application is seeking points for Readiness to Proceed.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documentation for Site Information Form Part II
### Supporting Documentation for the Site Information Form Part II

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Supporting Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunity Index (Competitive HTC and Direct Loan Only)</td>
<td><img src="Symbol_x" alt="x" /> Map with Development Site boundaries indicated, relative to census tract boundaries <img src="Symbol_na" alt="NA" /> Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts <img src="Symbol_x" alt="x" /> Map(s) of Community Assets with Development, radius, and each asset labeled</td>
</tr>
</tbody>
</table>
**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.
- 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:
- Current rent roll
- Evidence Development constructed 25 or more years prior to application (1992 or earlier)
- 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.
- Resolution from appropriate Governing Body describing concerted revitalization effort and identifying Development as contributing more than any other to such effort.
- 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](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
- 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
- Documentation from lender of the lenders’ critical path schedule for underwriting and approval including when application fees will be paid and third party reports reviewed.
- Evidence from lender that the lenders’ third party reports have been ordered
Signed architect contract

Critical path schedule with specific anticipated date for each milestone for site development and building permitting from the architect of record

Permit-ready architectural plans

Evidence that Site Plan has been submitted for permit and received by the appropriate permitting authority

Description from architect of record of current stage of architectural plans

Evidence that site development permit application has been submitted and received by the appropriate permitting authority

Description of timing for property acquisition

Description of timing for construction permits

Evidence of selection of construction contractor

Description of timing for execution of construction contracts

For any applicable public entity, evidence that contract procurement(s) has been issued per 2 CFR 200

For any applicable public entity, evidence that contract procurement(s) has been completed per 2 CFR 200

Detailed construction schedule including groundbreaking, start of site work, start of vertical construction, etc.

Project execution plan

Other (describe):
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Opportunity Index
The Reserves at Merriwood Ranch
Opportunity Index
1-Mile Radius

(X) Associates Degree 27%+
(VII) Property Crime 26/1,000 or less
(XIV) Meals on Wheels service area

(XII) Woodland Basin Nature Area
(XIII) Central Park Church of God
(XIII) Christ Unveiled Ministries
(XII) Quail Creek Parkway Park
(X) Associates Degree 27%+
(VII) Property Crime 26/1,000 or less
(XIV) Meals on Wheels service area
### The Reserves at Merriwood Ranch

**Garland**

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Cities Montessori</td>
<td>1935 E Centerville Rd.</td>
<td>Garland, TX</td>
<td>75041</td>
</tr>
<tr>
<td>Central Park Church of God</td>
<td>1901 E Centerville Rd.</td>
<td>Garland, TX</td>
<td>75041</td>
</tr>
<tr>
<td>Christ Unveiled Ministries</td>
<td>1650 E Miller Rd</td>
<td>Garland, TX</td>
<td>75041</td>
</tr>
<tr>
<td>Woodland Basin Nature Center</td>
<td>2332 East Miller Road.</td>
<td>Garland, TX</td>
<td>75043</td>
</tr>
<tr>
<td>Quail Creek Parkway Park</td>
<td>1301 S Country Club</td>
<td>Garland, TX</td>
<td>75040</td>
</tr>
<tr>
<td>MedPost Urgent Care</td>
<td>2101 Lakeview Pkwy</td>
<td>Rowlett, TX</td>
<td>75088</td>
</tr>
<tr>
<td>VNA Meals on Wheels</td>
<td>In Dallas County Service Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Associates Degree- 38.59%**

**Property crime rate of 26 per 1,000 persons or less**
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.
The Reserves at Merriwood Ranch
Opportunity Index

Census Tract 48113018110 has median household income within two highest quartiles of region with a poverty percentage of less than 20%.

Census Tract 48113018110 has associate degree percentage of ≥27%.
Quail Creek Parkway Park

Location
1301 South Country Club Road
Garland, Texas 75040

Park Features
- Benches
- Grills
- Natural area
- Picnic tables

http://www.garlandparks.com/gov/lq/parks/facres/default.asp

PLAY ACTIVITY GUIDE

PLAY ONLINE REGISTRATION

PARKS & FACILITIES MAP

FACILITY RESERVATIONS
Woodland Basin Nature Area

Location
2332 East Miller Road
(http://maps.google.com/maps?q=32.893579,-96.592634&hl=en&ll=32.890363,-96.587634&spn=0.019892,0.027423&sll=43.068888,-105.996094&sspn=23.987486,35.595703&t=m&z=15)Garland, Texas 75040

Park Features
- Bank fishing
- Canoe launch
- Trail - natural surface

Closed

The Miller Road Bridge Replacement at Rowlett Creek is underway by Dallas County. As a result, Garland's "Woodland Basin Nature Area" will be closed to vehicular and pedestrian access until completion of the project, approximately summer of 2016. Click Here
(http://www.dallascounty.org/department/comcr/district2/projects/rowlett.php) for more information on the Miller Road bridge replacement project.

(https://issuu.com/garlandtx/docs/play_guide_spring_2018)
You are welcome here & we would love to meet you.

**Sunday**
9:00 am & 11:00am
MORNING WORSHIP, EVERY SUNDAY

**Tuesday**
6:30 pm
COMMUNITY PRAYER GROUP.

**Wednesday**
7:00 pm
BIBLE STUDY, EXAMINE TOGETHER.

We are ordinary people.

1/18/18, 9:33 PM
Christ Unveiled Ministries Church | 1622 East Miller Road Garland, TX 75041

https://christunveiled.org/
Being a Christian isn’t complicated or political; it’s simply falling in love with Jesus Christ. We’re ordinary people with ordinary lives and ordinary problems, coming together for an extraordinary experience in the presence of the Lord. No magic answers. No secret formulas. Just simple faith and trust in Jesus Christ.

Through successes and struggles, we believe in our community. We come together every Sunday morning at 9 and 11, and on Wednesday nights for Bible Class, in a diverse environment for those who simply want to worship, learn, and know more about Christ.
Outreach & Missions.

Outreach is all about taking the gospel of Jesus Christ to all nations. When Jesus left the earth, He gave clear instructions that we were to reach out to all nations and make disciples in His name. Our work extends beyond our walls and reaches into all nations of the world. In these outreach efforts, we grow the Kingdom and find new brothers and sisters in Christ who are just like us.
Always connected.

**CU Church App.**
Get the Christ Unveiled Church App. Keep the library of Christ Unveiled Sermons, Music and Bible Classes at your finger tips.

**CU Radio App.**
The Christ Unveiled Radio App provides free music and sermons 24/7 and it’s all focused to strengthen the Body of Christ.

**ALERT NOTIFICATIONS:**

TO RECEIVE A TEXT MESSAGE IN THE EVENT OF A CHURCH SERVICE CLOSURE, WE INVITE YOU TO SUBSCRIBE TO THE CHRIST UNVEILED ALERT MANAGEMENT SYSTEM.

TEXT ‘CUALERT’ TO 313131 TO ENROLL
CENTRAL PARK CHURCH

GET CONNECTED TO CENTRAL PARK
office hours monday-friday 9am-5pm

EMAIL
centralparkchurch@gmail.com

PHONE
972.487.1371
214-703-5174

ADDRESS
1901 E. Centerville Rd.
Garland, TX 75041

MCKINNEY CAMPUS
MCKINNEY WEBSITE (http://centralparkmckinney.org)

GARLAND CAMPUS
ENGLISH SERVICE SUNDAY 9AM
SPANISH SERVICE 11AM (TRANSLATION AVAILABLE)
FRIDAY NIGHT YOUTH SERVICE 7:30PM
VNA Meals on Wheels helps seniors maintain independence in their homes by providing daily nutritious meals and social contact, thereby decreasing medical costs associated with malnutrition, dehydration, falls and isolation. Our approach to deliver “more than a meal” – but also a connection to the outside world – creates a safety net that reduces medical costs and allows seniors to live a nourished life in their own home.

**HIDDEN HUNGRY**

VNA Meals on Wheels clients are the hidden hungry – homebound, aging and unable to access resources like food banks and grocery stores. Over 67% of our clients are women over the age of 60 who live alone and cannot prepare or access proper nutrition to help them safely maintain their independence at home. They are the frailest among us. They have limited ability to purchase or prepare meals and have little or no support from family or caregivers. Faced with mounting medical bills and rising housing and utility costs, many of these seniors have to choose between food, medications and rent.

**JOURNEY OF A MEAL**

At 5 a.m. each weekday, more than 5,650 meals are prepared in VNA Haggerty Kitchen – the country’s largest single-site provider of meals to homebound seniors. Individual meals are specially packed and delivered to 22 sites in Dallas County by 10 a.m. Our dedicated drivers pick up meals at 10:30 a.m., and deliver hot meals and smiles to 12-14 seniors each day. The daily schedule averages 300 routes and 200 drivers, of which half are volunteers. In Fiscal Year 2017 more than 7,000 unduplicated individuals received 1,602,502 home-delivered meals.

**HISTORY**

The Meals on Wheels Program in Dallas was organized in 1957 as a pilot project by the Women’s Council of Dallas County. It was one of the first Meals on Wheels programs in the United States. In 1973, VNA agreed to assume responsibility for the service, viewing the Meals on Wheels program as a logical extension of home health care and as an advancement of the agency’s mission. Over the past forty years, VNA Meals on Wheels has expanded with the needs around us – from serving 125 meals a day in 1973, to more than 5,650 today.
Serving Collin, Dallas, Denton, Ellis, Henderson, Kaufman, Rockwall, Van Zandt Counties and parts of Cooke, Grayson, Hunt, Navarro and Tarrant Counties.
VNA Meals on Wheels provides hot, nutritious, freshly prepared meals five days a week to Dallas County residents who cannot provide for themselves due to illness, advanced age or disability. These meals contribute to the overall health and well-being of participating seniors, including those with chronic illnesses that are affected by diet, such as diabetes and heart disease, and frail seniors who are homebound. Without VNA Meals on Wheels these seniors would go hungry.

GET ASSISTANCE

In order to qualify for VNA Meals on Wheels, you must:
• Be over the age of 60 or disabled,
• Be unable to drive or leave your home without assistance,
• Have limited financial resources, and
• Live in Dallas County.

HOW TO APPLY

If you or a loved one would like to apply to receive meals through VNA's Meals on Wheels program, please contact April Burns at (214) 689-2268 or email her at burnsa@vnatexas.org in order to begin the application process.

HISTORY

The Meals on Wheels Program in Dallas was organized in 1957 as a pilot project by the Women’s Council of Dallas County. It was one of the first Meals on Wheels programs in the United States. In 1973, VNA agreed to assume responsibility for the service, viewing the Meals on Wheels program as a logical extension of home health care and as an advancement of the agency’s mission. Over the past forty years, VNA Meals on Wheels has expanded with the needs around us – from serving 125 meals a day in 1973, to more than 4,000 today.
GARLAND, TX (E CENTERVILLE RD / S COUNTRY CLUB RD) CRIME

**TOTAL CRIME INDEX**

<table>
<thead>
<tr>
<th></th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Index</td>
<td>49</td>
<td>110</td>
<td>123</td>
</tr>
</tbody>
</table>

(100 is safest)

Safer than 49% 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>13</td>
<td>110</td>
<td>123</td>
<td></td>
</tr>
</tbody>
</table>

Crime Rate (per 1,000 residents): 2.70 22.85 25.56

**NEIGHBORHOOD VIOLENT CRIME**

**VIOLENT CRIME INDEX**

<table>
<thead>
<tr>
<th></th>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Index</td>
<td>64</td>
<td>57</td>
<td>72</td>
<td>38</td>
</tr>
</tbody>
</table>

100 is safest

Safer than 48% of U.S. neighborhoods.

**VIOLENT CRIME INDEX BY TYPE**

<table>
<thead>
<tr>
<th></th>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
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</thead>
<tbody>
<tr>
<td>Index</td>
<td>64</td>
<td>57</td>
<td>72</td>
<td>38</td>
</tr>
</tbody>
</table>

100 is safest

**VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)**

![Graph showing violent crime comparison]

**MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME**

1 IN 370

in E Centerville Rd / S Country Club Rd

1 IN 333

in Garland

1 IN 243

in Texas
Operation Details

You may click on the question mark image (❓) to view the Frequently Asked Questions (FAQ) page.

Operation Number: 907650
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Lake Cities Montessori School
Location Address: 1935 E CENTERVILLE RD
                      GARLAND, TX 75041
Mailing Address: 1935 E CENTERVILLE RD
                 GARLAND, TX 75041
Phone Number: 214-440-4930
County: DALLAS
Website Address: www.lakecitiesmontessori.com
Administrator/Director Name: Masi Adibi
Second Director Name: Mary Amin
Type of Issuance: Full Permit
Issuance Date: 3/10/2009
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:00 AM-06:00 PM
Days of Operation: Monday - Friday
Total Capacity: 115
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Number Of Admin Penalties: 0
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 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, 946 standards were evaluated for compliance at this operation.

• Of the standards evaluated 2 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
  2 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.
Searching for a place to get quick, affordable, and reliable medical care in Rowlett, TX? You can count on MedPost for exceptional urgent care for everything from wellness services to sports injuries to relief from coughs, colds, and the flu. Our team of friendly medical professionals are experts in urgent care and emergency medicine, and are ready and able to serve you and your family.

At MedPost, we offer services for patients of all ages, including pediatric urgent care. It's our mission to provide quality medical care as an inexpensive alternative to the emergency department for non-life threatening issues. We accept most major insurance plans as well as credit cards and cash.
Check in to our Rowlett, TX walk-in clinic online, or just come in anytime you need immediate urgent care and the attention you deserve.

**Directions to MedPost in Rowlett**

If you are driving east on I-635 East, take exit 11A for Centerville Road/Ferguson Road. Turn left onto West Centerville Road and drive for five miles. Turn right onto TX-66 East and drive for one mile, and MedPost will be on your left in front of Home Depot.

[Get Directions]

MedPost is proud to offer comprehensive urgent care services at our urgent care clinics in Rowlett, Brownsville, Dallas, East El Paso, El Paso (Sunland Park, Viscount Boulevard, and MedPost Kids – Edgemere), McKinney, North and South Rockwall and San Antonio (Deerfield Crossing, Stone Oak Parkway and Thousand Oaks), as well as across the country.

**Businesses Near MedPost Urgent Care Rowlett**

Our Rowlett Immediate Care center is located in the same plaza as Home Dept and Dunkin' Donuts at the corner of Hwy 66 and Centerville Road near George Bush Freeway. We have ample parking available for our urgent care patients.

**Medpost**

MedPost healthcare providers have experience in urgent care, pediatrics, wellness, and occupational health and provide services in Rowlett, TX for residents of the Garland and Rockwall areas.

2101 Lakeview Parkway  
Rowlett, TX 75088  
Phone: 972-301-2853
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Underserved Area
The Reserves at Merriwood Ranch
Underserved Area

This application qualifies for 5 points for Underserved Area under the following subsection:

(E) The Development Site is located 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 (5 points).

This application is located in Garland (population 234,213) in census tract 48113018110. The land area of this census tract is completely incorporated by the City of Garland. The lake is completely incorporated by the City of Dallas (population 1,260,688). According to the HTC property inventory, neither this tract nor the surrounding tracts have an HTC development that has received an allocation within the past 15 years.

Surrounding tracts:
48113018205  48113018203  48113018133  48113018136  48113018118  48113018128
48113018111  48113018206

Source: US Census
https://www.census.gov/geo/maps-data/maps/2010tract.html
Tan is Garland, Pink is Dallas, and Purple is Rowlett
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Proximity to Urban Core

NA
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Concerted Revitalization Plan

NA
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Declared Disaster Area
2018 Declared Disaster Areas
Counties Expiring January 26, 2018
Eligible under §11.9(d)(3) of the 2018 QAP

<table>
<thead>
<tr>
<th>Bailey</th>
<th>Deaf Smith</th>
<th>Hockley</th>
<th>Navarro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Castro</td>
<td>Dickens</td>
<td>Hopkins</td>
<td>Parmer</td>
</tr>
<tr>
<td>Childress</td>
<td>Ellis</td>
<td>Kaufman</td>
<td>Red River</td>
</tr>
<tr>
<td>Cochran</td>
<td>Franklin</td>
<td>Kent</td>
<td>Rockwall</td>
</tr>
<tr>
<td>Collin</td>
<td>Hall</td>
<td>King</td>
<td>Terry</td>
</tr>
<tr>
<td>Dallas</td>
<td>Hardeman</td>
<td>Lamb</td>
<td>Titus</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wichita</td>
</tr>
</tbody>
</table>
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Readiness to Proceed

NA
2018 HTC
Full Application

Part 2 Tab 11

Site Information Form
Part III
1. **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>8.16</td>
<td>8.14</td>
<td>NA</td>
<td>8.16</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:

Per exhibit A of contract, stated 8.16-acre tract will be defined by survey legal description, which came in at 8.14 acres. ESA used site control acreage designation.

2. **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>Sooner Ranch Properties LP</td>
<td>Ronald T. Evans</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>9 Hobb Hill Ln.</td>
<td>Lucas</td>
<td>TX</td>
<td>75002</td>
<td>6/29/07</td>
</tr>
</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?

If "Yes," please explain: **NA**

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?

<table>
<thead>
<tr>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>no</td>
</tr>
</tbody>
</table>

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>same owner for past 36 months</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: **12/31/18**

Anticipated Closing Date: **12/31/18**

Title Commitment or Title Policy is included behind this tab (per §10.204(12)).

3. **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?

<table>
<thead>
<tr>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>no</td>
</tr>
</tbody>
</table>

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.
4. **30% increase in Eligible Basis “Boost” (9% and 4% HTC Only) - §11.4(c)**

Development qualifies for the boost for:

- 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: __________
Supporting Documentation for 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
- NA Each of the Direct Loan exhibits identified below (as applicable)

Increase in Eligible Basis (30% Boost)

- NA 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
- SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable

Site & Neighborhood Standards (New Construction Direct Loan only)

Confirm the following supporting documents are provided behind this tab.

- NA 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.
2018 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Site Control
ASSIGNMENT OF REAL ESTATE CONTRACT

This ASSIGNMENT OF OPTION TO PURCHASE OR LEASE (the “Assignment”) is hereby entered into by and between OPG Land Development, LLC, a Kansas limited liability corporate, with a principal address located at 5345 W. 151st Terrace, Leawood, Kansas, 66224, (the “Assignor”) and OPG Merriwood Reserves Partners, LLC a Texas limited liability company, with a principal address located at 5345 W. 151st Terrace, Leawood, Kansas, 66224 (the “Assignee”).

RECITALS

WHEREAS, Assignor warrants that Assignor has right, title and interest in and to that certain Option to Purchase or Lease, by and between Sooner Ranch Properties and receipted on December 1, 2017 by Independence Title Company in Austin, Texas, and assigned to Assignor by Assignment Option to Purchase or Lease Agreement dated January 18, 2018 (the “Option”).

WHEREAS, Assignee desires to assume Assignor’s right, title and interest in said Option.

NOW THEREFORE, for the consideration of the sum of Ten Dollars and 00/100 ($10.00) Dollars and other good and valuable consideration the Assignor hereby assigns, transfers, sets over and conveys to Assignee, free and clear of all liens, claims, charges, actions, security interests and encumbrances, all of Assignor’s right, title and interest as tenant in and to that certain Option.

Assignor warrants that Assignor has the right to transfer and assign its interest as tenant in and to the Option, that such interest is unencumbered and that Assignor shall warrant and forever defend the right and title to Assignor’s interest in and to the Option against the claims of all persons claiming by, through or under Assignor.

Assignee hereby accepts the foregoing Assignment and agrees to assume, fulfill, perform and discharge all the various commitments, obligations and liabilities of Assignor under and by virtue of the Option hereby assigned, which arise on or after the date hereof.

By entering into this Assignment, Assignor and Assignee acknowledge and agree that no officer, director, equity owner, employee or representative of Assignor or Assignee shall ever have any personal liability under this Assignment.

This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature page follows.]
IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment of as of the date first written above.

ASSIGNOR:

OPG Land Development, LLC

By:
Name: Brett Johnson
Title: President

ASSIGNEE:

OPG Merriwood Reserves Partners, LLC

By:
Name: Brett Johnson
Title: Member
ACCEPTANCE BY ASSIGNOR

OPG Land Development, LLC, referred to in this Agreement as the “Assignor” hereby acknowledges receipt of the amount of Ten Dollars ($10.00), together with a fully executed copy of this Assignment.

Date: 1-18-18

OPG LAND DEVELOPMENT, LLC

By: 

Name: Brett Johnson
Title: Authorized Representative
PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this "Agreement") is made and entered as of November 27, 2017 ("Effective Date") by and between Sooner Ranch Properties ("Seller") and OPG Land Development, LLC, a Kansas Limited Liability Company, ("Purchaser") and/or assigns.

I. PROPERTY

Seller hereby agrees to sell and convey to Purchaser, and Purchaser hereby agrees to purchase from Seller, upon the terms and conditions set forth herein, the following:

A. That certain 8.16-acre tract of land situated in Dallas County, Texas, located at 2 Bunk House Rd., Garland, Texas, 75043 generally described on Exhibit "A" attached hereto (the "Site").

B. All right, title and interest of Seller in and to any and all development rights relating to, associated with and/or appurtenant to the Property, including, but not limited to, all right, title and interest of Seller in and to: (a) all improvements, fixtures, privileges and appurtenances thereto; (b) utilities, sewage treatment capacity, water capacity, drainage and detention rights, if any, to serve or which will serve the Property and improvements now or hereafter constructed thereon; (c) surveys, engineering, soils, seismic, geological and environmental reports, studies, certificates and other technical descriptions applicable to the Property; (d) warranties, guaranties, indemnities, claims and causes of action, to the extent applicable to the Property; (e) leases, licenses, permits, governmental approvals, bank accounts related to the Property’s operations and reserves, utility commitments, utility rights, reimbursement rights, development rights or other similar rights; and (f) rights in and to engineering and architectural plans and specifications.

C. All interest of Seller in any alleys, strips or gores of land, if any, adjoining the Property ("Appurtenant Rights");

D. All right, title and interest of Seller, if any, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property; and

E. All right, title and interest to the service, equipment, supply, management, maintenance, utility, listing and other operating contracts relating to the Property (the "Service Contracts").

The term "Property", as hereinafter used, shall mean and include the Land, improvements, Appurtenant Rights and Service Contracts.
II. PURCHASE PRICE AND EARNEST MONEY

The purchase price to be paid by Purchaser to Seller for the Property ("Purchase Price"), shall be the sum of NINE HUNDRED TWENTY-FIVE THOUSAND and No/100 Dollars ($925,000.00), which shall be payable by cashier’s check, wire transfer or other immediately available funds prior to or at the Closing (as hereinafter defined).

Within five (5) business days after the Effective Date, Purchaser shall deposit a refundable deposit of FIVE THOUSAND and No/100 Dollars ($5,000) in cash to Title Company to allow Purchaser time to submit a pre-application to the Texas Department of Housing and Community Affairs, (TDHCA), perform preliminary due-diligence, (architectural and engineering, market study, environmental etc), pursue rezoning and evaluate the site’s scoring potential with TDHCA. Any deposits of earnest money made pursuant to the terms of this Contract, including any interest earned thereon, the "Earnest Money") shall be made to Independence Title Company, 5900 Shepherd Mountain Cove, Building 2, Suite 200, Austin, Texas 78730 ("Escrow Agent"). The Escrow Agent shall hold and disburse the Earnest Money in accordance with the escrow provisions of this Agreement. The Earnest Money shall be promptly returned to Purchaser upon any termination of this Agreement pursuant to the dates above other than by reason of Purchaser’s default. The Earnest Money shall be credited to the Purchase Price payable at the Closing (hereafter defined); otherwise, the Earnest Money shall be distributed pursuant to the terms of this Agreement.

III. TITLE INSURANCE COMMITMENT AND SURVEY

Within sixty (60) business days, Independence Title Company ("Title Company") shall furnish to Seller and Purchaser (i) a current commitment for an Owner’s Policy of Title Insurance (the "Title Commitment"), setting forth the state of title of the Property and all exceptions, including easements, restrictions, rights-of-way, covenants, reservations or other conditions or matters of record affecting the Property, including a survey deletion, and (ii) legible copies of all instruments creating such exceptions (the "Title Exception Documents").

Purchaser, at Purchaser’s sole cost and expense, shall obtain a new survey, in such form and content sufficient to permit, at Purchaser’s option and expense, the deletion from the owner’s title policy of insurance of the standard printed “survey exception” (the "Survey"). In addition, the Survey shall (i) include metes and bounds description of the Property; (ii) show the location of all improvements, highways, streets, roads, water courses, set-back lines, easements, rights-of-way, and encroachments, if any, on or immediately adjacent to the Property and the location of the Property and in relation to the nearest paved and dedicated public roadway and access thereto; and (iii) set forth the total number of acres and total number of square feet of the land within the Property.

IV. TITLE OBJECTIONS

In the event the Title Commitment, Survey, or Title Exception Documents indicate any title exceptions or other matters concerning the Property which are unacceptable to Purchaser, then Purchaser shall have the obligation to cure any objections or waive such objections and
acquire the Property subject to each such objection. The Seller will have ten, (10), days to cure any title exceptions or matters deemed unacceptable to the Purchaser.

V. **GOOD AND INDEFEASIBLE TITLE**

At Closing, Seller shall convey to Purchaser, by special warranty deed, good and indefeasible fee simple title in to the Property, free and clear of all liens, encumbrances, conditions, easements, rights-of-way, assessments and restrictions, except for the following:

A. General real estate taxes and assessments for the year of Closing and subsequent years; and

B. Matters specifically indicated in the Title Commitment by recording information and a general reference to matters shown on the Survey, which are not objected to by Purchaser or as to which Purchaser's objections are waived or deemed waived (the "Permitted Encumbrances").

VI. **OWNER'S TITLE INSURANCE POLICY**

Seller shall cause the Title Company to issue and deliver to Purchaser an owner's policy of title insurance ("Owner's Title Policy") in the amount of the Purchase Price and insuring that Purchaser is owner of the Property, subject only to any Permitted Encumbrances. Any endorsements to the Owner’s Title Policy required by Purchaser shall be issued at Purchaser’s request and expense.

VII. **REVIEW PERIOD**

Purchaser shall have from the Effective Date until the ONE HUNDRED TWENTIETH (120th) day from the Effective Date (the “Review Period”) to, among other things, obtain approvals from the Project's lenders, tax credit investor, Texas Department of Housing and Community Affairs, and/or any third parties requiring approval for transfer of Property to Purchaser, its successors and/or assigns (the “Third Party Approvals”).

During the Review Period, Purchaser, its employees, agents and contractors shall have the right, with 24-hour written notice to the Seller, to enter the Property or any part thereof at reasonable times for the purpose of making such inspections and to conduct soil borings and other geological and engineering tests or studies. Any inspection, examination or test shall not unreasonably interfere with Seller's use of the Property and shall not violate any law or regulation of any governmental entity having jurisdiction over the Property. Purchaser shall promptly restore the Property to substantially the condition in which Purchaser found it in the event the Property is damaged, disturbed or altered in any significant way in connection with any studies, tests, examinations and/or inspections performed by or on behalf of Purchaser, free of any mechanic's or materialman's liens or other encumbrances arising out of any of any such studies, tests, examinations and/or inspections or any restoration of the Property by or on behalf of Purchaser. Purchaser agrees to indemnify and hold Seller harmless from any and all loss and expense (including, without limitation, reasonable attorney's fees) resulting from claims and
damages caused by, arising out of or incurred in connection with the exercise by Purchaser of its rights to enter upon the Property under this paragraph. Purchaser's restoration and indemnification obligations under this section shall survive the termination of this Agreement.

If, for any reason, Purchaser fails to obtain the Third Party Approvals, Purchaser may terminate this Agreement by delivering written notice of termination to Seller at any time prior to the expiration of the Review Period, in which event this Agreement shall terminate and Purchaser shall deliver to Seller copies of any reports or studies concerning the Property prepared for Purchaser by third parties, and Seller and Purchaser shall be relieved of any further obligations hereunder except for Purchaser's indemnity obligations under this Article, which shall survive the termination of this Agreement.

Seller acknowledges that Purchaser will expend time, money, and other resources in connection with the examination and investigation of the Property and that, notwithstanding the fact that Purchaser may terminate this Agreement pursuant to this Article VII, such time, money, and other resources expended, together with the payment of the Earnest Money constitutes good, valuable, sufficient and adequate consideration for Seller's execution of and entry into this Agreement. If Purchaser fails to terminate this Agreement within the time and in the manner provided in this Article, Purchaser shall be deemed to have approved the Property and to have waived its rights to terminate this Agreement pursuant to this Article VII.

VIII. CLOSING

A. The Closing (herein so called) shall occur no later than December 31st, 2018 unless an extension is agreed to by Purchaser and Seller.

B. At the closing, Seller shall deliver to Purchaser the following:

(i) The special warranty deed duly executed and acknowledged, conveying the Property to Purchaser (in a form approved by Purchaser);

(ii) A settlement statement setting forth the amounts paid by or on behalf of and/or credited to each of Purchaser and Seller pursuant to this Agreement;

(iii) A customary non-foreign affidavit so as to relieve Purchaser of the withholding requirements under Section 1445 of the Internal Revenue Code of 1986, as amended unless Seller is not able to provide such affidavit, in which event the Title Company shall withhold from Seller's proceeds of this transaction and pay on behalf of Seller to the IRS the amount required to comply with such statute; and

(iv) Such other documents as are required by the Title Company or as shall be reasonable and necessary in the opinion of counsel for Seller and Purchaser to consummate and close the purchase and sale of the Property contemplated herein pursuant to the terms and provisions hereof.
At Closing, (i) if requested by Purchaser, the Title Company shall be prepared to issue an Owner’s Policy of Title Insurance required by Article VI hereof and (ii) Purchaser shall pay the Purchase Price. Furthermore, at Closing, Purchaser shall deliver to Seller the following:

(i) A settlement statement setting forth the amounts paid by or on behalf of and/or credited to each of Purchaser and Seller pursuant to this Agreement; and

(ii) Such other documents as are required by the Title Company or as shall be reasonable and necessary in the opinion of counsel for Seller and Purchaser to consummate and close the purchase and sale of the Property contemplated herein pursuant to the terms and provisions hereof.

(iii) A release of any guaranties provided by Seller or any of its affiliates or related parties pursuant to the Initial Purchase Agreement.

(iv) An easement or surface use agreement to allows Merriwood Ranch, Inc. to maintain access on a continuous and perpetual basis to the 30' utility easement located on the southeastern property boundary as shown on Exhibit “A”.

C. Real estate taxes and assessments relating to the Property for the year of the Closing shall be prorated as of the date of Closing. In the event the assessed valuation of the Property or the tax rates for the year of the Closing are not known at the time of the Closing, the proration of taxes shall be made on the basis of the most recent valuation and tax rates with an appropriate adjustment made between the parties when the actual valuation and tax rates are known. If an ag exemption is present on the Property, the Title Company shall estimate the amount of rollback taxes that would be imposed as of the Closing Date, and that amount will be collected from the Seller and credited to Purchaser at Closing. The agreement contained in this paragraph shall survive the Closing.

D. At Closing hereunder, Purchaser shall pay any escrow fees; legal, and other professional charges for services provided to Purchaser by Purchaser’s attorney; survey costs; title costs; and any expenses stipulated to be paid by Purchaser under the provisions of this Agreement.

IX. BROKERS

INDEMNITY. EACH PARTY HERETO REPRESENTS TO THE OTHER THAT, OTHER THAN SELLER’S BROKER AND PURCHASER’S BROKER, (I) THERE ARE NO REAL ESTATE COMMISSIONS, FINDERS’ FEES OR BROKERS’ FEES THAT HAVE BEEN OR WILL BE INCURRED IN CONNECTION WITH THIS AGREEMENT OR THE SALE OF THE PROPERTY, AND (II) SUCH PARTY HAS NOT AUTHORIZED ANY BROKER OR FINDER TO ACT ON SUCH PARTY’S BEHALF IN CONNECTION WITH THE SALE AND PURCHASE HEREUNDER. EACH PARTY HERETO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY FROM AND AGAINST ANY
AND ALL CLAIMS, LOSSES, DAMAGES, COSTS OR EXPENSES OF ANY KIND OR CHARACTER ARISING OUT OF OR RESULTING FROM ANY AGREEMENT, ARRANGEMENT OR UNDERSTANDING ALLEGED TO HAVE BEEN MADE BY SUCH PARTY WITH ANY BROKER OR FINDER (OTHER THAN SELLER'S BROKER AND PURCHASER'S BROKER) IN CONNECTION WITH THIS AGREEMENT OR THE TRANSACTION CONTEMPLATED HEREBY. THIS OBLIGATION WILL SURVIVE THE CLOSING OR ANY EARLIER TERMINATION OF THIS AGREEMENT.

Commissions. Any and all real estate commissions shall be paid by Purchaser and Purchaser agrees to indemnify Seller against any and all claims for real estate commissions from Coldwell Banker Commercial Advisors, (by Wayne Burgdorf) (“Purchaser's Broker”).

X. TERMINATION AND REMEDIES

Unless this Agreement is terminated in accordance with the provisions hereof, in the event Purchaser fails to purchase the Property at the Closing or otherwise defaults hereunder, Seller shall be entitled as its sole and exclusive remedy (except as otherwise specified herein) to terminate this Agreement and retain the Earnest Money as liquidated damages, Seller and Purchaser agreeing that Seller’s damages in such event would be difficult to measure.

In the event Seller breaches this Agreement (including without limitation a refusal by Seller to consummate the sale of the Property pursuant to this Agreement), Purchaser shall be entitled, as Purchaser’s sole and exclusive remedy, to (i) terminate this Agreement and receive a return of the Earnest Money previously delivered to Seller, or (ii) entitled to enforcement of specific performance of this Agreement against Seller.

In the event that the Third Party Approvals are not obtained within the Review Period, as extended, this Agreement shall terminate.

In the event either party hereto institutes legal proceedings to exercise its rights or to enforce this Agreement, the prevailing party in such proceedings shall be entitled to recover reimbursement of all reasonable attorney fees and costs of court incurred by it from the other party.

XI. REPRESENTATIONS

Except as otherwise provided in this Agreement, Seller hereby represents and warrants to Purchaser as follows:

1. Seller has the full right, power and authority to enter into and deliver this Agreement and to consummate the sale of the Property in accordance herewith and to perform all covenants and agreements of Seller hereunder;

2. Seller has not received any notice, and has no actual knowledge, that the Property or any portion or portions thereof is or will be subject to or affected by any condemnation,
eminent domain, or similar proceedings and there are no unpaid or past due taxes or assessments owing on the Property;

3. Seller has no actual notice of any actions, suits or proceedings of any kind or nature whatsoever, legal or equitable, affecting the Property or any portion or portions thereof or relating to or arising out of the ownership of the Property, in any court or before or by any Federal, state, county or municipal department, commission, board, bureau, agency or other governmental instrumentality;

4. No person, firm or other legal entity has any right or option to acquire the Property or any portion or portions thereof or any interest or interests therein;

5. The execution and delivery of this Agreement and the consummation of the transaction contemplated herein shall not and do not constitute a violation or breach by Seller of any provision of any agreement or other instrument to which Seller is a party or to which Seller may be subject although not a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Seller;

6. Seller has not received notice of, and has no other actual knowledge or information of, any pending or contemplated change in any law, rule, regulation, ordinance, order, decree or private restriction applicable to the Property, of any pending or threatened judicial or administrative action with respect to the Property, of any action pending or threatened by adjacent landowners or other persons with respect to the Property, or of any natural or artificial conditions upon or affecting the Property, or any part thereof, any of which would result in any material change in the conditions of the Property, or any part thereof;

7. Neither Seller nor, to Seller’s actual knowledge, any third party, has used, generated, manufactured, stored or disposed any Hazardous Substances in, at, on, under or about the Property or transported any Hazardous Substance to or from the Property. To the best of Seller’s actual knowledge the Property is not in violation, nor has been or is currently under investigation for violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene, worker health and safety, or to the environmental conditions in, at, on, under or about the Property. Seller hereby assigns to Purchaser as of the Closing all claims, counterclaims, defenses or actions, whether at common law, or pursuant to any other applicable federal or state or other laws which Seller may have against any third parties relating to the existence of any Hazardous Substance in, at, on, under or about the Property. For purposes of this Agreement, the term “Hazardous Substance” shall mean any substance that is now or may hereafter be regulated as a toxic or hazardous waste or substance under applicable federal, state or local statute, rule, regulation, ordinance, order, action, policy or common law (hereafter collectively referred to as “Environmental Laws”).

Such representations and warranties shall survive the Closing. Seller will provide Purchaser with any notice received by it with respect to the foregoing representations and warranties promptly upon receipt of any such notice, and that, as of the date of Closing, Purchaser will have received any such notice that has been received by Seller. In addition, Seller will not affirmatively make any agreement or perform any action that will make any of the
forgoing representations and warranties untrue and not correct as of the date of Closing.

With respect to any notice of change to be given by Seller to Purchaser pursuant to the immediately preceding paragraph, if Purchaser objects to such change and Seller is unable or unwilling to cure all such changes prior to the Closing, then, notwithstanding anything contained herein to the contrary, Purchaser may either (i) proceed to complete the Closing, notwithstanding any notice given, or (ii) terminate this Agreement, whereupon (a) the terms and conditions hereof shall be null and void, and (b) neither the Purchaser nor the Seller shall have any further liability or obligation pursuant to the terms and conditions hereof.

In addition to the other covenants of Seller set forth elsewhere in this Agreement, Seller covenants and agrees that during the term of this Agreement, Seller will not, without the prior written consent of Purchaser:

1. Encumber or permit to be encumbered any portion of the Property;

2. Grant any licenses, easements or other uses affecting any portion of the Property other than in the ordinary course of business;

3. Permit any mechanic’s or materialmen’s liens (or similar liens) to attach to any portion of the Property that will not be released at Closing; or

4. Cause or cause or permit the contamination of the Property or any part thereof with a Hazardous Substance, or allow any dumping on or filling of the Property in any manner.

5. Seller may continue to farm the land until closing.

XII. MISCELLANEOUS

A. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto and supersedes any prior understanding or written or oral agreements between the parties concerning the Property.

B. Interpretation. This Agreement shall be construed and interpreted under the laws of the State of Texas and all obligations of the parties created hereunder are performable in the county in which the Property is located.

C. Assignment. This Agreement may be assigned with the consent of Seller and Purchaser, which consent shall not be unreasonably withheld, conditioned or delayed. This Agreement and all rights hereunder shall inure to and be binding upon the heirs, executors, successors and assigns of Seller and Purchaser.

D. Gender. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.
E. Captions. The captions used in connection with Articles of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language of this Agreement.

F. Time of Essence. Time is of the essence to both Seller and Purchaser in the performance of this Agreement, and they have agreed that strict compliance by both of them is required as to any date set out herein. If the final day of any period of time set out in any provision of this Agreement falls upon a Saturday or Sunday or a legal holiday under the laws of the State of Texas, then and in such event, the time of such period shall be extended to the next business day which is not a Saturday, Sunday or legal holiday.

G. Notices. For the purpose only of notice given hereunder, the addresses of the parties hereto, to which all notices hereunder are to be sent, are as follows:

To Seller: Sooner Ranch Properties LP
9 Hobb Hill Lane
Lucas, Texas 75002
Attn: Ronald T. Evans
PH: (972) 740-3438
Fax: (972) 332-4241
Tracy.evans.pe@gmail.com

With a copy to:

To Purchaser: OPG Land Development, LLC and/or assigns
Brett Johnson
5345 W. 151st Terr,
Leawood, KS 66224
PH: (913) 396-6310
Fax: (913) 396-6312
brett@ovpgroup.com

With a copy to:

Coats Rose
901 South MoPac Expressway
Building One, Suite 500
Austin, Texas 78746
Attn: Scott Marks
Phone: (512) 684-3843
Fax: (713) 890-3911
Email: smarks@coatsrose.com

[ Remainder of page intentionally left blank]
EXECUTED to be effective as of the Effective Date.

SELLER

By: [Signature]
Name: Ronald T. Evans
Manager

Sooner Ranch Properties, L.P.
By: Sooner Ranch Property Mgmt., LLC as GP

PURCHASER:

OPG LAND DEVELOPMENT, LLC

a Kansas Limited Liability Company
and/or assigns

By: [Signature]
Name: Brett Johnson
Title: Authorized Representative
EXHIBIT "A"

The Property is Seller's Property in DCAD account 26088530011R10000, with diagram shown below. A Survey will define exact legal description.
LOT 181 BLOCK 1
8.14 ACRES

LEGEND

- Property Line
- Street
-利
- Building
- Fence
- Water Well
- Water Mains
- Easement
- Survey Baseline
- Survey Point
- Survey Tangent

CATEGORr 1A-LAND TITLE SURVEY
OF
LOT 181, BLOCK 1
CHIESA RANCH ADDITION, SECOND REPLAT
GARLAND, DALLAS COUNTY, TEXAS

CORBRRT, PROBST & BOYD, PLLC.
ENGINEERS - SURVEYS
AND SURVEYING HIGHWAY
MICHAEL FALLS, TEXAS 75092

SCALE: 1" = 50'
DATE: January 2019
SHEET 1 OF 1
FIELD NOTES

FIELD NOTES OF 8.14 ACRES BEING ALL OF LOT 1R1, BLOCK 1, CHIESA RANCH ADDITION, SECOND REPLAT AS RECORDED IN DOCUMENT #201400245997 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at disc found in the South line of East Miller Road at the Northwest corner of said Lot 1R1 and at the Northeast corner of a 3.0 acre tract of land conveyed to Roy Coffee by deed recorded in Volume 86087, Page 3543, Deed Records of Dallas County, Texas, for the Northwest corner of this tract;

THENCE with the South line of East Miller Road and the North line of said Lot 1R1 as follows: N 89° 48’ 37” E a distance of 96.40 feet to an iron rod found at the beginning of a curve to the left having a radius of 2964.79 feet, for an angle corner of this tract; Northeasterly with said curve to the left an arc distance of 246.03 feet (Chord = N 89° 18’ 07” E - 245.96 feet) to an iron rod found at the end of said curve to the left, for an angle corner of this tract; and N 86° 40’ 35” E a distance of 246.85 feet to an iron rod found at the Northeast corner of said Lot 1R1 and the Northwest corner of Lot 12R, said Block 1, Chiesa Ranch Addition, Second Replat, for the Northeast corner of this tract;

THENCE with the East line of said Lot 1R1 as follows: S 05° 07’ 46” W, with the West line of said Lot 12R, a distance of 394.91 feet to an iron rod set at an angle corner of said Lot 1R1, the Southwest corner of said Lot 12R and the most Westerly Northwest corner of Lot 14R1, said Block 1, Chiesa Ranch Addition, Second Replat, for an angle corner of this tract; S 51° 58’ 26” W, with the West line of said Lot 14R1, a distance of 104.25 feet to an iron rod found for an angle corner of said Lot 1R1 and Lot 14R1, for an angle corner of this tract; and S 40° 42’ 54” W, with the West line of said Lot 14R1, a distance of 430.42 feet to an iron rod found in the North line of a 15.0 foot alley at the Southeast corner of said Lot 1R1 and the Southwest corner of said 14R1, for the Southeast corner of this tract;

THENCE with the South line of said Lot 1R1 and the North line of a 15.0 foot alley as follows: N 44° 40’ 42” W a distance of 373.30 feet to an iron rod found at an angle corner of said Lot 1R1 and an angle corner of said 15.0 foot alley, for an angle corner of this tract; and N 38° 52’ 08” W a distance of 55.57 feet to an iron rod found at the Southwest corner of said Lot 1R1 and the Southeast corner of said 3.0 acre Coffee tract, for the Southwest corner of this tract;

THENCE with the West line of said Lot 1R1 and the East line of said 3.0 acre Coffee tract as follows: N 29° 14’ 42” E a distance of 187.22 feet to an iron rod found at an angle corner of said Lot 1R1 and said 3.0 Coffee tract, for an angle corner of this tract; N 08° 32’ 46” E a distance of 246.30 feet to an iron rod found at an angle corner of said Lot 1R1 and said 3.0 acre Coffee tract, for an angle corner of this tract; and N 22° 51’ 47” W a distance of 54.84 feet to the PLACE of BEGINNING and containing 8.14 acres of land.
ACCEPTANCE BY TITLE COMPANY

Independence Title Company, referred to in this Agreement as the "Escrow Agent" and "Title Company," hereby acknowledges receipt of the Initial Deposit in the amount of FIVE THOUSAND Dollars ($5,000.00), together with a fully executed copy of this Agreement. Escrow Agent certifies that it has received and understands this Agreement and hereby accepts the obligations of the Escrow Agent and the Title Company as set forth herein, including, without limitation, its agreement to hold the Deposit and disburse same, in strict accordance with the terms and provisions of this Agreement.

Date: 12/1/2017

INDEPENDENCE TITLE COMPANY

By: [Signature]

Name: Dar Williams
Title: Senior Vice President
Commercial Group
2018 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Title Commitment
Commitment for Title Insurance

Issued by Old Republic National Title Insurance Company

We (Old Republic National Title Insurance Company) 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.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  
President

Attest  
Secretary

issued through the Office of:

Authorized Counterinsignia
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Effective Date: January 8, 2018, 8:00 am  
GF No. 1746928-COM

Commitment No. 1746928-COM, issued January 16, 2018

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: $925,000.00  
      PROPOSED INSURED: OPG Merriwood Reserves Partners, LLC, a Texas limited liability company

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
      Policy Amount:  
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)  
      Policy Amount: To Be Determined  
      PROPOSED INSURED: To Be Determined  
      Proposed Borrower: OPG Merriwood Reserves Partners, LLC, a Texas limited liability company

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
      Policy Amount:  
      PROPOSED INSURED:  
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
      Binder Amount:  
      PROPOSED INSURED:  
      Proposed Borrower:

   f. OTHER  
      Policy Amount:  
      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:

   Sooner Ranch Properties, LP, a Texas limited partnership

4. Legal description of land:

   Lot 1R1, Block 1, CHIESA RANCH ADDITION SECOND REPLAT, an addition to the City of Garland,  
   Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201400245987,  
   Plat Records, Dallas County, Texas.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

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 No. 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’s Policy only.)

4. Any titles 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 of 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,
   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’s Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2018, 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 year. (If Texas Short Form Residential Loan 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 ______ 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 Loan 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 Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
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.):

.1 Any visible and/or apparent unrecorded easement, either public or private, located in, on, over or across the land.

.2 Easements, building lines and all other matters shown or referenced on plat recorded in Clerk's File No. 201400245997, Plat Records, Dallas County, Texas, said easements and building lines being further identified as:
   (i) Utility easement along southeasterly lot line; and
   (ii) Pedestrian and Utility Easement 10 feet in width along north lot line.

.3 Slope Easement:
   Recorded: Volume 2001080, Page 4020, Real Property Records, Dallas County, Texas.
   To: City of Garland

.4 Temporary Construction Easement:
   Recorded: Volume 2001080, Page 4027, Real Property Records, Dallas County, Texas.
   To: City of Garland

.5 All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

End of Schedule B.
SCHEDULE C

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, subcontractors, 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 Loan 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. Requirement is made that confirmation be obtained from a Texas Registered Professional Land Surveyor that the following easements do not affect/encumber the property to be insured:
   (i) Easement:
       Recorded: Volume 1696, Page 293, Deed Records, Dallas County, Texas.
       To: Texas Power & Light Company
   (ii) Easement:
       Recorded: Volume 6, Page 1041, Deed Records, Dallas County, Texas.
       To: City of Garland
       Purpose: utilities
   (iii) Ratification of Easement:
       Recorded: Volume 88104, Page 719, Deed Records, Dallas County, Texas.
       To: City of Garland

6. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Sooner Ranch Properties, LP, a Texas limited partnership.

7. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of OPG Merriwood Reserves Partners, LLC, a Texas limited liability company.

8. Requirement is made that a satisfactory assignment of purchaser's interest in the existing purchase contract be made from OPG Land Development, LLC to OPG Merriwood Reserves Partners, LLC, a Texas limited liability company.
9. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing. Company requires Owner.

10. Company requests that it be furnished with a properly executed waiver of inspection signed by the proposed insured owner; in the event the proposed insured owner declines to execute such waiver, additional exceptions and/or requirements may be made.

11. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.

12. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. (The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R)).
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 following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

**DIRECTORS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

<table>
<thead>
<tr>
<th>Director Name</th>
<th>Director Name</th>
<th>Director Name</th>
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</thead>
<tbody>
<tr>
<td>HARRINGTON BISCHOF</td>
<td>JOHN M. DIXON</td>
<td>STEVE R. WALKER</td>
</tr>
<tr>
<td>JAMES HELLAUER</td>
<td>ARNOLD L. STEINER</td>
<td>A. C. ZUCARO</td>
</tr>
<tr>
<td>DENNIS P. VAN MIEGHEM</td>
<td>JIMMY A. DEW</td>
<td>FREDERICKA T. AUBITZ</td>
</tr>
<tr>
<td>RANDI K. YEAGER</td>
<td>CHARLES F. TITTERTON</td>
<td>SPENCER LEROY, III</td>
</tr>
</tbody>
</table>

**OFFICERS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

<table>
<thead>
<tr>
<th>Officer Name</th>
<th>Officer Name</th>
<th>Officer Name</th>
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</thead>
<tbody>
<tr>
<td>MARK A. BILBREY, President</td>
<td>RANDI K. YEAGER, Chairman and CEO</td>
<td></td>
</tr>
<tr>
<td>JOHN A. MAGNESS, Executive Vice President</td>
<td>JEFFERY J. BLUHM, Executive Vice President</td>
<td></td>
</tr>
<tr>
<td>DANA C. SOLMS, Executive Vice President</td>
<td>MARK M. BUDZINSKI, Executive Vice President</td>
<td></td>
</tr>
<tr>
<td>DANIEL M. WOLD, Sr. Vice President, Secretary, General Counsel</td>
<td>PATRICK A. CONNOR, Executive Vice President</td>
<td></td>
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<tr>
<td>GARY J. HORN, Executive Vice President</td>
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<tr>
<td>CAROLYN J. MONROE, Executive Vice President</td>
<td>ROBERT J. CHAPMAN, Executive Vice President</td>
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<tr>
<td>CHERYL JONES, Executive Vice President</td>
<td>CHARLES KOVALESKI, Executive Vice President</td>
<td></td>
</tr>
<tr>
<td>CHRIS G. LIESER, Executive Vice President</td>
<td>MICHAEL B. SKALKA, Executive Vice President</td>
<td></td>
</tr>
</tbody>
</table>

Shareholders owning, controlling or holding, either personally or beneficially, 10% or more of the shares of Old Republic National Title Insurance Company as of the last day of the year preceding the date herein above set forth are as follows: Old Republic Title Insurance Companies, Inc.-100%, a wholly owned subsidiary of Old Republic National Title Holding Company, a wholly owned subsidiary of Old Republic Title Insurance Group Inc., a wholly owned subsidiary of Old Republic International Corporation.

2. (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: Title Resource Group, 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: Realogy Services Group, 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.

**Directors:** Donald J. Casey, Donald W. Evans, Jr., Thomas N. Rispol, Marilyn J. Wasser, Michael R. Gorman.

**Officers:** Donald W. Evans, Jr., President; Anthony E. Hull, Treasurer, Executive Vice President; Michael P. Gozdan, Secretary, Senior Vice President, General Counsel; Brian Alan Pitman, Senior Vice President; Michael Jay Southworth, Senior Vice President

(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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Owner's Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
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</table>

"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."
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 parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE
Purpose of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

We do not disclose any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.
INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your "nonpublic personal information". Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call Independence Title Company at (512) 454-4500.
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, ensure 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.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-678-1700 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.

 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.
1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact your Old Republic National Title Insurance Company at 1-888-678-1700.

3 You may call Old Republic National Title Insurance Company is toll-free telephone number for information or to make a complaint at:

1-888-678-1700

4 You may also write to Old Republic National Title Insurance Company at:
400 Second Avenue South
Minneapolis, MN, 55401

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

5 PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para someter una queja:

Puede comunicarse con su Old Republic National Title Insurance Company al 1-888-678-1700.

Usted puede llamar al número de teléfono gratis de Old Republic National Title Insurance Company para informacion o para someter una queja al:

1-888-678-1700

Usted también puede escribir a Old Republic National Title Insurance Company al:
400 Second Avenue South
Minneapolis, MN, 55401

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdl.state.tx.us
E-mail: ConsumerProtection@tdl.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compañía) (agente o la compañía) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para propuesto de información y no se convierte en parte o condicion del documento adjunto.
2018 HTC
Full Application

Part 2 Tab 12

QCT/SADDA Map

NA
2018 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
MFDL Site and Neighborhood Standards

NA
2018 HTC
Full Application

Part 2 Tab 13

Multiple Site Information

NA
2018 HTC Full Application

Part 2 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>Elected Official</th>
<th>District</th>
<th>Support Letter</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>Support Letter</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>District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Presiding officer of Board of Trustees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zip</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.
2018 HTC
Full Application

Part 2 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**)

- **Name of Organization**
- **Contact Name**
- **Address**
- **City**
- **Zip**
- **Phone**
- **Fax or Email**

1. [Table for Neighborhood Organizations]

2. [Table for Neighborhood Organizations]

3. [Table for Neighborhood Organizations]

4. [Table for Neighborhood Organizations]

5. [Table for Neighborhood Organizations]
2018 HTC
Full Application

Part 2 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. Notifications made at Pre-Application (Competitive HTC only):

X 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:

X 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.

X 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.

X I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

X 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.

X 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):

X 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]

Brett Johnson
Printed Name

Date

1/22/18

Notarize on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Matthew Gillam  
NOTARY PUBLIC—STATE OF KANSAS  
MY APPT EXP: 9/13/2021

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 22 day of January, 2015

Notary Public Signature
2018 HTC
Full Application

Part 3 Tab 17

Development Narrative
Development Narrative

1. The proposed Development is: (Check all that apply)
   - New Construction
   - and/or:
     - (adaptive reuse select New Construction here and adaptive reuse in next box)

   Previous TDHCA #  NA  If Acquisition/Rehab or Rehab, original construction year:  NA
   If Reconstruction,  NA  Units Demolished  NA  Units Reconstructed  NA
   If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. The Target Population will be:
   - General

   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 proposed development is a 108 units (12 one bedroom, 54 two bedroom, and 42 three bedroom) new construction family development with five residential /one non-residential building located in Garland, Texas.

   The proposed site is 8.14 acres currently platted and located on the South side of East Miller Road approximately 0.1 miles east of the intersection of East Miller Road and East Centerville Road. Lake Ray Hubbard is approximately 0.5 miles to the east of the proposed site. The site has undeveloped land to its west, a horse farm to its east and residential development to the south.

   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>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
<td>30</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>Amortization (Years)</td>
<td></td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>Permanent Term (Years)</td>
<td></td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$ 1,500,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</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></td>
</tr>
<tr>
<td>Nonprofit</td>
<td>USDA</td>
</tr>
<tr>
<td>USDA</td>
<td>CHDO</td>
</tr>
<tr>
<td>CHDO</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: NA and TDHCA funding source: NA

Has this site/activity previously received non-TDHCA federal funding? **No**

If yes, source: NA

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:
## Development Activities

### 1. Common Amenities (ALL Multifamily Applications §10.101(b)(5))

<table>
<thead>
<tr>
<th># of Units</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td>14</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:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

and

- 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.

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

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).
2018 HTC Full Application

Part 3 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:
  - Bedroom Size: 0, 1, 2, 3, 4
  - Square Footage: 550, 650, 850, 1,050, 1,250
  - Points claimed: 8

- Specific amenities and quality features will be provided in every Unit at no extra charge to the tenant;
  - Points claimed: 7

- Development will maintain the points selected and associated with those amenities as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.*

- * 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.

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*
  - Points claimed: 0

- At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI*
  - Points claimed: 0

- At least 5 percent of all low-income Units at 30% or less of AMGI*
  - Points claimed: 0

- In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.

- * 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.

3. Income Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(1)]

- Total Number of Units at 50% or less of AMGI: 42
- Number of 30% Units used to score points under §11.9(c)(2)*: 3
- Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost): 33
- Percentage used for calculation of eligible points under §11.9(c)(1): 40.74%

- Development is located in a Non-Rural Area of the Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
- Developments proposed in all other areas.

- * 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.

- Points Claimed: 16

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.
- 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; or
- 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; or
- At least 5% of all low-income Units at 30% or less of AMGI

- Points Claimed: 11
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.

- Supportive Housing Development proposed by a Qualified Nonprofit: 0 Points
- All other Developments: 9 Points
- 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: 1 Point

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)

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.
- Points Claimed: 0

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

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.
- Points Claimed: 2

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.

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.
- Points Claimed: 0

**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: 6

8. **Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]**
   - Development will maintain a 35 year Affordability Period. 
   - Points: 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. 
   - Points: 0

10. **Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]**
    - Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period. 
    - Points: 1

11. **Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]**
    - Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/5/2017. 
    - Points: 1

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Total Points: 7

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0 1
2 4
7
#
##
###
##
Tenant Populations with Special Housing Needs
Section 811 Explanation

This Application is unable to score points and meet the requirements of subparagraph (A).

The Applicant does not have an Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs.

[Signature]

[Date]
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, 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

2018 Uniform Multifamily Application Section 811 PRA Certification
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]

Printed Name

[Printed Name]

Title

[Title]

Date

[Date]

The State of Texas

[State]

COUNTY OF

[County]

Before me, a notary public, on this day personally appeared __________, 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 __ day of ______, 20__

(Seal)

Notary Public Signature

Matthew Gillam

[Notary Public Signature]

2018 Uniform Multifamily Application Section 811 PRA Certification
2018 HTC
Full Application

Part 3 Tab 20

Existing Development
Information

NA
2018 HTC
Full Application

Part 3 Tab 21

Occupied Developments

NA
2018 HTC
Full Application

Part 3 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)
2018 HTC
Full Application

Part 3 Tab 23

Specifications and Building/Unit Type Configuration and Tab 23a, 23b, 23c Forms
### SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq Ft for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns Q through A, and rows 51 through 79.

#### Specifications and Amenities (check all that apply)

- Building Configuration (Check all that apply):
  - Single Family Construction
  - SRO
  - Transitional (per §42((E)(3)(B))
  - Duplex
  - Scattered Site
  - Fourplex
  - > 4 Units Per Building
  - Townhome

- Development will have:
  - Fire Sprinklers
  - Elevators
  - # of Elevators
  - Wt. Capacity

- Number of Parking Spaces (consistent with Architectural Drawings):
  - Free
  - Paid
  - Shed or Flat Roof Carport Spaces
  - Attached Garage Spaces
  - Uncovered Spaces
  - Structured Parking Garage Spaces

- Floor Composition/Wall Height:
  - % Carpet/Vinyl/Resilient Flooring
  - Ceiling Height
  - % Ceramic Tile
  - Upper Floor(s) Ceiling Height (Townhome Only)
  - % Other
  - Describe:

---

### Unit Type Configuration Table

<table>
<thead>
<tr>
<th>Building Label</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Club</th>
<th>Total # of Residential Buildings</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>72</td>
<td>115,686</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>108</td>
<td>115,686</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Sq. Ft. Per Unit</th>
<th>Number of Units Per Building</th>
<th>Total # of Units</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3</td>
<td>2</td>
<td>1,198</td>
<td>12</td>
<td>6</td>
<td>42</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>1,031</td>
<td>12</td>
<td>12</td>
<td>54</td>
</tr>
<tr>
<td>C</td>
<td>1</td>
<td>1</td>
<td>808</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>Totals</td>
<td>72</td>
<td>24</td>
<td>12</td>
<td>-</td>
<td>108</td>
<td>115,686</td>
</tr>
</tbody>
</table>

**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:

- The lesser of these two numbers added to NRA:
  - Use this number to figure points under 11.9(e)(2)

- If a revised form is submitted, date of submission:
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></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>B</td>
<td>54</td>
<td>5%</td>
<td>2.7</td>
<td>2.7</td>
<td>3</td>
</tr>
<tr>
<td>C</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>108</td>
<td>5.4</td>
<td>5.8</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>3/2 (1198 SF)</td>
<td>422</td>
<td>5%</td>
<td>21.1</td>
<td>21.1</td>
<td>2</td>
</tr>
<tr>
<td>2/2 (1031 SF)</td>
<td>54</td>
<td>5%</td>
<td>2.7</td>
<td>2.7</td>
<td>3</td>
</tr>
<tr>
<td>1/1 ( 808 SF)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>488</td>
<td>24.4</td>
<td>24.8</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: ________________________ Jeffrey S Gillam ______________________
Signature Printed Name

1-18-2108 ________________ Jones Gillam Renz Architects________
Date Firm Name (If applicable)
**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></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>54</td>
<td>2%</td>
<td>1.08</td>
<td>1.08</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3.08</td>
<td>3</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/2</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>54</td>
<td>2%</td>
<td>1.08</td>
<td>1.08</td>
<td>1</td>
</tr>
<tr>
<td>1/1</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3.08</td>
<td>3</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                  Printed Name

____1-18-2018_______________  ____Jones Gillam Renz Architects____
Date                  Firm Name (If applicable)
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>227</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of Total</td>
<td>100</td>
</tr>
<tr>
<td>Surface lot</td>
<td>187</td>
</tr>
<tr>
<td>Carports</td>
<td>40</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>227</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of Total</td>
<td>100</td>
</tr>
<tr>
<td>Surface lot</td>
<td>187</td>
</tr>
<tr>
<td>Carports</td>
<td>40</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 - 14:20, 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>10</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>8</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>2</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>10</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>8</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>2</td>
<td></td>
<td>0</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

Jeffrey S Gillam
Printed Name

1-24-2018
Date

Jones Gillam Renz
Firm Name (If applicable)
2018 HTC
Full Application

Part 4 Tab 24

Rent Schedule
### Rent Schedule

**Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):**

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".

#### Rent Designations (select from Drop down menu)

<table>
<thead>
<tr>
<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>1</td>
<td>1</td>
<td>1.0</td>
<td>808</td>
<td>808</td>
<td>413</td>
<td>41</td>
<td>372</td>
<td>372</td>
<td>1,941</td>
<td>448</td>
<td>2,230</td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>808</td>
<td>2,424</td>
<td>688</td>
<td>41</td>
<td>647</td>
<td>647</td>
<td>13,209</td>
<td>777</td>
<td>2,230</td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>5</td>
<td>1</td>
<td>1.0</td>
<td>808</td>
<td>4,040</td>
<td>826</td>
<td>41</td>
<td>3,925</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>808</td>
<td>2,424</td>
<td>495</td>
<td>49</td>
<td>2,230</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>5</td>
<td>2</td>
<td>2.0</td>
<td>1031</td>
<td>5,155</td>
<td>495</td>
<td>49</td>
<td>2,230</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>17</td>
<td>2</td>
<td>2.0</td>
<td>1031</td>
<td>17,527</td>
<td>495</td>
<td>49</td>
<td>14,171</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>19</td>
<td>2</td>
<td>2.0</td>
<td>1031</td>
<td>19,589</td>
<td>991</td>
<td>49</td>
<td>17,898</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
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<td>13,403</td>
<td>1,090</td>
<td>49</td>
<td>1,082</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>TC 30%</td>
<td>3</td>
<td>3</td>
<td>2.0</td>
<td>1198</td>
<td>3,594</td>
<td>572</td>
<td>63</td>
<td>1,527</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>13</td>
<td>3</td>
<td>2.0</td>
<td>1198</td>
<td>15,574</td>
<td>954</td>
<td>63</td>
<td>11,583</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>15</td>
<td>3</td>
<td>2.0</td>
<td>1198</td>
<td>17,970</td>
<td>1,145</td>
<td>63</td>
<td>17,898</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>11</td>
<td>3</td>
<td>2.0</td>
<td>1198</td>
<td>13,178</td>
<td>1,260</td>
<td>63</td>
<td>13,855</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

<table>
<thead>
<tr>
<th>Non Rental Income</th>
<th>$0.00 per unit/month for:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non Rental Income</td>
<td>$0.00 per unit/month for:</td>
</tr>
<tr>
<td>Non Rental Income</td>
<td>$10.00 per unit/month for:</td>
</tr>
<tr>
<td>TOTAL NONRENTAL INCOME</td>
<td>$10.00</td>
</tr>
</tbody>
</table>

**POTENTIAL GROSS MONTHLY INCOME**

- Provision for Vacancy & Collection Loss: $10,000
- Rent Concessions (enter as a negative number)

**EFFECTIVE GROSS MONTHLY INCOME**

- EFFECTIVE GROSS ANNUAL INCOME

246216.875

If a revised form is submitted, date of submission: 

---

- Provision for Vacancy & Collection Loss
- Rent Concessions (enter as a negative number)

- EFFECTIVE GROSS ANNUAL INCOME

1,118,287
<table>
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<tr>
<th>% of Li</th>
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<th>% of Total</th>
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<td>LH/50%</td>
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<td>Direct Loan Total</td>
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ACQUISITION + HARD
Cost Per Sq Ft $114.98
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.

HARD
Cost Per Sq Ft $114.98

BUILDING
Cost Per Sq Ft $80.19
2018 HTC
Full Application

Part 4 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.

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<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
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<th>1BR</th>
<th>2BR</th>
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<th>Source of Utility Allowance &amp; Effective Date</th>
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<td>$41</td>
<td>$49</td>
<td>$63</td>
<td>$ -</td>
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<td>Sewer</td>
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<td>Electric</td>
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<tr>
<td>Trash</td>
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<td>Flat Fee</td>
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<tr>
<td>Other</td>
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<td>Electric</td>
<td>$ -</td>
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</table>

**Other (Describe)**

If a revised form is submitted, date of submission: ____________________________
January 19, 2018

Dear Mr. Sarai:

The Texas Department of Housing and Community Affairs has received a request submitted for proposed a 2018 Housing Tax Credit ("HTC"), located in Garland, to calculate the utility allowance using the HUD Utility Schedule Model in accordance with the 10TAC§10.614(k). This allowance is calculated based on the following representations:

1. That the buildings are not HUD-Regulated;
2. That the building(s) are not RHS assisted or have RHS assisted tenants;
3. That the residents are financially responsible for electricity and that the utility is not paid to or through the owner of the building based on an allocation formula or RUBS;
4. That the only building type is Apartments 5+; and,
5. The unit types are one, two, and three bedroom.

In accordance with Treasury Regulation §1.42-10, the utility allowance for those units occupied by Section 8 voucher holders remains the applicable Public Housing Authority utility allowance established from where the resident receives the assistance.

Please see attached schedule dated January 19, 2018. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, to utilize the HUD Utility Schedule Model to establish the initial utility allowance for the Development, the Owner must submit utility allowance documentation for Department approval, at minimum, 90 days prior to the commencement of leasing activities.

If you have any further questions, please contact Cody Campbell toll free in Texas at (800) 643-8204, directly at (512) 475-4603, or email: cody.campbell@tdhca.state.tx.us.

Sincerely,

[Signature]
Cody Campbell
Compliance Administrator
### Allowances for Tenant-Furnished Utilities and Other Services

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**

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<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
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<tr>
<td>Bottled Gas</td>
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<tr>
<td>Electric Resistance</td>
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<td>Electric Heat Pump</td>
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<tr>
<td><strong>Cooking</strong></td>
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<tr>
<td>Natural Gas</td>
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<tr>
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<tr>
<td><strong>Sewer</strong></td>
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<tr>
<td><strong>Trash Collection</strong></td>
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<td><strong>Other - specify</strong></td>
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*Locality: The Reserves at Merriwood Ranch  
Green Discount: None  
Unit Type: Larger Apartment Bldgs. (S+ units)  
Date (mm/dd/yyyy): 1/19/2018*
2018 HTC
Full Application

Part 4 Tab 26

Annual Operating Expenses
# ANNUAL OPERATING EXPENSES

## General & Administrative Expenses
- **Accounting**: $6,559
- **Advertising**: $10,235
- **Legal fees**: $11,397
- **Leased equipment**: $5,414
- **Postage & office supplies**: $5,707
- **Telephone**: $5,707
- **Other**

**Total General & Administrative Expenses:** $39,312

## Management Fee:
- Percent of Effective Gross Income: 5.00%
- **$55,914**

## Payroll, Payroll Tax & Employee Benefits
- **Management**: $75,291
- **Maintenance**: $64,137
- **Other**

**Total Payroll, Payroll Tax & Employee Benefits:** $139,428

## Repairs & Maintenance
- **Elevator**: $24,516
- **Exterminating**: $5,054
- **Grounds**: $11,367
- **Make-ready**: $15,165
- **Repairs**: $33,214
- **Pool**: $51,572
- **Other**

**Total Repairs & Maintenance:** $64,800

## Utilities (Enter Only Property Paid Expense)
- **Electric**: $24,516
- **Natural gas**: $12,202
- **Trash**: $51,572
- **Water/Sewer**: $12,202
- **Other**

**Total Utilities:** $88,290

## Annual Property Insurance:
- Rate per net rentable square foot: $0.33
- **$38,176**

## Property Taxes:
- Published Capitalization Rate: 8.25%
- **Dallas CAD**
- **$167,382**

**Total Property Taxes:** $167,382

## Reserve for Replacements:
- Annual reserves per unit: $300
- **$32,400**

## Other Expenses
- **Cable TV**
- **Supportive Services (Staffing/Contracted Services)**
- **TDHCA Compliance fees**: $3,240
- **TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)**
- **Security**
- **Other**

**Total Other Expenses:** $3,240

## TOTAL ANNUAL EXPENSES
- **Expense per unit:** $5824
- **$628,943**
- **Expense to Income Ratio:** 56.24%

## NET OPERATING INCOME (before debt service)
- **$489,344**

## Annual Debt Service
- **Pillar Financial**

**Total Annual Debt Service:** $387,433

## NET CASH FLOW
- **$101,911**

---

If a revised form is submitted, date of submission:  

2018 HTC
Full Application

Part 4 Tab 27

Proforma
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 pro forma period should be attached to this exhibit.

### INCOME

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<th></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>
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<td>$1,219,919</td>
<td>$1,244,318</td>
<td>$1,269,204</td>
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<td>$13,763</td>
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<td>($92,485)</td>
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### EXPENSES

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<tr>
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<td>$41,706</td>
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<td>Water, Sewer &amp; Trash Utilities</td>
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<td>$493,401</td>
<td>$497,367</td>
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### DEBT SERVICE

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<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></td>
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<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>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$103,911</td>
<td>$105,968</td>
<td>$109,934</td>
<td>$113,802</td>
<td>$117,565</td>
<td>$134,529</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$101,911</td>
<td>$207,879</td>
<td>$317,813</td>
<td>$431,615</td>
<td>$549,180</td>
<td>$1,179,415</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.26</td>
<td>1.27</td>
<td>1.28</td>
<td>1.29</td>
<td>1.30</td>
<td>1.35</td>
</tr>
<tr>
<td>Other (Describe)</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>
</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 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

---

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name: ____________________________

Phone: ____________________________

Email: ____________________________

Date: ____________________________

Signature, Authorized Representative, Syndicator

Printed Name: ____________________________

Date: ____________________________

If a revised form is submitted, date of submission: ____________________________
## Offsite Cost 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 offsite 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.

---

**Note:** ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT in the Offsite Cost Breakdown above.

---

**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. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Driveway &amp; Culvert</td>
<td>$32,500.00</td>
<td>$17,500.00</td>
<td>$50,000.00</td>
<td>$5,000.00</td>
<td>$</td>
<td>$55,000</td>
</tr>
<tr>
<td>Traffic Impact Fee</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,503</td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total

---

[Signature of Registered Engineer]

Printed Name: Devin G. Smith

Date: 1/23/2018

[Registered Engineer Stamp]

[Stamp: State of Texas]

[Stamp: Devin G. Smith]

[Stamp: Professional Engineer]
2018 HTC Full Application

Part 4 Tab 29

Site Work Cost 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>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthwork</td>
<td>$ 237,250.00</td>
<td>$ 127,750.00</td>
<td>$ 365,000.00</td>
<td>$ 35,000.00</td>
<td>$ 400,000</td>
<td></td>
</tr>
<tr>
<td>Site Utilities</td>
<td>$ 96,200.00</td>
<td>$ 51,800.00</td>
<td>$ 148,000.00</td>
<td>$ 15,000.00</td>
<td>$ 163,000</td>
<td></td>
</tr>
<tr>
<td>Concrete Driveway/Parking</td>
<td>$ 533,000.00</td>
<td>$ 287,000.00</td>
<td>$ 820,000.00</td>
<td>$ 78,000.00</td>
<td>$ 898,000</td>
<td></td>
</tr>
<tr>
<td>Landscaping and Irrigation</td>
<td>$ 94,250.00</td>
<td>$ 50,750.00</td>
<td>$ 145,000.00</td>
<td>$ 14,000.00</td>
<td>$ 159,000</td>
<td></td>
</tr>
<tr>
<td>Site Flatwork</td>
<td>$ 74,750.00</td>
<td>$ 40,250.00</td>
<td>$ 115,000.00</td>
<td>$ 11,000.00</td>
<td>$ 126,000</td>
<td></td>
</tr>
<tr>
<td>Site Amenities</td>
<td>$ 61,750.00</td>
<td>$ 33,250.00</td>
<td>$ 95,000.00</td>
<td>$ 10,000.00</td>
<td>$ 105,000</td>
<td></td>
</tr>
<tr>
<td>Stormwater Detention &amp; SWP3</td>
<td>$ 81,250.00</td>
<td>$ 43,750.00</td>
<td>$ 125,000.00</td>
<td>$ 12,000.00</td>
<td>$ 137,000</td>
<td></td>
</tr>
</tbody>
</table>

Total: $ 1,988,000

Signature of Registered Engineer

Devin G. Smith
Printed Name
1/23/2018
Date
2018 HTC
Full Application

Part 4 Tab 30

Development Cost Schedule
**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>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cost</strong></td>
<td>Acquisition</td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>925,000</td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td>0</td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>0</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>$925,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OFF-SITES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td>55,000</td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>0</td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td>0</td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>0</td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td>0</td>
</tr>
<tr>
<td>Off-site paving</td>
<td>0</td>
</tr>
<tr>
<td>Off-site electrical</td>
<td>0</td>
</tr>
<tr>
<td>Access driveway &amp; culvert</td>
<td>0</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
<td>$55,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE WORK</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>0</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>0</td>
</tr>
<tr>
<td>Detention</td>
<td>0</td>
</tr>
<tr>
<td>Rough grading</td>
<td>400,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td>126,000</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>898,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>0</td>
</tr>
<tr>
<td>On-site paving</td>
<td>0</td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>163,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>0</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>0</td>
</tr>
<tr>
<td>Stormwater detention &amp; SWP3</td>
<td>137,000</td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>$1,724,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE AMENITIES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>159,000</td>
</tr>
<tr>
<td>Pool and decking</td>
<td>0</td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>0</td>
</tr>
<tr>
<td>Fencing</td>
<td>0</td>
</tr>
<tr>
<td>Other site amenities</td>
<td>105,000</td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>$264,000</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>785,812</td>
<td>785,812</td>
</tr>
<tr>
<td>Masonry</td>
<td>329,057</td>
<td>329,057</td>
</tr>
<tr>
<td>Metals</td>
<td>199,658</td>
<td>199,658</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>713,134</td>
<td>713,134</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>229,483</td>
<td>229,483</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>374,247</td>
<td>374,247</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,403,077</td>
<td>1,403,077</td>
</tr>
<tr>
<td>Specialties</td>
<td>63,194</td>
<td>63,194</td>
</tr>
<tr>
<td>Equipment</td>
<td>350,954</td>
<td>350,954</td>
</tr>
<tr>
<td>Special Construction</td>
<td>1,277,839</td>
<td>1,277,839</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>899,437</td>
<td>899,437</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>726,712</td>
<td>726,712</td>
</tr>
<tr>
<td>Electrical</td>
<td>242,237</td>
<td>242,237</td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td>726,712</td>
<td>726,712</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td>297,378</td>
<td>297,378</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></td>
<td></td>
</tr>
<tr>
<td>Finishes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialties</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subtotal Building Costs Before 11.9(e)(2)</td>
<td>$9,276,500</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Voluntary Eligible Building Costs (After 11.9(e)(2))

- Enter amount to be used to achieve desired score.

<table>
<thead>
<tr>
<th></th>
<th>$77.98 psf</th>
<th>$9,021,500</th>
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</thead>
</table>

#### TOTAL BUILDING COSTS & SITE WORK

<table>
<thead>
<tr>
<th>(including site amenities)</th>
<th>$11,264,500</th>
<th>$0</th>
<th>$10,905,000</th>
</tr>
</thead>
</table>

| Contingency | 7.00% | $792,365 | 763,350 |

### TOTAL HARD COSTS

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>%THC</th>
<th>THC</th>
<th>%EHC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>726,712</td>
<td>6.00%</td>
<td>700,101</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td>242,237</td>
<td>2.00%</td>
<td>233,367</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>726,712</td>
<td>6.00%</td>
<td>700,101</td>
</tr>
</tbody>
</table>

#### TOTAL CONTRACTOR FEES

<table>
<thead>
<tr>
<th></th>
<th>$1,695,661</th>
<th>$0</th>
<th>$1,633,569</th>
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</table>

### TOTAL CONSTRUCTION CONTRACT

<table>
<thead>
<tr>
<th>Before 11.9(e)(2)</th>
<th>$13,807,526</th>
<th>$0</th>
<th>$13,301,919</th>
</tr>
</thead>
</table>

#### Voluntary Eligible "Hard Costs" (After 11.9(e)(2))

- Enter amount to be used to achieve desired score.

|                   | $0.00 psf |  |
|-------------------|-----------| |

*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.*
<table>
<thead>
<tr>
<th>SOFT COSTS</th>
<th>500,000</th>
<th>500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>34,528</td>
<td>34,528</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>60,490</td>
<td>60,490</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>14,712</td>
<td>14,712</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>29,453</td>
<td>29,453</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>5,880</td>
<td>5,880</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>60,490</td>
<td>60,490</td>
</tr>
<tr>
<td>Appraisal</td>
<td>5,880</td>
<td>5,880</td>
</tr>
<tr>
<td>Market analysis</td>
<td>6,500</td>
<td>6,500</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>14,712</td>
<td>14,712</td>
</tr>
<tr>
<td>Soils report</td>
<td>21,846</td>
<td>21,846</td>
</tr>
<tr>
<td>Survey</td>
<td>21,846</td>
<td>21,846</td>
</tr>
<tr>
<td>Marketing</td>
<td>21,846</td>
<td>21,846</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>21,048</td>
<td>21,048</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>7,954</td>
<td>7,954</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td>7,954</td>
<td>7,954</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>FFE</td>
<td>250,000</td>
<td>250,000</td>
</tr>
</tbody>
</table>

**Subtotal Soft Cost**

$1,149,560

$0

$1,127,714

| FINANCING: |
| CONSTRUCTION LOAN(S) |
|---|---|---|
| Interest | 605,000 | 453,750 |
| Loan origination fees | 145,000 | 145,000 |
| Title & recording fees | 100,000 | 100,000 |
| Closing costs & legal fees | 16,370 | 16,370 |
| Inspection fees | 35,500 | 35,500 |
| Credit Report | 35,500 | 35,500 |
| Discount Points | 35,500 | 35,500 |
| Other (specify) - see footnote 1 | 35,500 | 35,500 |
| Other (specify) - see footnote 1 | 35,500 | 35,500 |

| PERMANENT LOAN(S) |
|---|---|---|
| Loan origination fees | 62,000 | 62,000 |
| Title & recording fees | 10,000 | 10,000 |
| Closing costs & legal fees | 10,000 | 10,000 |
| Bond premium | 10,000 | 10,000 |
| Credit report | 10,000 | 10,000 |
| Discount points | 10,000 | 10,000 |
| Credit enhancement fees | 10,000 | 10,000 |
| Prepaid MIP | 10,000 | 10,000 |
| Other (specify) - see footnote 1 | 10,000 | 10,000 |
| Other (specify) - see footnote 1 | 10,000 | 10,000 |

| BRIDGE LOAN(S) |
|---|---|---|
| Interest | 10,000 | 10,000 |
| Loan origination fees | 10,000 | 10,000 |
| Title & recording fees | 10,000 | 10,000 |
| Closing costs & legal fees | 10,000 | 10,000 |
| Other (specify) - see footnote 1 | 10,000 | 10,000 |
| Other (specify) - see footnote 1 | 10,000 | 10,000 |

$500 in-kind contribution will go towards this line item.
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>67,710</td>
<td></td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>75,000</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>35,000</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$1,151,580</td>
<td>$0  $825,620</td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>150,000</td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,204,815</td>
<td>2,138,288</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>15.00%</td>
<td>$2,354,815</td>
<td>$0  $2,288,288  15.00%</td>
</tr>
</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up</td>
<td>508,188</td>
<td></td>
</tr>
<tr>
<td>Operating</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Escrows</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$508,188</td>
<td>$0  $0</td>
</tr>
</tbody>
</table>

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL HOUSING DEVELOPMENT COSTS</strong></td>
<td>$19,896,669</td>
<td>$0  $17,543,540</td>
<td></td>
</tr>
</tbody>
</table>

*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**
- $0  $17,543,540

****High Cost Area Adjustment (100% or 130%)**
- 130%

**Total Adjusted Basis**
- $0  $22,806,603

**Applicable Fraction**
- 75%

**Total Qualified Basis**
- $17,088,491  $0  $17,088,491

**Applicable Percentage**
- 9.00%

**Credits Supported by Eligible Basis**
- $1,537,964  $0  $1,537,964

(May be greater than actual request)

*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)**
- 12

Name of contact for Cost Estimate:
- Matt McPherson

Phone Number for Contact:
- 785-273-3882

If a revised form is submitted, date of submission:
2018 HTC
Full Application

Part 4 Tab 31

Financing Narrative and
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>Liens</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Liens</td>
</tr>
<tr>
<td>Debit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to, Perm. (Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
<td>30 0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
<td>30 0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
<td>0 0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
<td>0 0</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>Conventional Loan</td>
<td>$14,500,000 4.00% 1st</td>
<td>$6,200,000 5.25% 35 18</td>
<td>1st</td>
</tr>
<tr>
<td>Pillar Financial</td>
<td>Conventional Loan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>HTC</td>
<td>$1,500,000 $2,699,730</td>
<td>$13,498,650 0.9</td>
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</tr>
<tr>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>City of Garland</td>
<td>In-Kind Contribution</td>
<td>$500</td>
<td></td>
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<tr>
<td>Deferred Developer Fee</td>
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<tr>
<td>Overland Property Group</td>
<td></td>
<td>$197,519</td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds**: $17,199,730

**Total Uses of Funds**: $19,896,669

**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).

Wells Fargo will provide construction financing in the form of a Construction Loan of approximately $14,500,000. The Construction Loan will be priced at a variable rate of 30 day LIBOR + 2.00%. The 30-day LIBOR rate as of 1/25/18 is 1.64%, for an all-in rate of 3.64%. Underwritten at a rate of 4.00%. The construction Loan will have a 24 month term with two 3 month extensions available. Permanent financing will be provided by Pillar Financial in the form of a permanent loan in the amount of $6,200,000. The interest rate on the loan is estimated to be 5.25%, which is priced off the 10-year UST index. The loan will have a 18 year term and a 35 year amortization schedule. Wells Fargo will provide the equity financing for the project. The Limited Partner is acquiring 99.99% of the partnership's annual Federal LIHTC's of $1,500,000. Wells Fargo will provide a total equity amount equal to $13,498,650, based on an equity price of $0.90. 20% of the total equity will be funded during

Describe the replacement reserves:

Annual replacement reserves are estimate to be $300/unit. Total operating reserves will be equal to 6 months worth of debt service and expenses.

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):
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, Authorized Representative, Construction or Permanent Lender
Scott Horton

Printed Name
Scott Horton

Date
01/25/18

Telephone: 303-863-4871
Email address: scott.horton@wellsfargo.com

If a revised form is submitted, date of submission:
2018 HTC
Full Application

Part 4 Tab 32

Multifamily Direct Loan
Financial Capacity

NA
2018 HTC
Full Application

Part 4 Tab 33

Multifamily Direct Loan
Match Funds

NA
2018 HTC
Full Application

Part 4 Tab 34

Finance Scoring
## Finance Scoring (for Competitive HTC Applications ONLY)

### 1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))

Name of the Local Political Subdivision providing the funding:

- **City of Garland**

[x] 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.

[x] 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.

[x] 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.

| Total Points Claimed: | 1 |

### 2. Financial Feasibility (§11.9(e)(1))

- [ ] Eligible Pro-Forma and letter stating the Development is financially feasible. **0**
- [x] 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 **8.33%**
- HTC funding request as a percent of Total Housing Development Cost **7.54%**

**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 |

**Self Score Total:** **122**
# Supporting Documents Should be Included Behind this Tab

**ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES**

- [x] Executed Pro Forma from Permanent or Construction Lender
- [x] Letter from lender regarding approval of Principals (consistent with Template)
- [x] Evidence of all Permanent and Construction Financing (term sheets, loan agreements)
- [ ] Evidence of any Gap Financing, terms included
- [ ] Evidence of any Owner Contributions, with financial support if required
- [x] Evidence of Equity Financing (HTC applications only)
- [ ] 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.
- [x] 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)]
- [ ] Evidence of Rental Assistance/Subsidy
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Construction and Permanent Financing Letters
and
Gap Financing and/or Owner Contributions
January 25, 2017

Overland Property Group, LLC  
Attn: Pat Beatty  
Cc: Kit Sarai  
5345 W. 151st Terrace  
Leawood, KS 66224

RE: The Reserves at Merriwood Ranch

Dear Mr. Beatty:

Wells Fargo (the “Bank”) has been pleased with its relationship with Overland Property Group and as a result would like to provide the following financial letter of support for the construction and permanent financing of The Reserves at Merriwood Ranch, a 108 unit LIHTC community, which includes 27 market rate units, located in Garland, 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:** OPG Merriwood Reserves Partners, LLC

**Guaranty:** Overland Property Group, LLC, the General Partner TBD, Overland Ventures, LLC, the Patrick L. Beatty Trust, and principals, Pat Beatty, Brett Johnson, Matt Gilliam, and Rex Vanier, (aka “Guarantors”) and/or other parties acceptable to the Bank in its sole discretion shall provide an unconditional guaranty of full payment and performance.

Permanent Loan shall carry standard non-recourse carve out guarantees to be provided by the Guarantors.

**Project:** The Reserves at Merriwood Ranch, a 108 unit, LIHTC development located in Garland, TX

**Credit Facilities:**  
A) Construction Loan of approximately $14,500,000  
- Priced at a variable rate of 30 day LIBOR + 1.75%. The 30-day LIBOR rate as of 01/25/18 is 1.56%, for an all-in rate of 3.31%. Underwritten at a rate of 4.00%.
• Origination Fee equal to the greater of 0.75% or $100,000, shall be paid upon the closing of the construction facility.

• 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

• LTV not to exceed 75% during construction period based on rent-restricted stabilized value and appraised value of LIHTC’s. Appraisal report will be in a form and substance acceptable to the Bank.

• Repayment from equity and permanent proceeds upon stabilization

• The Construction Loan will be Interest only with payments required monthly. Repayment of the Construction Loan will come from equity and permanent proceeds upon stabilization.

• Lender to approve all subordinated debt terms, payment conditions, and any recorded extended use restriction agreements. Subordinated lenders shall be required to execute a subordination and standstill agreement in form and substance approved by Wells Fargo.

• Financing terms herein assume that any extended use agreement or similar encumbrance affecting the property, by its terms, must terminate upon foreclosure or upon a transfer of the property in lieu of foreclosure, in accordance with Section 42(h)(6)(E) of the Internal Revenue Code.

  **Collateral:**

  1st lien deed of trust and assignment of leases and rents on the subject property

• UCC filing on furniture, fixtures, and equipment
• Security interest in operating and replacement reserve funds
• 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
- Appraisal/survey fees
- Plan and Cost Reviews
- 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: Included 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

Developer Fee: Timing of payment of developer fee to be mutually agreed upon between Bank and Borrower

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 general contractor will provide a full completion guaranty. Bank 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
- Review and approve the equity pay-in schedule
- Review and approve the Permanent lender and terms, if applicable
- Review and approval of the General Contractor
• Award of tax credits from TDHCA that equate to a Federal LIHTC equity contribution equal to or greater than $13,498,650
• 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.
• Appraisal acceptable to the Bank
• 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 will be responsible for and pay all costs, expenses and fees associated with this transaction; regardless of the credit decision reached by the Bank should a term sheet be executed. This letter does not represent a term sheet. Bank estimates legal fees to not exceed $35,000. The Bank estimates that 3rd party due diligence fees such as appraisal, environmental review, costing and costing review, should not exceed $20,000.

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.

TDHCA:

The attached 15-year pro forma was prepared by the Overland Property Group for The Reserves at Merriwood Ranch located in Garland, 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’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 Overland Property Group and its Principals. At this time, Wells Fargo 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.

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.

Sincerely,

Scott Horton
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.

### INCOME

<table>
<thead>
<tr>
<th></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>$1,195,999</td>
<td>$1,219,919</td>
<td>$1,244,318</td>
<td>$1,269,204</td>
<td>$1,294,588</td>
<td>$1,429,330</td>
<td>$1,578,096</td>
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<tr>
<td>Secondary Income</td>
<td>$13,319</td>
<td>$13,484</td>
<td>$13,753</td>
<td>$14,028</td>
<td>$15,488</td>
<td>$17,100</td>
<td></td>
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<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($90,672)</td>
<td>($92,485)</td>
<td>($94,335)</td>
<td>($96,222)</td>
<td>($98,146)</td>
<td>($108,361)</td>
<td>($119,640)</td>
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<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Effective Gross Annual Income</td>
<td>$1,118,287</td>
<td>$1,140,653</td>
<td>$1,163,466</td>
<td>$1,186,735</td>
<td>$1,210,470</td>
<td>$1,336,457</td>
<td>$1,475,556</td>
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### EXPENSES

<table>
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<tr>
<th></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>$39,312</td>
<td>$40,491</td>
<td>$41,706</td>
<td>$42,957</td>
<td>$44,246</td>
<td>$51,293</td>
<td>$59,463</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$55,914</td>
<td>$57,031</td>
<td>$58,173</td>
<td>$59,337</td>
<td>$60,524</td>
<td>$66,823</td>
<td>$73,778</td>
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<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$143,611</td>
<td>$147,919</td>
<td>$152,357</td>
<td>$156,927</td>
<td>$181,922</td>
<td>$210,897</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
<td>$64,800</td>
<td>$66,744</td>
<td>$68,747</td>
<td>$70,809</td>
<td>$72,933</td>
<td>$84,550</td>
<td>$98,016</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$24,516</td>
<td>$26,251</td>
<td>$26,909</td>
<td>$27,593</td>
<td>$31,988</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$63,774</td>
<td>$65,687</td>
<td>$67,658</td>
<td>$69,688</td>
<td>$71,778</td>
<td>$83,211</td>
<td>$96,464</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$38,176</td>
<td>$39,322</td>
<td>$40,501</td>
<td>$41,716</td>
<td>$42,968</td>
<td>$49,812</td>
<td>$57,745</td>
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<tr>
<td>Property Tax</td>
<td>$167,382</td>
<td>$172,403</td>
<td>$177,576</td>
<td>$182,903</td>
<td>$188,390</td>
<td>$218,396</td>
<td>$253,180</td>
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<tr>
<td>Reserve for Replacements</td>
<td>$32,400</td>
<td>$33,372</td>
<td>$34,373</td>
<td>$35,404</td>
<td>$36,466</td>
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<tr>
<td>Other Expenses</td>
<td>$3,240</td>
<td>$3,337</td>
<td>$3,437</td>
<td>$3,540</td>
<td>$3,647</td>
<td>$4,227</td>
<td>$4,901</td>
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<tr>
<td>Total Annual Expenses</td>
<td>$628,943</td>
<td>$647,252</td>
<td>$666,099</td>
<td>$685,501</td>
<td>$705,472</td>
<td>$814,495</td>
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### DEBT SERVICE

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<tr>
<th></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>First Deed of Trust Annual Loan Payment</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
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<tr>
<td>Other Annual Required Payment</td>
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<td></td>
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### ANNUAL NET CASH FLOW

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<tr>
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<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>$101,911</td>
<td>$105,968</td>
<td>$109,934</td>
<td>$113,802</td>
<td>$117,565</td>
<td>$134,529</td>
<td>$147,588</td>
<td></td>
</tr>
</tbody>
</table>

### CUMULATIVE NET CASH FLOW

<table>
<thead>
<tr>
<th></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>$101,911</td>
<td>$105,968</td>
<td>$109,934</td>
<td>$113,802</td>
<td>$117,565</td>
<td>$134,529</td>
<td>$147,588</td>
<td></td>
</tr>
</tbody>
</table>

### Debt Coverage Ratio

<table>
<thead>
<tr>
<th></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>
</tr>
</thead>
<tbody>
<tr>
<td>1.26</td>
<td>1.27</td>
<td>1.28</td>
<td>1.30</td>
<td>1.35</td>
<td>1.38</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 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name: Scott Horton

Phone: 303-863-4871

Email: scott.horton@wellsfargo.com

Date: 01/25/2018

Signature, Authorized Representative, Syndicator

Printed Name

Date

If a revised form is submitted, date of submission: 
## 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>Lien Position</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>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>1st</td>
<td>$14,500,000</td>
<td>4.00%</td>
<td>$6,200,000</td>
<td>5.25%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>0$</td>
<td>0.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>0$</td>
<td>0.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>0$</td>
<td>0.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>0$</td>
<td>0.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

| Wells Fargo            | 1st                 | $14,500,000        | 4.00%          | $6,200,000      | 5.25%          | 35           | 18         | 1st             |

### Third Party Equity

| Wells Fargo            | HTC                 | $1,500,000        | $2,699,730     | $13,498,650     | 0.9 |

### Grant

| City of Garland        | In-Kind Contribution | $500 |

### Deferred Developer Fee

| Overland Property Group | $197,519 |

### Other

| Direct Loan Match |

Total Sources of Funds $17,199,730

Total Uses of Funds $19,896,669

**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.

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Wells Fargo will provide construction financing in the form of a Construction Loan of approximately $14,500,000. The Construction Loan will be priced at a variable rate of 30 day LIBOR + 2.00%. The 30-day LIBOR rate as of 1/25/18 is 1.56%, for an all-in rate of 3.56%. Underwritten at a rate of 4.00%. The construction loan will have a 24 month term with two 3 month extensions available. Permanent financing will be provided by Pillar Financial in the form of a permanent loan in the amount of $6,200,000. The interest rate on the loan is estimated to be 5.25%, which is priced off the 10-year UST index. The loan will have a 18 year term and a 35 year amortization schedule. Wells Fargo will provide the equity financing for the project. The Limited Partner is acquiring 99.99% of the partnership's annual Federal LIHTC's of $1,500,000. Wells Fargo will provide a total equity amount equal to $13,498,650, based on an equity price of $0.90. 20% of the total equity will be funded during

Describe the replacement reserves:

Annual replacement reserves are estimate to be $300/unit. Total operating reserves will be equal to 6 months worth of debt service and expenses.

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:}
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>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Name</td>
<td>01/25/18</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Telephone</th>
<th>303-863-4871</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email address</td>
<td><a href="mailto:scott.horton@wellsfargo.com">scott.horton@wellsfargo.com</a></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: ______________________
January 25, 2018

Mr. Pat Beatty  
Overland Property Group  
5345 W. 151st Terrace  
Leawood, Kansas 66224

Re: Reserves at Merriwood Ranch  
Garland, TX

Dear Mr. Beatty:

Based on our review and analysis of the information you have supplied, we are pleased to provide the following general mortgage loan proposal for your proposed Reserves at Merriwood Ranch located in Garland, TX. Approval of the mortgage loan (the “Loan”) will be subject to a complete underwriting review, site visit, Lender’s loan committee approval and Agency approval. If approved, the Loan will be made in accordance with, and subject to, the requirements, terms and conditions of the applicable Lending Program.

Borrower/Applicant: OPG Merriwood Reserves Partners, LLC
Manager: TBD GP – Overland Property Group
Developer: Overland Property Group
Guarantor: Pat Beatty, Brett Johnson, Rex Vanier
Loan / Purpose: $6,200,000 to provide permanent financing to the project, subject to final underwriting.
Term: 18 years
Interest Rate: The interest rate on the Loan (the “Interest Rate”) is estimated to be 5.25%, which is priced off the 10-year UST index. The Interest Rate is an estimate and components of the Interest Rate adjust daily and are subject to overall fluctuations in the capital markets.
Origination Fee: 1.0% of the loan amount
Collateral: First lien/mortgage; other typical pledges and assignments.
Guarantee: Non-recourse to the Borrower and Key Principals, with standard carve-outs (the carve outs include, without limitation, delivery assurance, guarantees against fraud, misrepresentation, environmental and waste).
Loan to Cost: 90%

Minimum DSCR: 1.15x based on the actual Interest Rate determined at Rate Lock.

Amortization Period: 35 Years

Subordinate Financing: Subordinate Financing will be permitted subject to Pillar’s approval.

Lending Program: Freddie Mac

This mortgage loan proposal is contingent upon credit approval and completion of the underwriting and due diligence process, including without limitation receipt of appraisals, environmental reports, Lender engineer’s reports and all final budgets and operating pro forma, all satisfactory to Lender in its sole and absolute discretion. Either party may terminate negotiations regarding this proposal at any time for any reason and Lender may revoke this term sheet and shall have no obligations hereunder if any of the conditions set forth therein are not satisfied as Lender requires in its sole and absolute discretion. We reserve the right to modify and/or add to any terms described in this letter following receipt and review of due diligence materials. The foregoing is intended to summarize the structure and basic terms and conditions (subject to modification upon completion of due diligence by Lender) upon which Lender will provide the financing described herein and is not an inclusive statement of all provisions, documents or requirements of a closing.

Sincerely,

Pillar Financial, a division of Sun Trust Bank

By: ______________________________

Marc Cesare
Managing Director
### 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro formas 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, revenue, 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 assumptions other than straight-line growth rate 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>$1,195,999</td>
<td>$1,219,919</td>
<td>$1,244,318</td>
<td>$1,269,214</td>
<td>$1,294,598</td>
<td>$1,342,380</td>
<td>$1,378,096</td>
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<tr>
<td>Secondary Income</td>
<td>$11,960</td>
<td>$13,219</td>
<td>$13,484</td>
<td>$13,753</td>
<td>$14,023</td>
<td>$14,888</td>
<td>$15,730</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$1,207,959</td>
<td>$1,233,138</td>
<td>$1,257,801</td>
<td>$1,282,257</td>
<td>$1,308,661</td>
<td>$1,364,188</td>
<td>$1,393,826</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($190,627)</td>
<td>($212,485)</td>
<td>($194,913)</td>
<td>($196,222)</td>
<td>($198,114)</td>
<td>($208,315)</td>
<td>($219,680)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$1,118,337</td>
<td>$1,111,652</td>
<td>$1,132,886</td>
<td>$1,146,296</td>
<td>$1,156,547</td>
<td>$1,166,873</td>
<td>$1,174,146</td>
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</table>

<table>
<thead>
<tr>
<th>EXPENSES</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>$39,312</td>
<td>$40,491</td>
<td>$41,706</td>
<td>$42,957</td>
<td>$44,246</td>
<td>$51,293</td>
<td>$55,403</td>
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<tr>
<td>Management Fee</td>
<td>$55,914</td>
<td>$57,013</td>
<td>$58,173</td>
<td>$59,337</td>
<td>$61,524</td>
<td>$64,823</td>
<td>$72,377</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$139,428</td>
<td>$143,611</td>
<td>$147,919</td>
<td>$152,357</td>
<td>$156,927</td>
<td>$161,922</td>
<td>$210,827</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$6,809</td>
<td>$6,744</td>
<td>$6,747</td>
<td>$7,059</td>
<td>$7,233</td>
<td>$8,450</td>
<td>$8,825</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$24,335</td>
<td>$25,251</td>
<td>$26,009</td>
<td>$26,789</td>
<td>$27,563</td>
<td>$32,688</td>
<td>$37,083</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$63,774</td>
<td>$65,687</td>
<td>$67,658</td>
<td>$69,688</td>
<td>$71,778</td>
<td>$83,711</td>
<td>$96,464</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$38,176</td>
<td>$39,322</td>
<td>$40,501</td>
<td>$41,716</td>
<td>$42,966</td>
<td>$49,912</td>
<td>$57,745</td>
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<tr>
<td>Property Tax</td>
<td>$107,382</td>
<td>$122,409</td>
<td>$177,576</td>
<td>$182,903</td>
<td>$188,390</td>
<td>$218,996</td>
<td>$255,589</td>
</tr>
<tr>
<td>Reserve for Repairs</td>
<td>$32,401</td>
<td>$33,372</td>
<td>$34,375</td>
<td>$35,404</td>
<td>$36,466</td>
<td>$42,215</td>
<td>$49,628</td>
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<tr>
<td>Other Expenses</td>
<td>$3,240</td>
<td>$3,357</td>
<td>$3,437</td>
<td>$3,540</td>
<td>$3,647</td>
<td>$4,227</td>
<td>$4,905</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$468,893</td>
<td>$474,251</td>
<td>$486,299</td>
<td>$489,501</td>
<td>$505,472</td>
<td>$514,495</td>
<td>$590,535</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$429,346</td>
<td>$429,901</td>
<td>$430,587</td>
<td>$433,747</td>
<td>$443,095</td>
<td>$454,993</td>
<td>$485,767</td>
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<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
<td>$387,433</td>
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<tr>
<td>Second Deed of Trust Annual Loan Payment</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>
</tr>
<tr>
<td>Other Annual Required Payment</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>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$101,911</td>
<td>$105,986</td>
<td>$109,934</td>
<td>$113,802</td>
<td>$117,565</td>
<td>$124,529</td>
<td>$147,588</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$101,911</td>
<td>$207,971</td>
<td>$317,813</td>
<td>$431,615</td>
<td>$545,180</td>
<td>$1,176,415</td>
<td>$1,884,707</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.06</td>
<td>1.27</td>
<td>1.29</td>
<td>1.30</td>
<td>1.34</td>
<td>1.35</td>
<td>1.39</td>
</tr>
</tbody>
</table>

By signing below, we are certifying that the above 15-Year pro formas are 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 parameters included in the template and preliminarily considered feasible, pending further diligence review. The debt service for each year maintained no less than a LTV debt coverage ratio. Signature only required if using this pro forma for projects under $11.94/ft² relating to financial feasibility.

**Signature, Authorized Representative, Construction or Permanent Lender**

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Phone:** 469-403-2421

**Email:**

**Date:**

**If a revised form is submitted, date of submission:**
## 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).

### Financing Participants

<table>
<thead>
<tr>
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<th>Funding Description</th>
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<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>Debt</td>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0 0.00%</td>
<td>$ - 0.00%</td>
</tr>
<tr>
<td>Wells Fargo</td>
<td>Conventional Loan</td>
<td>$14,500,000 4.00% 1st</td>
<td>$ 6,200,000 5.25% 35 18 1st</td>
<td></td>
</tr>
<tr>
<td>Pillar Financial</td>
<td>Conventional Loan</td>
<td>$14,500,000 4.00% 1st</td>
<td>$ 6,200,000 5.25% 35 18 1st</td>
<td></td>
</tr>
</tbody>
</table>

### Third Party Equity

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells Fargo</td>
<td>HTC</td>
<td>$1,500,000 $ 2,699,730</td>
<td>$ 13,498,650 0.9</td>
<td></td>
</tr>
</tbody>
</table>

### Grant

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Garland</td>
<td>In-Kind Contribution</td>
<td>$500</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overland Property Group</td>
<td></td>
<td>$197,519</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds**: $17,199,730

**Total Uses of Funds**: $19,896,669

### 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.

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Describe the replacement reserves:

Annual replacement reserves are estimate to be $300/unit. Total operating reserves will be equal to 6 months worth of debt service and expenses.

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):
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, Authorized Representative, Construction or Permanent Lender: [Signature]

Printed Name: Marc Cesare

Date: 1/25/18

Telephone: 469-403-2121

Email address: ____________________________

If a revised form is submitted, date of submission: ____________________________
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Equity Letter
January 25, 2018

Pat Beatty
Partner, Overland Property Group, LLC
5345 W. 151st Terrace
Leawood, KS 66224

Re: The Reserves at Merriwood Ranch
   Garland, Texas
   108 Units of General Occupancy Housing (27 market rate)

Dear Mr. Beatty:

This letter is in reference to a proposed equity investment by Wells Fargo Community Lending and Investment (“Wells Fargo”). Based upon information provided to us to date (developer financial projections, LIHTC assumptions, etc) and subject to the satisfaction of certain terms and conditions precedent set further below, Wells Fargo is interested in participating in an equity investment that will be effected pursuant to an Investment Agreement to be executed by Wells Fargo, its Affiliate or Assigns, and the Partnership.

The Limited Partner is acquiring 99.99% of the partnership’s annual Federal Low Income Housing Tax Credits of $1,500,000. Based upon the Limited Partner having received 99.99% of the referenced credits over an approximate 10 year period, and further based upon terms and conditions as set forth below, we anticipate the total investment in the Project, net of all financing and placement fees and expenses, would equal $13,498,650 - $.9000 Fed LIHTC, per the credits allocated to the Partnership. Based upon the terms of this letter agreement and the information, projections, and assumptions you have provided to us, equity contributions would be made to the partnership by the Limited Partner at the times and in the amounts set forth below:

1. 20% will be funded on a construction draw basis prior to or simultaneous with construction loan/partnership closing; said funds to be used solely for site acquisition, development and construction costs.

2. 60% will be funded prior to or simultaneous with lien free completion, certificates of occupancies on all buildings, as built survey and cost certification evidencing the credits described above.

3. 20% will be funded the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1 and 2); and (b) at Permanent Loan/Stabilization (1.2x DSCR for testing and evidence 1.2x DSCR for the entire compliance period assuming 2%/3% income/expense trending) and receipt of executed 8609(s).
Also, as a condition of this letter, the partnership agrees to pay a $7,500 annual asset management fee, agree to 90/10 cash flow and residual receipt splits, and make contributions of $3000/unit/year to replacement reserves.

Our ability to complete and execute the Investment Agreement between Wells Fargo Affordable Housing Corporation and the Partnership will be subject to evidence that the tax credits have been allocated to the Partnership and the following conditions:

- Negotiation of mutually satisfactory Investment Agreement (Partnership or Operating Agreement);
- Fully funded six month operating reserve
- Evidence that all construction financing is available for disbursement at partnership closing
- Wells Fargo Bank, NA providing construction/bridge financing
- Permanent Loan commitment of $6,200,000 – 18 yr term/35 yr amortization at 5.25%
- Approval of this transaction by Wells Fargo senior management
- Providing to Wells Fargo any evidence, information, sponsor financials (guarantors acceptable to Wells Fargo), diligence (including but not limited to Phase I Environmental review, all cross use agreements recorded in the first lien position, market rents underwritten to achievable 60% AMI levels, and market study (exhibiting 10% market advantage, acceptable rents/expenses) satisfactory to Wells Fargo), documentation (i.e. tax credit reservation), data analysis (i.e. acceptable capture rate) and/or tax/legal opinions, which Wells Fargo, in its sole and absolute discretion deems necessary to complete/close this transaction.
- Pricing for this transaction has assumed a 21% corporate tax rate

Please feel free to call me at (704) 715-1307 with any questions you may have. Wells Fargo wishes to thank you for the opportunity to provide financing for the development, and we look forward to underwriting this transaction.

Very truly yours,

Daniel G. Metz,
Senior Vice President
Wells Fargo Community Lending and Investment
<table>
<thead>
<tr>
<th>LIFE RENTAL PERIOD/RENTAL PERIOD ENDING (ALL PROJECTS)</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>
<th>YEAR 12</th>
<th>YEAR 13</th>
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<tbody>
<tr>
<td>RENTAL INCOME</td>
<td>$55,000,000</td>
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<td>$55,000,000</td>
<td>$55,000,000</td>
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<tr>
<td>EXPENSES</td>
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<tr>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>DEBT SERVICE</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$0</td>
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<tr>
<td>First Deed of Trust Annual Debt Payment</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$0</td>
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<tr>
<td>Second Deed of Trust Annual Debt Payment</td>
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<td>$0</td>
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<tr>
<td>OTHER ANNUAL DEBT PAYMENT</td>
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<td>$0</td>
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<tr>
<td>TOTAL ANNUAL DEBT PAYMENT</td>
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</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>$0</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Note:** The table above represents the financial statements for a life rental period ending in all projects. The data includes rental income, expenses, net operating income, and debt service. The table is formatted for clear readability and does not contain any supplementary notes or comments.
### 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>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Amort -ization</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
<td>(%)</td>
<td>Term (Yrs)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0 0.00%</td>
<td>- 0.00% 30 0</td>
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<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
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<td>- 0.00% 0 0</td>
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<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
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<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
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<td>- 0.00% 0 0</td>
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<tr>
<td>Wells Fargo</td>
<td>Conventional Loan</td>
<td>$14,500,000 4.00% 1st</td>
<td>6,200,000 5.25% 35 18 1st</td>
<td></td>
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<tr>
<td>Pillar Financial</td>
<td>Conventional Loan</td>
<td>$14,500,000 4.00% 1st</td>
<td>6,200,000 5.25% 35 18 1st</td>
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<tr>
<td>Wells Fargo</td>
<td>HTC</td>
<td>$1,500,000 $2,699,730</td>
<td>$13,498,650 0.9</td>
<td></td>
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<tr>
<td>City of Garland</td>
<td>In-Kind Contribution</td>
<td>$500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overland Property Group</td>
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<td>$197,519</td>
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<tr>
<td>Other</td>
<td>Direct Loan Match</td>
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<tr>
<td>Total Sources of Funds</td>
<td>$17,199,730</td>
<td>$19,896,669</td>
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<tr>
<td>Total Uses of Funds</td>
<td>$19,896,669</td>
<td>$19,896,669</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.

**Describe the replacement reserves:**

- Annual replacement reserves are estimated to be $300/unit. Total operating reserves will be equal to 6 months worth of debt service and expenses.

**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:**

- Wells Fargo will provide construction financing in the form of a Construction Loan of approximately $14,500,000. The Construction Loan will be priced at a variable rate of 30 day LIBOR + 2.00%. The 30-day LIBOR rate as of 1/25/18 is 1.56%, for an all-in rate of 3.56%. Underwritten at a rate of 4.00%. The construction loan will have a 24 month term with two 3 month extensions available. Permanent financing will be provided by Pillar Financial in the form of a permanent loan in the amount of $3,600,000. The interest rate on the loan is estimated to be 5.25%, which is priced off the 10-year UST index. The loan will have a 18 year term and a 35 year amortization schedule. Wells Fargo will provide the equity financing for the project. The Limited Partner is acquiring 99.99% of the partnership's annual Federal LIHTC's of $1,500,000. Wells Fargo will provide a total equity amount equal to $13,498,650, based on an equity price of $0.90. 20% of the total equity will be funded during.
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, Authorized Representative, Construction or Permanent Lender: ____________________________

Printed Name: Daniel G. McN

Date: 1/23/18

Telephone: ____________________________

Email address: ____________________________

If a revised form is submitted, date of submission: ____________________________
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Funding from Local Government
January 23, 2018

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #18368 The Reserves at Merriwood Ranch

Dear Mr. Irvine:

I am writing this letter to confirm the contribution of in-kind City services by the City of Garland, Texas for the Reserves at Merriwood Ranch development. The City of Garland has contributed $500 in the form of in-kind City services for the benefit of the development.

Sincerely,

[Signature]

Mona L. Woodard
Grants Manager
City of Garland
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Rental Assistance

NA
Sponsor Characteristics (Competitive HTC Only)

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:

   - [ ] No  
     If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - [ ] Yes  
     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: 40.000%
     - Cash flow from operations: 5.000%
     - Developer Fee: 5.000%
     - Total: 50.00%

   - [ ] 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
     - [x] Development
     - [x] Financing
     - [ ] Compliance

   - [ ] 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:

   - [x] Yes  
     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.
   - [ ] Yes  
     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.

   - [ ] Yes  
     No Principals of the HUB or Nonprofit are related Parties to any other Principal of the Applicant or Developer.

   - [ ] Yes  
     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
2018 HTC
Full Application

Part 5 Tab 36

NP or HUB evidence
The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority-, woman- and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process.

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 https://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

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.

The Texas Comptroller of Public Accounts (CPA), hereby certifies that SARAI DEVELOPMENT CONSULTING, 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 17-FEB-2017, 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.

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.
2018 HTC
Full Application

Part 5 Tab 36

NP or HUB
Experience and Material Participation Statements
Material Participation of HUB

The HUB for this application, Sarai Development Consulting, LLC has existing housing experience and is qualified to be a HUB owner on this application. Please see the attached resume that documents expertise and recent experience. The principal for Sarai Development Consulting, LLC, Jasdip Sarai, has a degree in finance and been specifically involved in multifamily finance and development since 2007.

Sarai Development Consulting, LLC has thus far provided assistance with site identification according to TDHCA QAP requirements, reviewed preliminary engineering site plans and architectural schematics, compiled budgets, and developed financing structure for this application.

Sarai Development Consulting, LLC will be involved in this development from award through lease-up and operation through the compliance period.

Mr. Sarai will be an integral part of the financing team and will assist the developer in development construction and operating budgets, and working with financing partners in getting the deal closed. Additionally, Mr. Sarai will visit the property throughout construction, review draws, provide quarterly construction reports to TDHCA, and assist with the cost certification and permanent conversion of the development.

Mr. Sarai will also work with the co-developer with regard to lease up and continued compliance of the property with regard to TDHCA requirements.
Jasdi Sarai  
kasarahandersonconsulting.com  
Austin, TX  
(512) 638-0682

EXPERIENCE

Sarai Development Consulting, LLC – Austin, TX, Principal  2015 – Present
Financial Analytical firm specializing in providing due diligence and financial analysis to non-profit and for profit developers of affordable housing

- Providing broad consulting services which have led to over $268 mm in total tax credit allocations and the construction or rehabilitation of over 2,300 units.
- Assisting clients in transaction structuring, financial modeling, due diligence, feasibility and real estate analysis.
- Coordinating and managing all quantitative aspects in the preparation, submission, underwriting, allocation and post-allocation compliance for 9% and 4% Tax Credit applications.

S Anderson Consulting, LLC – Austin, TX, Chief Underwriting Officer  2011 – 2015
Tax Credit Consulting firm specializing in the development and rehabilitation of multi-family affordable housing projects

- Responsible for all financial analysis as part of a team whose clients received over $389 mm in total tax credit allocations, leading to the construction or rehabilitation of over 3,700 units.
- Managed the internal underwriting process, including but not limited to; analyzing and guiding Tax Credit applications for compliance and adherence to the Tax Credit Program Underwriting Rules and Guidelines set forth by the Texas Department of Housing and Community Affairs.
- Assisted in the development and implementation of internal strategies meant to enhance the competitiveness of 9% Tax Credit applications.

Anthem Capital – New York, NY, Financial Analyst  2007 - 2010
Boutique merchant banking firm specializing in the placement of debt and equity across the real estate industry

- Analyzed over $120 million in senior debt, subordinated debt, and equity financings.
- Created and analyzed complex financial models and spreadsheets to forecast financial returns, calculate appropriate ratios, and analyze pro forma effects of various capital raising scenarios.
- Conducted over $120 million in valuations using methodologies including discounted cash flow analysis, asset accumulation, and company comparables.
- Initiated the development of pitch material including the preparation of business plans and in depth market and industry analyses reports.
- Representative transactions: $12.7 mm senior debt for the recapitalization of a retail power center in San Antonio, TX, $4.5 mm mezzanine piece for the development of a mixed-use condo and retail high rise located in the Flat Iron district of New York City, and a $3 mm joint venture for the exploration & production of a CBM natural gas project in the Cook Inlet Basin in Alaska.

EDUCATION

The University of Texas at Austin  1997 - 2002
McCombs School of Business

Major: Finance
Minor: Economics
2018 HTC
Full Application

Part 5 Tab 37

Owner, Developer, and Guarantor Org Charts
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 Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
DEVELOPER

Overland Property Group, LLC
Co-Developer (95% of Developer and Fee)

Overland Ventures, LLC
100% Member

Sarai Development Consulting, LLC (HUB)
Co-Developer (5% of Developer and Fee)

Rex Vanier
32.666%

Brett Johnson
32.667%

Patrick L. Beatty Trust
No. 1 dated September 1, 2010
32.667%

Patrick Beatty
100% Sole trustee and only person with control of trust

Jasdip Sarai
100%

Matthew Gillam Trust
No. 1 dated August 4
1, 2017
2.000%

Matthew Gillam
100% Sole trustee and only person with control of trust

Patrick Beatty Trust
No. 1 dated September 1, 2010
32.667%
Brett Johnson 32.667%

The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
GUARANTOR

Overland Property Group, LLC
100% Guarantor

Overland Ventures, LLC
100% Member

Rex Vanier 32.666%
Brett Johnson 32.667%
Patrick L. Beatty Trust No. 1 dated September 1, 2010 32.667%
Matthew Gillam Trust No. 1 dated August 4 1, 2017 2.000%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam
100% Sole trustee and only person with control of trust

Patrick L. Beatty Trust
No. 1 dated September 1, 2010
32.667%

Matthew Gillam Trust
No. 1 dated August 4 1, 2017
2.000%
The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
DEVELOPER

Overland Property Group, LLC
Co-Developer (95% of Developer and Fee)

Sarai Development Consulting, LLC
(HUB)
Co-Developer (5% of Developer and Fee)

Overland Ventures, LLC
100% Member

Jasdic Sarai
100%

Rex Vanier
32.666%

Brett Johnson
32.667%

Patrick L. Beatty Trust No. 1 dated September 1, 2010
32.667%

Matthew Gillam Trust No. 1 dated August 4, 2017
2.000%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam
100% Sole trustee and only person with control of trust
The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
GUARANTOR

Overland Property Group, LLC
100% Guarantor

Overland Ventures, LLC
100% Member

Rex Vanier 32.666%

Brett Johnson 32.667%

Patrick L. Beatty Trust
No. 1 dated September 1, 2010
32.667%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam Trust
No. 1 dated August 4, 2017
2.000%

Matthew Gillam
100% Sole trustee and only person with control of trust
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>Applicant Legal Name: OPG Merriwood Reserves Partners, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 5345 W. 151st Terrace</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: 100% Development Owner</td>
</tr>
<tr>
<td>Organization legally formed? No</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
</tr>
</tbody>
</table>

| Org. 1 |
|------------------|------------------|------------------|
| Organization Legal Name: OPG MR Managers, LLC | Role/Title: Managing Member |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 0.01% of OPG Merriwood Reserves Partners, LLC |
| Organization legally formed? No  | Date formed:  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? No  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| Org. 1.1 |
|------------------|------------------|
| Organization Legal Name: Overland Property Group, LLC | Role/Title: Member, Guar, Co-Dev |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 60% of OPG MR Managers, LLC, 95% Developer, 100% Guar |
| Organization legally formed? Yes  | Date formed: in 2004  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? Yes  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| Org. 1.1.1 |
|------------------|------------------|
| Organization Legal Name: Overland Ventures, LLC | Role/Title: Member |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 100% of Overland Property Group, LLC |
| Organization legally formed? Yes  | Date formed: 9/1/10  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? Yes  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| List of Sub-Entities or Principals: |
|------------------|------------------|
| 1. Overland Property Group, LLC  | TDHCA Experience: Yes |
| 2. Sarai Development Consulting, LLC  | TDHCA Experience: Yes |
| 3. NA  | |
| 4. Overland Ventures, LLC  | TDHCA Experience: Yes |
| 5. Overland Property Group, LLC  | TDHCA Experience: |
| 6. Overland Ventures, LLC  | TDHCA Experience: |

| List of Sub-Entities or Principals: |
|------------------|------------------|
| 1. Brett Johnson  | TDHCA Experience: Yes |
| 2. Rex Vanier  | TDHCA Experience: Yes |
| 3. Patrick L. Beatty Trust No. 1 dated September 1, 2010  | |
| 4. Matthew Gillam Trust No. 1 dated August 2, 2017  | TDHCA Experience: Yes |
| 5. NA  | |
| 6. NA  | |

| List of Organizations and Principals |
|------------------|------------------|
| Applicant Legal Name: OPG Merriwood Reserves Partners, LLC  | |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 100% Development Owner |
| Organization legally formed? No  | Date formed:  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? No  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| Org. 1 |
|------------------|------------------|
| Organization Legal Name: OPG MR Managers, LLC | Role/Title: Managing Member |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 0.01% of OPG Merriwood Reserves Partners, LLC |
| Organization legally formed? No  | Date formed:  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? No  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| Org. 1.1 |
|------------------|------------------|
| Organization Legal Name: Overland Property Group, LLC | Role/Title: Member, Guar, Co-Dev |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 60% of OPG MR Managers, LLC, 95% Developer, 100% Guar |
| Organization legally formed? Yes  | Date formed: in 2004  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? Yes  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| Org. 1.1.1 |
|------------------|------------------|
| Organization Legal Name: Overland Ventures, LLC | Role/Title: Member |
| Address: 5345 W. 151st Terrace  | City: Leawood  | State: KS  | Zip: 66224 |
| Name(s) of Entities the Organization Owns or Controls: 100% of Overland Property Group, LLC |
| Organization legally formed? Yes  | Date formed: 9/1/10  | TBF  | Legal Org is or will be: Limited Liability Company |
| Previous TDHCA Experience? Yes  | Phone: (913) 396-6310  | Email: brett@ovpgroup.com |

| List of Sub-Entities or Principals: |
|------------------|------------------|
| 1. Overland Property Group, LLC  | TDHCA Experience: Yes |
| 2. Sarai Development Consulting, LLC  | TDHCA Experience: Yes |
| 3. NA  | |
| 4. Overland Ventures, LLC  | TDHCA Experience: Yes |
| 5. Overland Property Group, LLC  | TDHCA Experience: |
| 6. Overland Ventures, LLC  | TDHCA Experience: |

<p>| List of Sub-Entities or Principals: |
|------------------|------------------|
| 1. Brett Johnson  | TDHCA Experience: Yes |
| 2. Rex Vanier  | TDHCA Experience: Yes |
| 3. Patrick L. Beatty Trust No. 1 dated September 1, 2010  | |
| 4. Matthew Gillam Trust No. 1 dated August 2, 2017  | TDHCA Experience: Yes |
| 5. NA  | |
| 6. NA  | |</p>
<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Member</th>
<th>Role/Title</th>
<th>Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization Legal Name:</td>
<td>Matthew Gillam Trust No. 1 dated August 2, 2017</td>
<td>Member</td>
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<tr>
<td>Organization Legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
<td>8/2/17</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
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<td>Ability to exercise Control over the Development?</td>
<td>No</td>
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<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. Matthew Gillam</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
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<tr>
<td>Organization Legal Name:</td>
<td>Sarai Development Consulting, LLC</td>
<td>Member and Co-Dev</td>
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<tr>
<td>Organization Legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
<td>10/7/14</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
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<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
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<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. Jasdip Sarai</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td>Organization Legal Name:</td>
<td>NA</td>
<td>Role/Title</td>
<td>Member</td>
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<tr>
<td>Organization Legally formed?</td>
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<td>9/1/10</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
<td></td>
<td>Ability to exercise Control over the Development?</td>
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</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
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</tr>
<tr>
<td>Organization Legal Name</td>
<td>Role/Title</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>-------------------------</td>
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<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>OPG Merriwood Reserves Partners, LLC</td>
<td>Managing Member</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
</tr>
<tr>
<td>OPG MR Managers, LLC</td>
<td>Member, Guar, Co-Dev</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
</tr>
<tr>
<td>Overland Property Group, LLC</td>
<td>Member</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
</tr>
<tr>
<td>Overland Ventures, LLC</td>
<td>Member</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
</tr>
</tbody>
</table>

**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.</th>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1.1</td>
<td>Patrick L. Beatty Trust No. 1 dated September 1, 2010</td>
<td>Member</td>
</tr>
<tr>
<td></td>
<td>Address: 5345 W. 151st Terrace</td>
<td>City: Leawood State: KS Zip: 66224</td>
</tr>
<tr>
<td></td>
<td>Name(s) of Entities the Organization Owns or Controls: 32.66% of Overland Ventures, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization legally formed? Yes Date formed: 9/1/10 Legal Org is or will be: Trust</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Previous TDHCA Experience? Yes Phone: (913) 396-6310 Email: <a href="mailto:pat@ovpgroup.com">pat@ovpgroup.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization is identified on Org. Chart: Yes Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>List of Sub-Entities or Principals: 1. Patrick Beatty TDHCA Experience: Yes 2. NA 3. NA 4. NA 5. NA 6. NA</td>
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</table>

<table>
<thead>
<tr>
<th>Org.</th>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>.1.1</td>
<td>Matthew Gillam Trust No. 1 dated August 4, 2017</td>
<td>Member</td>
</tr>
<tr>
<td></td>
<td>Address: 5345 W. 151st Terrace</td>
<td>City: Leawood State: KS Zip: 66224</td>
</tr>
<tr>
<td></td>
<td>Name(s) of Entities the Organization Owns or Controls: 2% of Overland Ventures, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization legally formed? Yes Date formed: 8/2/17 Legal Org is or will be: Trust</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Previous TDHCA Experience? Yes Phone: (913) 396-6310 Email: <a href="mailto:matt@ovpgroup.com">matt@ovpgroup.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization is identified on Org. Chart: Yes Ability to exercise Control over the Development? No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>List of Sub-Entities or Principals: 1. Matthew Gillam TDHCA Experience: Yes 2. NA 3. NA 4. NA 5. NA 6. NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org.</th>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>.2</td>
<td>Sarai Development Consulting, LLC</td>
<td>Member and Co-Dev</td>
</tr>
<tr>
<td></td>
<td>Address: 500 Bowery Trail</td>
<td>City: Austin State: TX Zip: 78753</td>
</tr>
<tr>
<td></td>
<td>Name(s) of Entities the Organization Owns or Controls: 40% of OPG MR Managers, LLC, 5% Co-Developer</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization legally formed? Yes Date formed: 10/7/14 Legal Org is or will be: Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Previous TDHCA Experience? Yes Phone: (512) 638-0682 Email: <a href="mailto:Sarai.kit@gmail.com">Sarai.kit@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Organization is identified on Org. Chart: Yes Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>List of Sub-Entities or Principals: 1. Jasdip Sarai TDHCA Experience: Yes 2. NA 3. NA 4. NA 5. NA 6. NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org.</th>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NA</td>
<td>Member</td>
</tr>
<tr>
<td></td>
<td>Address:</td>
<td>City:</td>
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<td></td>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
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<tr>
<td></td>
<td>Organization legally formed?</td>
<td>Date formed:</td>
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<tr>
<td></td>
<td>Previous TDHCA Experience?</td>
<td>Phone:</td>
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<td></td>
<td>Organization is identified on Org. Chart:</td>
<td>Ability to exercise Control over the Development?</td>
</tr>
<tr>
<td></td>
<td>List of Sub-Entities or Principals:</td>
<td>1.</td>
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</tbody>
</table>
2018 HTC
Full Application

Part 5 Tab 39

Previous Participation
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).

<table>
<thead>
<tr>
<th>Person/Role:</th>
<th>OPG Merriwood Reserves Partners, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OPG MR Managers, LLC</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Leawood, KS</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>OPG Merriwood Reserves Partners, LLC</td>
</tr>
</tbody>
</table>

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.

   ![X] 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>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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</thead>
<tbody>
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</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   ![X] By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<tbody>
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<td>ESG</td>
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<tr>
<td>NSP</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:

- Overland Property Group, LLC
- Overland Ventures, LLC
- Brett Johnson
- Rex Vanier
- Patrick L. Beatty Trust No. 1 dated September 1, 2010
- Patrick Beatty

Email Address: brett@ovpgroup.com

City & State of Home Addr: Leawood, KS

Applicant Legal Name:

- OPG Maplewood Partners II, LLC
- OPG Canyon Lake Partners, LLC
- OPG Merriwood Reserves Partners, LLC
- OPG Timbers Reserves Partners, LLC

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>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12075</td>
<td>Saddlebrook Apartments</td>
<td>Burk Burnett</td>
<td>HTC</td>
<td>in 07/12</td>
<td>NA</td>
</tr>
<tr>
<td>12060</td>
<td>Reserves at High Plains</td>
<td>Dumas</td>
<td>HTC</td>
<td>in 07/12</td>
<td>NA</td>
</tr>
<tr>
<td>13246</td>
<td>Reserves at Maplewood</td>
<td>Wichita Falls</td>
<td>HTC</td>
<td>in 07/13</td>
<td>NA</td>
</tr>
<tr>
<td>13247</td>
<td>Reserves at South Plains</td>
<td>Lubbock</td>
<td>HTC</td>
<td>in 07/13</td>
<td>NA</td>
</tr>
<tr>
<td>14160</td>
<td>Reserves at Brookside</td>
<td>Borger</td>
<td>HTC</td>
<td>in 07/14</td>
<td>NA</td>
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<tr>
<td>15102</td>
<td>Reserves at Perryton</td>
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<td>HTC</td>
<td>in 12/15</td>
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<td>15101</td>
<td>Reserves at Summit West</td>
<td>Wichita Falls</td>
<td>HTC</td>
<td>in 07/15</td>
<td>NA</td>
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<tr>
<td>15086</td>
<td>Reserves at Preston Trails</td>
<td>Wolfforth</td>
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<td>HTC</td>
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<td>17281</td>
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<td>Arlington</td>
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<td>in 07/17</td>
<td>NA</td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

   - By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

     Community Affairs: CEAP DOE HHSP WAP
     CDBG ESG LIHEAP
     HOME: CFDC HBA PWD TBRA
     DR HRA SFD
     HTF/OCI: AYBR Bootstrap CFDC Self-Help
     Other: NSP
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: Matthew Gillam Trust No. 1 dated August 4, 2017
Matthew Gillam

Email Address: matt@ovpgroup.com

City & State of Home Addr: Leawood, KS

Applicant Legal Name:
OPG Maplewood Partners II, LLC
OPG Canyon Lake Partners, LLC
OPG Merriwood Reserves Partners, LLC
OPG Timbers Reserves Partners, LLC

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>
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<th>Control End (mm/yy)</th>
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<td>Burk Burnett</td>
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<td>Borger</td>
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<td>Residence at Arbor Grove</td>
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2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

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<table>
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<tr>
<td>NSP</td>
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<td></td>
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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: | Sarai Development Consulting, LLC  
|             | Jasdipl Sarai |
| Email Address: | Sarai.kit@gmail.com |
| City & State of Home Addr: | Austin, TX |
| Applicant Legal Name: | OPG Maplewood Partners II, LLC  
|                     | OPG Canyon Lake Partners, LLC  
|                     | OPG Merriwood Reserves Partners, LLC  
|                     | OPG Timbers Reserves Partners, LLC |

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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<td>NA</td>
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</table>
2018 HTC
Full Application

Part 5 Tab 40

Nonprofit Participation

NA
2018 HTC
Full Application

Part 5 Tab 41

Nonprofit Support
Documentation

NA
2018 HTC
Full Application

Part 5 Tab 42

Development Team
## 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>Company</th>
<th>Contact Name</th>
<th>Email</th>
<th>Phone</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
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<tbody>
<tr>
<td>Overland Property Group</td>
<td>Pat Beatty</td>
<td><a href="mailto:pat@ovpgroup.com">pat@ovpgroup.com</a></td>
<td>(913) 396-6310</td>
<td>TBD</td>
<td>20-3605982</td>
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<tr>
<td>McPherson Construction</td>
<td>Matt McPherson</td>
<td><a href="mailto:mcmcpherson@mcphersongc.com">mcmcpherson@mcphersongc.com</a></td>
<td>(785) 273-3882</td>
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<td>Housing General Contractor:</td>
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<tr>
<td>McPherson Construction</td>
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<td><a href="mailto:mcmcpherson@mcphersongc.com">mcmcpherson@mcphersongc.com</a></td>
<td>(785) 273-3882</td>
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<td>Cost Estimator:</td>
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<td>Architect:</td>
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<tr>
<td>Jones Gillam Renz</td>
<td>Jeff Gilam</td>
<td><a href="mailto:jgillam@jgrarchitects.com">jgillam@jgrarchitects.com</a></td>
<td>(785) 827-0386</td>
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<tr>
<td>Role</td>
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<tr>
<td>Engineer</td>
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<td>John Lewis-Smith</td>
<td>(785) 587-8042</td>
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<td>[email]<a href="mailto:john@lstenginers.com">john@lstenginers.com</a></td>
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<tr>
<td>Civil Engineer</td>
<td>Carlett Probst &amp; Boyd</td>
<td>Devin G. Smith</td>
<td>(940) 723-1455</td>
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<td>Market Analyst</td>
<td>Novogradac &amp; Company</td>
<td>Lawson Short</td>
<td>(214) 236-0750</td>
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<tr>
<td>Attorney</td>
<td>Coats Rose</td>
<td>Scott Marks</td>
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<td>Accountant</td>
<td>Novogradac &amp; Company</td>
<td>Nick Hoehn</td>
<td>(512) 349-3213</td>
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### Property Manager:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seldin</td>
<td>Alicia Clark</td>
<td>(402) 952-4561</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
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<tbody>
<tr>
<td><a href="mailto:alicias@seldin.com">alicias@seldin.com</a></td>
<td>TBD</td>
<td>47-0701273</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

### Originator of Underwriter:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Wells Fargo</td>
<td>Scott Horton</td>
<td>(303) 863-4871</td>
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<table>
<thead>
<tr>
<th>Email</th>
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<tbody>
<tr>
<td><a href="mailto:scott.horton@wellsfargo.com">scott.horton@wellsfargo.com</a></td>
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<td>56-2099417</td>
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Certified Texas HUB? | No

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### Bond Issuer:

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### Syndicator:

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<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells Fargo</td>
<td>Dan Metz</td>
<td>(704) 715-1307</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:dan.metz@wellsfargo.com">dan.metz@wellsfargo.com</a></td>
<td>TBD</td>
<td>56-2099417</td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No

This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Supportive Services Provider:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seldin</td>
<td>Alicia Clark</td>
<td>(402) 952-4561</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:alicias@seldin.com">alicias@seldin.com</a></td>
<td>TBD</td>
<td>47-0701273</td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No

This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Supportive Services Provider:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No

This is a direct or indirect, financial, or other interest with Applicant or other team members? | No
<table>
<thead>
<tr>
<th>Title Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independence Title</td>
<td>Dan Phares</td>
<td>(512) 454-4500</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:dphares@independencetitle.com">dphares@independencetitle.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

**Application Consultant:**

<table>
<thead>
<tr>
<th>S. Anderson Consulting</th>
<th>Alyssa Carpenter</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

**ESA Provider:**

<table>
<thead>
<tr>
<th>Phase Engineering Inc.</th>
<th>Tracy Watson</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><a href="mailto:tracy@PhaseEngineering.com">tracy@PhaseEngineering.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
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</tbody>
</table>

**PCA Provider:**

<table>
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<tr>
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<th>Contact Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Other:**

<table>
<thead>
<tr>
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<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

**Other:**

<table>
<thead>
<tr>
<th>NA</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>
Development Team Member Relationships with Applicant

The Applicant and Developer are related entities through principals. The Applicant and Developer are related to the Architect through a family relationship.
2018 HTC
Full Application

Part 5 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

______________________________
   Date

______________________________
   Jeffrey S. Gillam
   Printed Name

______________________________
   22415 Texas
   License Number and State

______________________________
   Jones Gillam Renz Architects
   Firm Name (If applicable)
**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>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
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<tr>
<td>B</td>
<td>54</td>
<td>5%</td>
<td>2.7</td>
<td>2.7</td>
<td>3</td>
</tr>
<tr>
<td>C</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>108</td>
<td>5%</td>
<td>5.4</td>
<td>5.8</td>
<td>6</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>3/2 (1198 SF)</td>
<td>422</td>
<td>5%</td>
<td>21.1</td>
<td>21.1</td>
<td>2</td>
</tr>
<tr>
<td>2/2 (1031 SF)</td>
<td>54</td>
<td>5%</td>
<td>2.7</td>
<td>2.7</td>
<td>3</td>
</tr>
<tr>
<td>1/1 (808 SF)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
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<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
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<td></td>
<td>5%</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
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<td></td>
<td>488</td>
<td>5%</td>
<td>24.4</td>
<td>24.8</td>
<td>6</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: ___________________________ Jeffrey S Gillam ___________________________

Signature Printed Name

1-18-2108 _________________ Jones Gillam Renz Architects ____________

Date Firm Name (If applicable)
**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></td>
<td>2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
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<td>2%</td>
<td>0.84</td>
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<td>1</td>
</tr>
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<td>B</td>
<td>54</td>
<td>2%</td>
<td>1.08</td>
<td>1.08</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</td>
</tr>
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<td></td>
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<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3.08</td>
<td>3</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></td>
<td>2%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
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<tr>
<td>B</td>
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<td>1.08</td>
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<td>0.24</td>
<td>1</td>
<td>1</td>
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<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3</td>
<td>3</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: __________________________  Jeffrey S Gillam  ________________
Signature Printed Name

____1-18-2018___________________  ____Jones Gillam Renz Architects____
Date Firm Name (If applicable)
Parking requirements based on:
https://www.huduser.gov/publications/pdf/fairhousing/

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.

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 - 14:20, 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>Surface lot</td>
<td>8</td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2</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>8</td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td>2</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

___Jeffrey s Gillam__________________
Printed Name

1-24-2018
Date

___Jones Gillam Renz______________
Firm Name (If applicable)
2018 HTC
Full Application

Part 5 Tab 44

Evidence of Experience
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 of 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) be used 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.
2018 HTC
Full Application

Part 5 Tab 44

Experience Certificate
February 28, 2014

Mr. Patrick Beatty
c/o Alyssa Carpenter
1305 East 6th Street, Suite 12
Austin, Texas 78702

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mr. Beatty:

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,

Cameron F. Dorsey
Director of Multifamily Finance
2018 HTC
Full Application

Part 5 Tab 44

Multifamily Direct Loan
Affirmative Marketing Plan

NA
2018 HTC
Full Application

Part 5 Tab 45

Credit Limit Documentation
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 / 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 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>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
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</thead>
<tbody>
<tr>
<td>1. OPG Merriwood Reserves Partners, LLC</td>
<td>No</td>
</tr>
<tr>
<td>2. OPG MR Managers, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. Overland Property Group, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Overland Ventures, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>5. Brett Johnson</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Rex Varner</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Patrick L. Beatty Trust No. 1 dated September 1, 2010</td>
<td>Yes</td>
</tr>
<tr>
<td>8. Patrick Beatty</td>
<td>Yes</td>
</tr>
<tr>
<td>9. Matthew Gillam Trust No. 1 dated August 2, 2017</td>
<td>Yes</td>
</tr>
<tr>
<td>10. Matthew Gillam</td>
<td>Yes</td>
</tr>
<tr>
<td>11. Sarai Development Consulting, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>12. Jas dip Sarai</td>
<td>Yes</td>
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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 b. above.

Signature of Applicant: [Signature]
Date: [Date]
I(s): [Name]
Partner: [Partner]
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).

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Individually, or as the General Partner(s) or 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: 5/7/18  
Its: [Partner]
**Part II. Credit Limit Certification**

Instructions: Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Matthew Gillom Trust No. 1 dated August 4, 2017

Which is:
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

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I acknowledge that Brett Johnson is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate.

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

Matthew Gillom Trust No. 1 dated August 4, 2017

[Printed Name]
art II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:

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I, under penalty of perjury, certify that this information and these statements are true, complete, and accurate.

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate):

Overland Property Group, LLC

Printed Name

Date: 1/30/15
Art II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Overland Ventures, LLC

Which is:
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
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- [x] a Guarantor on the Application

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I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the commitment.

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Printed Name

Date
Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:  

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I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the commitment.

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I, under penalty of perjury, I certify that this information and these statements are true, complete, and accurate.

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  

Printed Name  

Date: 12/27/15
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: [Rex Vanier]

Which is:
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

[Signature]

Printed Name: [Rex Vanier]

Date: [12/18]
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:

Which is:  
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</tr>
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<td>Wichita Falls</td>
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<td>9</td>
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

Date: 1-22-18

Patrick L. Beatty Trust No. 1 dated September 1, 2010
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: [Signature]

Which is:

- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

[Printed Name]

[Date]
Art II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:

Matthew Gillam Trust No. 1 Dated August 2, 2017

Which is:

- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
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<td>9</td>
<td>Pavilion</td>
<td>60.00%</td>
<td>95.00%</td>
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Matthew Gillam Trust No. 1 Dated August 2, 2017

Date
art II. Credit Limit Certification

Instructions: Such Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: [Name]

Which is:  [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate): [Signature]

Printed Name: [Name]

Date: [Date]
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Sarai Development Consulting, LLC

Which is:  
- [x] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]  
[Signature of Sarai Development Consulting, LLC]  
[Printed Name]  
[Date]  
[1/31/18]
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Jasdeep Sarai

Which is:

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

Printed Name: Jasdeep Sarai

Date: 1-24-18
2018 HTC
Full Application

Part 7 Tab 46

Community Input Scoring Items
### Community Input Scoring Items

<table>
<thead>
<tr>
<th>TDHCA#: 18368</th>
</tr>
</thead>
</table>

1. **Local Government Support - §11.9(d)(1)**
   - [x] 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)**
   - [x] 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)**
   - [x] 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. Garland Chamber of Commerce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td>Paul Mayer</td>
</tr>
<tr>
<td>Contact Name</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Habitat for Humanity of Greater Garland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td>Richard L. Buquet II</td>
</tr>
<tr>
<td>Contact Name</td>
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<table>
<thead>
<tr>
<th>C. Hope Clinic of Garland, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td>John M. Yeary</td>
</tr>
<tr>
<td>Contact Name</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Salvation Army</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
</tr>
<tr>
<td>Captain Richard A. New</td>
</tr>
<tr>
<td>Contact Name</td>
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</table>

<table>
<thead>
<tr>
<th>E.</th>
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<tbody>
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</table>
2018 HTC
Full Application

Part 7 Tab 46

Local Government Support
and
Support from State
Representative
RESOLUTION NO. 10325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING OF CERTAIN PROPOSED DEVELOPMENTS TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2018 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas; and

WHEREAS, those applicants have advised that they intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant; and

WHEREAS, the City Council desires to evidence its support of those applications by adopting this Resolution; and

WHEREAS, City Council particularly notes that the development known as Lavon Senior Villas, and the development to be known as the Evergreen Garland Senior Community, are proposed to be located within areas of the City for which a concerted revitalization plan has been established by the City; (1) the Lavon Senior Villas development being proposed to be located within the Downtown Catalyst Area and subject to the Downtown Redevelopment Implementation Plan and the provisions of the Downtown TIF; and (2) the Evergreen Garland Senior Community being proposed to be located within the Forest/Jupiter/Walnut Catalyst Area, an area that has been designated by the City as a Targeted Investment Area within the Envision Garland 2030 Plan;
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed developments as set forth and further identified below and that this formal action has been taken to put on record the opinion expressed by the City as of the effective date of this Resolution.

<table>
<thead>
<tr>
<th>Region 3/Urban</th>
<th>Name</th>
<th>Address</th>
<th>Zip</th>
<th>Type/Limit</th>
</tr>
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<tbody>
<tr>
<td>Application 18092</td>
<td>Rowlett Senior Apartment Homes</td>
<td>615 Rowlett Road</td>
<td>75043</td>
<td>Elder limit</td>
</tr>
<tr>
<td>Application 18368</td>
<td>The Reserves at Merriwood Ranch</td>
<td>SEQ E Miller Rd/ E Centerville Road</td>
<td>75041</td>
<td>General</td>
</tr>
<tr>
<td>Application 18376</td>
<td>Lakeview Pointe Apartments</td>
<td>N side of IH 30, E of Bass Pro Drive</td>
<td>75343</td>
<td>General</td>
</tr>
<tr>
<td>Application 18002</td>
<td>Evergreen at Basswood Senior Community</td>
<td>1901 State Hwy 66</td>
<td>75340</td>
<td>Elder limit</td>
</tr>
<tr>
<td>Application 18091</td>
<td>Lavon Senior Villas</td>
<td>902 Lavon Drive</td>
<td>75340</td>
<td>Elder limit</td>
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<tr>
<td>Application 18000</td>
<td>Evergreen Garland Senior Community</td>
<td>1102 N. Shiloh Road</td>
<td>75342</td>
<td>Elder limit</td>
</tr>
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</table>

Section 2

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.
Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 16th of January, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary
January 19, 2018

Ms. Marni Holloway, Director Multifamily Finance
\( \text{c/o Texas Department of Housing and Community Affairs} \)
P.O. Box 13941
Austin TX 78711

RE: The Residences at Merriwood Ranch
TDHCA Application No. – 18368
Overland Property Group, LLC

Dear Ms. Holloway:

As State Representative of District 113 of Texas, I support the proposed community development referenced above.

The development as proposed would be located at the South side of E. Miller Road, East of E. Centerville Road in Garland, Texas. I find that it will serve the community well by providing much needed affordable senior housing, and I look forward to seeing the development come to fruition.

If we can be of assistance to you in the future, please do not hesitate to contact us.

Sincerely,

\[ \text{\underline{Cindy Burkett}} \]
State Representative
District 113
2018 HTC
Full Application

Part 7 Tab 46

Input from Community Organizations
January 19, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

The Garland Chamber of Commerce is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

[Signature]
Paul Mayer
CEO
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 10-18-1950
- 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: 17507767139

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.
The Connecting Source

The Garland Chamber of Commerce is a dedicated team of people who connect Garland’s industry professionals, promote businesses growth and further the vibrant economy of Garland as a whole.

Events

- [Manufacturing & Distribution Breakfast](/events/lane-gorman-trubitt-event.html) January 24

7:30 a.m. - 1 p.m. Brookhaven Country Club

- [Details](/events/lane-gorman-trubitt-event.html)
- [Register](https://www.eventbrite.com/e/md-half-day-event-12417-tickets-40950698642)
Chamber Initiatives

About the Chamber

You may have heard people ask, "What is the purpose of the Garland Chamber Commerce?" The function of the Chamber is to serve as a catalyst – a vehicle that brings all of the parts together, in order for business people to work in a coordinated effort for the common goals of the community. The Chamber works with our Members, the City, the School District and other organizations to ensure that Garland remains economically viable. We provide networking opportunities, training options, a wealth of resources and much, much more. We listen to our Members and work very hard to meet their needs. We invite you join The Connecting Source – Garland Chamber.

- **Mission:** As servant leaders, the Garland Chamber is the trusted unifying source for sustainable business growth.
- **Vision:** The greater Garland community will enjoy a sustainable high quality of life with a vibrant and varied business environment.
- **Values:** The Garland Chamber of Commerce operates under the acronym, PRIDE (Passion, Respect, Integrity, Discipline and Excellence)

The Chamber’s efforts to make a positive impact with all businesses in Garland include the development of multiple initiatives to meet the needs of our diverse business community. Efforts like these extend the organization’s reach and depth of resources and aid in the retention of the city’s valued businesses.
Legislative Affairs

The primary purpose of the Chamber’s Legislative Affairs committee is to monitor governmental matters that could impact the community or local business, present recommendations to the Chamber's Board of Directors, and to assist in the initiation of the appropriate action.

Learn more about Legislative Affairs (/initiatives/legislative-affairs/index.html)

Women's Business E-nitiative

Empowerment Luncheon Attendees

The Garland Chamber created the Women’s Business E-nitiative to help strengthen women’s business opportunities in Garland by providing leadership development opportunities to hundreds of women in the Garland area through female-focused educational events.

Activities Include:

- Empowerment Luncheons
- Networking Events

Learn more about the WBe (/initiatives/womens-e-nitiative/index.html)
TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

The Garland Area Habitat for Humanity is a tax exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

[Signature]

Richard L. Buquet II
Executive Director
rich.buquet@garlandhabitat.org
c. 972.841.2501
HABITAT FOR HUMANITY OF GREATER GARLAND, INC.
PO BOX 472722
GARLAND, TX 75047-2722

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 08-23-1993
Sales and use tax, as of 08-23-1993
(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: 17524994302

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.
Our Mission and Vision

- Seeking to put God’s love into action, Habitat for Humanity brings people together to build homes, communities and hope.
- We envision a world where everyone has a decent and affordable place to live.

Who we are

Founded in 1993, Habitat for Humanity of Greater Garland (HFFGG) is part of a global, nonprofit housing organization, Habitat for Humanity International (HFHI). Operating on Christian principles, Habitat of Greater Garland shares the mission of Habitat International, seeking to put God’s love into action by building homes, communities and hope. HFFGG is dedicated to eliminating substandard housing in Garland, Rowlett, Sachse, and worldwide through constructing, rehabilitating and preserving homes, by advocating for fair and just housing policies, and by providing training and access to resources to help families improve their shelter conditions. Habitat for Humanity was founded on the conviction that every man, woman and child should have a simple, durable, and decent place to live in dignity and safety, and this should be a matter of conscience and action for all.

What we build

- New construction on vacant or infill lots
- Completion of “School Houses” started by Garland ISD Building Trades
- Home repair/preservation of existing homes

HFFGG builds new homes and completes various home repair/preservation projects. Volunteer builders work alongside our partner family to complete each new home. All construction meets city building codes. HFFGG has partnered with the Garland ISD Building Trades classes at Naaman Forest High School, Garland High School and North Garland High Schools since 2003 to build one Habitat home each year. Once near completion, these ‘school houses’ are moved to foundations on infill lots, and finished out by Habitat for Humanity volunteers and the partner family. We also enjoy a close working relationship with the City of Garland as well as a number of dedicated financial partners like R-Delta Engineering.

*HFFGG is currently engaged in an exciting Veterans Build Initiative to preserve 3 houses built in the 1920's. Through a collaborative effort with Vertex Bank, Garland Housing Finance Corp (GHFC), Mr. Charles Killon, the City of Garland, and other corporate sponsors, Habitat of Greater Garland will physically move the 3 houses to new lots, rehab the houses, and make them into homes for Veterans of the United States Armed Forces.

Who We Serve
Each family we serve must meet three requirements: willingness to partner, ability to pay, and demonstrate a need for housing. We partner with families to build decent, safe, affordable, and energy efficient homes with affordable mortgages. Our program focuses on helping the families we serve become self-sufficient and constructive members of the community contributing to City, County, and School Taxes.

Partner families are selected for new homes through a Family Selection process. They must have lived or worked in Garland, Rowlett or Sachse for at least one year. Also, “Partner Families” must meet Habitat International’s qualifications: low-income, gainfully employed, credit worthy individuals, and willing to invest the sweat equity hours required to help build their home.

**Our Impact**

HFFHG has dedicated over 80 homes to deserving families since 1993. Our families are in the 30-50% median income range and could not secure a traditional mortgage. HFFHG offers them the opportunity to own a home of their own through our partnership program. Our homes are not given away. Families provide hundreds of sweat-equity hours helping build their home. Then the home is sold to the family with a 0% interest mortgage, making payments affordable. Habitat homes not only provide shelter but home ownership has shown to have long lasting impact and helps break the cycle of generational poverty. Children of homeowners, compared to those in poverty housing, are more likely to graduate from high school, have fewer behavior problems, and are less likely to rely on public assistance as adults.

**Global Engagement**

The mission of Habitat for Humanity is to serve the world until every man, woman and child has a decent place to live. To accomplish this Habitat Affiliates participate in the Habitat for Humanity International (HFHI) tithe Program to support international builds in countries with extreme needs. Habitat for Humanity of Greater Garland tithe 10% of its non designated funds to HFHI every year to support builds like these in an effort to truly help all of God’s people in need. Through our annual tithe Habitat of Greater Garland has funded building projects in Kyrgyzstan, a small country in central Asia.
TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to voice my support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX.

Hope Clinic Garland is a 501c(3) tax exempt medical clinic that serves residents of Garland who have no medical insurance and are at or below 200% of the federal poverty limit. As such, the Clinic and our patients will be positively and directly impacted by this development site, with its primary purpose being the overall betterment of the Garland community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

[Signature]

John M. Yeary, LFACHE
Interim Executive Director
HOPE CLINIC OF GARLAND, INC.
800 S 6TH ST STE 100
GARLAND, TX 75040-7168

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 09-18-2001
Sales and use tax, as of 09-18-2001

(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: 17529603148

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.
Hope Clinic of Garland was incorporated in 2002 as a 501(C)(3) organization to provide urgent medical care and offer health education, personal encouragement and Christian ministry to the underserved and uninsured residents of Garland. Beginning with one night a week in a borrowed space with an all-volunteer staff, Hope Clinic of Garland has grown to a full-scale operation facilitating approximately 8,000 patient visits each year.

Through a unique partnership with Baylor Scott & White Health (BSW), we are provided Primary Care Physicians and professional staffing for Chronic Disease Management, Medication Therapy Management and Behavioral Health. Baylor also contributes in-kind services valued at $800,000 annually for diagnostics and testing.

Through a network of over 35 Volunteer Physicians, our specialty services now include Cardiology, Dermatology, Optometry, Endocrinology, Gynecology, Pulmonology, and Rheumatology. We are also able to refer patients for Surgical, Nephrology, Ophthalmology, Orthopedic, Podiatry, Urology, and Dental services.
Since our inception, we have had the support of eight local churches that provide financial, volunteer and spiritual support.

In December 2014, we moved to a 5,400 square foot building that more than doubled our patient capacity. The clinic’s new facility includes five examination rooms, triage area, laboratory, spiritual care room, doctor’s office, three rooms for continued health education, kitchen, and ample parking. This move and expansion was financed through a history-making capital campaign that left Hope Clinic debt-free and with a building that has long-term growth capacity.

Our Donor Wall reflects the House Built for Hope. This historical Capital Campaign raised over $850,000 in just 18 months with contributions from individuals, churches, foundations, civic organizations – all committed to providing quality health care to those who need it most.

To Read More of Hope’s History, watch the video below.
Business Hours
Monday-Wednesday: 7:30 am to 4:30 pm
Thursday: 7:30 am to 7:30 pm
Friday: 7:30 to 3:00 pm
Closed Saturday & Sunday
January 23, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: The Reserves at Merriwood Ranch #18368

Dear Mr. Irvine:

I am writing this letter to give voice to our support for The Reserves at Merriwood Ranch to be located at 2 Bunk House Rd. in Garland, TX. This project, if located as shown, will not be around 3 miles from our facility, in which serves the city of Garland and the surrounding communities of Rowlett, Sachse, Wylie, and Murphy, TX.

The Salvation Army is a tax-exempt 501c3 Religious and Charitable organization that serves every zip code in the continental United States, alongside programs and services in 131 countries around the world. We do this by assessing the needs of each community we serve and then working to understand the obstacles, hardships, and challenges native to that area's population. We, then build programs designed to offer immediate relief, short-term care, and long-term growth in those areas identified that we can best benefit the community. We are able, then, to offer local programs to the local community, working to continually optimize their efficacy via spiritual, physical, and emotional service.

In appraising and understanding the needs of our community, we believe there is a significant need for affordable housing in the city of Garland, Texas and we could greatly benefit from the project that is being considered before you now.

Thank you for hearing our plea of support, The Reserves at Merriwood Ranch #18368, and we look forward to what might become of this viable project.

Kind regards,

[Signature]

Captain Richard A. New
Corps Officer
THE SALVATION ARMY WORLD SERVICE OFFICE
615 SLATERS LN
ALEXANDRIA, VA 22314-1112

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 05-02-2000
- Sales and use tax, as of 08-29-1977
  (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: 11329237017

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.

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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.
GARLAND

CONTACT

Captain Richard New and Major Ruth New
451 West Avenue D.
Garland, TX 75040
Phone: (972) 272-4531
Gym Phone: (972) 272-2678
Fax: (972) 276-2766

Just southeast of downtown, The Salvation Army Community Center is located on the corner of Avenue D and South Fifth Street.
The Salvation Army Boys & Girls Club is across the street from the community center on the northwest corner of Avenue D and Fifth Street.

As members of the Boys & Girls Club, young people participate in after-school activities, sports and recreation programs, and summer day camps.

PROGRAMS & SERVICES

- Boys & Girls Club
- Summer Heat Relief - Cooling Station
- Worship Programs
- Emergency Financial Assistance
- Christmas Assistance
- Food Pantry
- After-School Program

THRIFT STORE
1418 W Buckingham Rd
Garland, TX 75042
972-487-0271

Monday - Saturday
10 A.M. - 8:30 p.m.
SERVICES

Adult Afternoon Program
After-School Program
Angel Tree
Boys & Girls Club
Character Building Programs
Christmas Assistance
Clothing Assistance
College Outreach
Community Feeding Programs
Community Kitchen
Community Service
Computer Lab
Daily Meals for the Homeless
Disaster Relief
Domestic Violence Program
ELS/GED Classes
Emergency Financial Assistance
Emergency Homeless Shelter
Employment Program
Extreme Weather Shelter
Family Life Center
Financial Classes
First Choice Program
Food Pantry
Furniture
Home Sweet Home
Hygiene Packs & Diapers
Life-Skills Classes
Meals
Men’s and Women’s Shelter
Missing Persons Program
Music Program
Project Tomorrow - Youth Scholarship
S.A.V.E.
Performing Arts Music Programs
Senior Adult Activities
S.T.A.R.T. Program
School Supplies
Shower Facility
Simon Transitional Housing Program
Snack Bags
Substance Abuse Program
Summer Day Camp
Summer Heat Relief-Cooling Stations
Teen Outreach Program
Transportation Assistance
Vacation Bible School
Veterans Programs
Women's Activities
AREA COMMANDERS

DFW Metroplex Commanders, Majors Barbara and Jonathan Rich, took office June 22, 2015. They oversee one of The Salvation Army’s largest U.S. area commands, covering a five-county territory including Dallas, Tarrant, Collin, Denton, and Ellis Counties. Operations include 30 Salvation Army officers, more than 400 staff members, and a budget of $41 million to deliver an extensive range of compassionate services and spiritual programs to meet human need without discrimination.

The DFW Metroplex Commanders are responsible for a faith-based nonprofit organization that includes 13 community centers, four homeless shelters, two apartment buildings for senior citizens, two social service centers, and two Christmas assistance centers. Directing a complex enterprise that is larger than Delaware and Rhode Island combined is no simple task. The DFW Metroplex Command is privileged to have an important group of community stakeholders serving on an Advisory Board to lend their expertise to the overall management of the enterprise.

Barbara (Cheyne) Rich was born in Chicago, IL to Salvation Army Officer parents. They lived in Michigan (Detroit, Flint and Grand Rapids) during Barbara’s growing up years. In 1982 Barbara graduated from the University of Illinois with a Bachelor of Arts degree in Elementary Education. In Chicago, Barbara worked for The Salvation Army in the development department before entering the School for Officers’ Training. Barbara has also pursued graduate education in the field of education and school administration.

Jonathan Rich was born in New York City. His parents were Salvation Army officers. His family lived most of Jonathan’s growing up years in the New York City Area. In 1982 Jonathan graduated from Bucknell University with a Bachelor of Science Degree in Business Administration. After an internship on Wall Street, Jonathan worked as a CPA for Price Waterhouse in Chicago before entering the School for Officers’ Training. He has also pursued graduate theological studies at Ashland Seminary, Trinity Evangelical Divinity School and Bethel Seminary.

Jonathan and Barbara were married in 1982 and were commissioned as Salvation Army officers in 1987. They are both 5th generation officers. After serving together for 12 years in Corps, Divisional and Territorial appointments in the Central Territory, Jonathan and Barbara accepted a calling to a congregation in Kansas City area church for thirteen years. During that time, Jonathan was the Executive Pastor and Barbara volunteered at the church while working in development for the Fellowship of Christian Athletes and then as an elementary school teacher.

They both felt a strong calling to return to the Salvation Army as officers in the Southern Territory. Their appointment as Area Commanders in Memphis began in June of 2012.

Jonathan and Barbara have two children, a married son, Andrew, who lives in the Kansas City area with his wife, Chelsea, and works with special needs children in a middle school setting. Their daughter Allison (20) lives with
2018 HTC Full Application

Part 6 Tab 47

Third Party Reports
# Required Third Party Reports

Be advised that all third party reports will be posted on the Department's website along with the Application.

Complete the information below as applicable [§10.205].

## 1. Environmental Site Assessment (ESA) (All Multifamily Applications)

Prepared by: Phase Engineering Inc.  
Date of Report: **1/26/18**

- [x] Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
- [x] 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.

- [ ] Development is funded by USDA and is not required to supply an ESA.

## 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.
- [x] 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

- [ ] A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:

<table>
<thead>
<tr>
<th>Name of Firm:</th>
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<tbody>
<tr>
<td>Contact Person:</td>
<td></td>
</tr>
<tr>
<td>Contact Telephone:</td>
<td>Email:</td>
</tr>
</tbody>
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## 3. Primary Market Area Map

- [x] Primary Market Area (PMA) map with definition of PMA is included behind this tab.

Prepared by: Novogradac & Company  
Date of Report: **TBD**

## 4. Property Condition Assessment (PCA)

Prepared by: NA  
Date of Report: **1/26/18**

## 5. Appraisal

Prepared by: NA  
Date of Report: **1/26/18**

## 6. Site Design and Development Feasibility Report

Prepared by:  
Date of Report: **Corlett Eng 1/25/18**
2018 HTC
Full Application

Part 6 Tab 47

ESA Statement
The Reserves at Merriwood Ranch
Additional ESA Certification

Per the ESA prepared for The Reserves at Merriwood Ranch, OPG Merriwood Reserves Partners, LLC certifies that it will comply with any and all recommendations made by the ESA provider.

[Signature]

Brett Johnson

[Date]

1/22/15
2018 HTC
Full Application

Part 6 Tab 47

Market Study Map and Definition
PRIMARY & SECONDARY MARKET INFORMATION

REGIONAL AND LOCAL AREA SUMMARY

The Subject is located in the southeastern portion of Garland, Dallas County, Texas. Dallas County is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), which consists of Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Somervell, Tarrant, and Wise Counties.

Based on TDHCA guidelines, the boundaries of the PMA were defined by census tracts. Thus, for the purposes of this study, the Subject’s Primary Market Area (PMA) is comprised of the following census tracts:

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<th>PMA CENSUS TRACT</th>
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General boundaries of this PMA include:

- North: Buckingham Road, Whitney Drive
- South: Interstate 635, Northwest Highway, Duck Creek Drive, Rowlett Road
- East: Lake Ray Hubbard, Rowlett Creek
- West: Garland Avenue

This area comprises an eastern portion of the city of Garland, and was defined based on conversations with local property managers, city and county officials, and overall similarities in market characteristics observed during the field investigation. Given that the Subject will be in excellent condition upon completion, we believe the Subject development will be able to draw tenants from throughout these census tracts to reside at the property. For the purpose of our analysis, we are assuming that 100 percent of the income qualified demand for the Subject will be generated from within the PMA. Per TDHCA guidelines, the base year (2017) population of the PMA is 99,476, and does not exceed 100,000 persons.
PMA Map – Census Tracts
The PMA encompasses approximately 21 square miles.
Census tracts included in the PMA:

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2018 HTC Full Application

Part 8

TDHCA Review Tabs
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf
In the course of the Department’s Housing Tax Credit **Eligibility/Selection/Threshold** and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. Tab 35, Syndication Letter: The syndication letter does not include the anticipated developer fees paid during construction.
2. Tab 37, Org Charts: The date in the name of the Matthew Gillam Trust does not match other documents. Please make appropriate corrections.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.
Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPS System. Once the documents are submitted to the Serv-U HTTPS system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPS submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Monday, May 14, 2018. Please respond to this email as confirmation of receipt.**

About TDHCA
The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

Nicole Fisher
Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.2201
Fax: 512.475.1895

*Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).*
1. Under the 2018 Uniform Multifamily Rules, language that the term sheet from the syndicator include the amount of anticipated developer fees paid during construction was removed from the section regarding Equity Financing; therefore, it is our understanding that this is no longer required. However, the syndicator did sign a copy of the Sources and Uses, which acknowledges the amount of deferred developer fee that would be paid after construction.

2. The Trust is named “Matthew Gillam Trust No. 1 dated August 4, 2017.” Please find revised Organizational Charts, List of Organizations and Principals, and Credit Limit forms to correct typos.
The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
APPLICANT/OWNER

OPG Merriwood Reserves Partners, LLC

OPG MR Managers, LLC
.01% Managing Member

Overland Property Group, LLC
60% Member

Overland Ventures, LLC
100% Member

Rex Vanier
32.666%

Brett Johnson
32.667%

Patrick L. Beatty Trust
No. 1 dated September 1, 2010
32.667%

Patrick L. Beatty
100% Sole trustee and only person with control of trust

Patrick L. Beatty Trust
No. 1 dated August 4, 2017
2.000%

Matthew Gillam Trust
No. 1 dated August 4, 2017
100% Sole trustee and only person with control of trust

Syndicator
99.99% Limited Partner

Overland Property Group, LLC
60% Member

Sarai Development Consulting, LLC
40% Member
(HUB)

Jasdip Sarai
100%
The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
DEVELOPER

Overland Property Group, LLC
Co-Developer (95% of Developer and Fee)

Overland Ventures, LLC
100% Member

Sarai Development Consulting, LLC (HUB)
Co-Developer (5% of Developer and Fee)

Jasdip Sarai
100%

Rex Vanier
32.666%

Brett Johnson
32.667%

Patrick L. Beatty Trust No. 1 dated September 1, 2010
32.667%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam Trust No. 1 dated August 4, 2017
2.000%

Matthew Gillam
100% Sole trustee and only person with control of trust

Patrick L. Beatty Trust No. 1 dated September 1, 2010
32.667%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam Trust No. 1 dated August 4, 2017
2.000%

Matthew Gillam
100% Sole trustee and only person with control of trust
The Reserves at Merriwood Ranch
ORGANIZATIONAL CHART FOR
GUARANTOR

Overland Property Group, LLC
100% Guarantor

Overland Ventures, LLC
100% Member

Rex Vanier
32.666%

Brett Johnson
32.667%

Patrick L. Beatty Trust
No. 1 dated September 1, 2010
32.667%

Matthew Gillam Trust
No. 1 dated August 4, 2017
2.000%

Patrick Beatty
100% Sole trustee and only person with control of trust

Matthew Gillam
100% Sole trustee and only person with control of trust
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>Applicant Legal Name</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPG Merriwood Reserves Partners, LLC</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name(s) of Entities the Organization Owns or Controls</th>
<th>Date formed</th>
<th>Legal Org is or will be</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Development Owner</td>
<td>TBF</td>
<td>Limited Liability Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization legally formed?</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>(913) 396-6310</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
</tr>
</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>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Org. 1

<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPG MR Managers, LLC</td>
<td>Managing Member</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name(s) of Entities the Organization Owns or Controls</th>
<th>Organization legally formed?</th>
<th>Date formed</th>
<th>Legal Org is or will be</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.01% of OPG Merriwood Reserves Partners, LLC</td>
<td>Yes</td>
<td>in 2004</td>
<td>Limited Liability Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previous TDHCA Experience</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
</tr>
</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>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Org. 1.1

<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overland Property Group, LLC</td>
<td>Member, Guar, Co-Dev</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
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<td>KS</td>
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</tbody>
</table>

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<tr>
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<th>Organization legally formed?</th>
<th>Date formed</th>
<th>Legal Org is or will be</th>
</tr>
</thead>
<tbody>
<tr>
<td>60% of OPG MR Managers, LLC, 95% Developer, 100% Guar</td>
<td>Yes</td>
<td>9/1/10</td>
<td>Limited Liability Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previous TDHCA Experience</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>(913) 396-6310</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
</tr>
</tbody>
</table>

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<tr>
<th>Organization is identified on Org. Chart</th>
<th>Ability to exercise Control over the Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Org. 1.1.1

<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overland Ventures, LLC</td>
<td>Member</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
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<th>Organization legally formed?</th>
<th>Date formed</th>
<th>Legal Org is or will be</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% of Overland Property Group, LLC</td>
<td>Yes</td>
<td>9/1/10</td>
<td>Limited Liability Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previous TDHCA Experience</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>(913) 396-6310</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
</tr>
</tbody>
</table>

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<tr>
<th>Organization is identified on Org. Chart</th>
<th>Ability to exercise Control over the Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### List of Organizations and Principals

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overland Ventures, LLC</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
<tr>
<td>Rex Vanier</td>
<td>(913) 396-6310</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Patrick L. Beatty Trust No. 1 dated September 1, 2010</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
<tr>
<td>Matthew Gillam Trust No. 1 dated August 4, 2017</td>
<td>(913) 396-6310</td>
<td><a href="mailto:brett@ovpgroup.com">brett@ovpgroup.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. NA</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
</tbody>
</table>

1. Brett Johnson
2. Rex Vanier
3. Patrick L. Beatty Trust No. 1 dated September 1, 2010
4. Matthew Gillam Trust No. 1 dated August 4, 2017
<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patrick L. Beatty Trust No. 1 dated September 1, 2010</td>
<td>Member</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
<tr>
<td>Matthew Gillam Trust No. 1 dated August 4, 2017</td>
<td>Member</td>
<td>5345 W. 151st Terrace</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
</tr>
<tr>
<td>Sarai Development Consulting, LLC</td>
<td>Member and Co-Dev</td>
<td>500 Bowery Trail</td>
<td>Austin</td>
<td>TX</td>
<td>78753</td>
</tr>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Name(s) of Entities the Organization Owns or Controls:

- 32.667% of Overland Ventures, LLC
- 2% of Overland Ventures, LLC
- 40% of OPG MR Managers, LLC, 5% Co-Developer

Organization legally formed?

Yes

Date formed:

- 9/1/10
- 8/2/17
- 10/7/14

Legal Org is or will be:

- Trust
- Trust
- Limited Liability Company

Previous TDHCA Experience?

Yes

Phone:

- (913) 396-6310
- (913) 396-6310
- (512) 638-0682

Email:

- pat@ovpgroup.com
- matt@ovpgroup.com
- Sarai.kit@gmail.com

Organization is identified on Org. Chart:

- Yes
- Yes
- Yes

Ability to exercise Control over the Development?

- Yes
- No
- Yes

List of Sub-Entities or Principals:

1. Patrick Beatty
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes

2. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

3. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

4. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

5. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

6. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

List of Sub-Entities or Principals:

1. Matthew Gillam
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes

2. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

3. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

4. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

5. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

6. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

List of Sub-Entities or Principals:

1. Jas dip Sarai
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes
   - TDHCA Experience: Yes

2. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

3. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

4. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

5. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

6. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

List of Sub-Entities or Principals:

1. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

2. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

3. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

4. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

5. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

6. NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
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).

<table>
<thead>
<tr>
<th>Part I. Applicant Credit Limit Documentation</th>
<th>b. Person/entity has at least one other application in the current Application Round</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</td>
<td></td>
</tr>
<tr>
<td>1. OPG Merriwood Reserves Partners, LLC</td>
<td>No</td>
</tr>
<tr>
<td>2. OPG MR Managers, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. Overland Property Group, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>4. Overland Ventures, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>5. Brett Johnson</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>6. Rex Vanier</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>7. Patrick L. Beatty Trust No. 1 dated September 1, 2010</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>8. Patrick Beatty</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>9. Matthew Gillam Trust No. 1 dated August 4, 2017</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>10. Matthew Gillam</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>11. Sarai Development Consulting, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>12. Jasdip Sarai</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>13.</td>
<td></td>
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<tr>
<td>14.</td>
<td></td>
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<tr>
<td>15.</td>
<td></td>
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<td>16.</td>
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<td>24.</td>
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<td>25.</td>
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<td>26.</td>
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<td>27.</td>
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<td>28.</td>
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<tr>
<td>29.</td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) or 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: 5/7/18  
Its: Partner
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:

Which is:  
- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [ ] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Reserves at Maplewood II</td>
<td>2</td>
<td>Wichita Falls</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>The Reserves at Merriwood Ranch:</td>
<td>3</td>
<td>Garland</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>The Reserves at Cross Timbers</td>
<td>3</td>
<td>Azle</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>The Residences at Canyon Lake</td>
<td>9</td>
<td>Canyon Lake</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
</tbody>
</table>

I acknowledge that [Brett Johnson] is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

[Signature]  
Matthew Gillam Trust No. 1 dated August 4, 2017  
Date [18/10/18]
In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. Tab 35, Syndication Letter: The syndication letter does not include the anticipated developer fees paid during construction.

2. Tab 37, Org Charts: The date in the name of the Matthew Gillam Trust does not match other documents. Please make appropriate corrections.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.
Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same
time and in only one file using the Department’s Serv-U HTTPS system. Once the documents are submitted to the Serv-U
HTTPS system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPS
submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact
Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to
due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Monday, May 14, 2018. Please respond to
this email as confirmation of receipt.**

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs
through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing
development, home ownership opportunities, weatherization, and community-based services for Texans in need. For
more information, including current funding opportunities and information on local providers, please visit
www.tdhca.state.tx.us.

Nicole Fisher

Housing Specialist

Texas Department of Housing and Community Affairs

221 E. 11th Street | Austin, TX 78701

Office: 512.475.2201

Fax: 512.475.1895

*Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important
limitations and caveats (Also see 10 TAC §10.2(b)).*
1. There should be 227 total parking spaces on the site plan: 40 carport spaces and 187 surface spaces. There are lines added to areas that are not actual parking spaces.

2. Per your guidance, accessible parking spaces have been relocated to access the basketball court and the pool area. There are still 10 accessible parking spaces and at least one accessible space is located near each accessible unit.
In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §10.3(a)(2) and described in §10.201(7)(A) and/or §10.201(7)(B) of the 2018 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. In reviewing parking for the accessibility requirements, there appear to be more spaces than noted on the site plans, building/unit type configuration and accessible parking calculation.

2. Accessible parking is required for each amenity, but not noted on the site plan.

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §10.201(7)(B) of the 2018 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2018 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.
Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on Thursday, May 24, 2018. Please respond to this email as confirmation of receipt.**

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

Nicole Fisher

Housing Specialist

Texas Department of Housing and Community Affairs

221 E. 11th Street | Austin, TX 78701

Office: 512.475.2201

Fax: 512.475.1895

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
Sally Roth
Phone #: (913) 396-6310
Email: sally@ovpgroup.com
Second Email: ajcarpen@gmail.com

Date: May 14, 2018
THIS NOTICE WILL ONLY BE TRANSMITTED VIA EMAIL

RE: 2018 Competitive Housing Tax Credit (HTC) Application for The Reserves at Merriwood Ranch, TDHCA Number: 18368

The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2018 Qualified Allocation Plan (“QAP”). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) of the QAP or §10.201(7)(A) of the Uniform Multifamily Rules.

Section 4 provides the final cumulative score in bold.

Section 5 includes an explanation of any differences between the requested and awarded score as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) "Unit Sizes", 11.9(b)(1)(B) "Unit and Development Features", 11.9(c)(1) "Income Levels of Tenants", 11.9(c)(2) "Rent Levels of Tenants", 11.9(e)(1) "Financial Feasibility", 11.9(e)(3) "Pre-Application Participation", and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §10.902 of the Uniform Multifamily Rules. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
### Page 2 of Final Scoring Notice: 18368, The Reserves at Merriwood Ranch

**Section 1:**

Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2018 QAP): 122

Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2018 QAP): 122

Difference between Requested and Awarded: 0

**Section 2:**

| Points Awarded for §11.9(c)(8) Readiness to Proceed: | 0 |
| Points Awarded for §11.9(d)(1) Local Government Support: | 17 |
| Points Awarded for §11.9(d)(4) Quantifiable Community Participation: | 4 |
| Points Awarded for §11.9(d)(5) Community Support from State Representative: | 8 |
| Points Awarded for §11.9(d)(6) Input from Community Organizations: | 4 |
| Points Awarded for §11.9(d)(7) Concerted Revitalization Plan: | 0 |

**Section 3:**

Points Deducted for §11.9(f) of the QAP or §10.201(7)(A) of the Uniform Multifamily Rules: 0

**Section 4:**

Final Score Awarded to Application by Department staff (Including all points): 155

**Section 5:**

**Explanation for difference between points requested and points awarded by the Department as well as penalties assessed:**

NA

Restrictions and requirements relating to the filing of an appeal can be found in §10.902 of the Uniform Multifamily Rules. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Monday, May 21, 2018. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at sharon.gamble@tdhca.state.tx.us.

Sincerely,

*Sharon D. Gamble*

Sharon D. Gamble
Competitive HTC Program Administrator
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application.pdf
February 13, 2018

Sharon Gamble  
Competitive Housing Tax Credit Program Administrator  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701  

Re: Third Party Request for Administrative Deficiency for Competitive Tax Credit Application for The Reserves at Merriwood Ranch (#18368)

Dear Ms. Gamble:

Please accept this letter as a formal Third Party Request for Administrative Deficiency pursuant to 10 TAC §11.10. We have filed an open records request with the City of Garland in order to obtain copies of the notification letters that should have been sent by the Applicant for The Reserves at Merriwood Ranch (“Applicant”) pursuant to 10 TAC §11.8(b)(2), related to Pre-Application Threshold Criteria. As evidenced by the attached email correspondence with the Garland City Secretary, we have been unable to find evidence that the required notifications were sent by the Applicant. Our open records request was broad, and the City of Garland did produce notifications sent by several other developers, which called us to question whether or not notifications were sent by this particular Applicant.

We also reached out to Garland ISD and Representative Burkett’s office, in order to determine if the requirement to send notifications to them was met. Garland ISD has not responded to our inquiry yet, and Representative Burkett’s office declined to share any information.

Therefore, we request that staff issue a deficiency requesting evidence that all of the required notifications were sent. We also ask that staff include in that deficiency a request for copies of the notifications themselves to ensure that the specific requirements of 10 TAC §11.8(b)(2) were met.

We are copying Sally Roth, listed as the contact for the Applicant, and have also submitted the $500 fee to the Department. Please let me know if you have any questions or need anything further.

Sincerely,

Jean Latsha

Jean Marie Latsha  
Vice President - Development

Cc: Marni Holloway  
Sally Roth
Jean,

Looks like we received 7 out of 11 letters. I’ll check back with the Mayor’s office on Friday.

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

Good morning,

Attached is the information responsive to your request.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov
Rene,
I spoke with you on the phone last week looking for information regarding Notification Letters that have been sent to the Mayor and City Council. These letters are notifications of applications being made for competitive housing tax credits with the Texas Department of Housing and community Affairs.

Can you please tell me if any letters have been received and if so, what is the procedure to get copies of the letters?

Thank you for your help.

~kitty

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

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Jean Latsha

From: Kitty Barbaglia
Sent: Thursday, February 1, 2018 1:04 PM
To: Jean Latsha
Subject: FW: Open Records Request - Notification Letters

Fyi – I received this yesterday and will check back with her tomorrow if I don’t hear anything today. I just realized you weren’t copied.

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

From: Dowl, Rene [mailto:RDowl@garlandtx.gov]
Sent: Wednesday, January 31, 2018 11:46 AM
To: Kitty Barbaglia <kittyb@pedcor.net>
Subject: RE: Open Records Request - Notification Letters

Good morning Ms. Barbaglia,

I am contacting the Mayor’s office and the appropriate department and will respond to you as soon as possible.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

From: Kitty Barbaglia [mailto:kittyb@pedcor.net]
Sent: Wednesday, January 31, 2018 10:41 AM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: Open Records Request - Notification Letters

Rene,
I’m writing to see if there are any additional Notification Letters that have come in?
I am looking for a few more that we haven’t received yet.

I hope all is well since our last email.

Thanks again for all your help.

~kitty

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN  46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

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Jean Latsha

From: Kitty Barbaglia
Sent: Monday, February 5, 2018 10:48 AM
To: Jean Latsha
Subject: FW: Open Records Request - Notification Letters

fyi

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

From: Dowl, Rene [mailto:RDowl@garlandtx.gov]
Sent: Monday, February 5, 2018 11:40 AM
To: Kitty Barbaglia <kittyb@pedcor.net>
Subject: RE: Open Records Request - Notification Letters

Ms. Barbaglia,

I have not received information on additional letters. I will follow up today.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

From: Kitty Barbaglia <mailto:kittyb@pedcor.net>
Sent: Monday, February 05, 2018 9:24 AM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: RE: Open Records Request - Notification Letters

Good Morning Rene,
Have you heard from the Mayor’s office yet about any new notification letters coming in?
Good morning Ms. Barbaglia,

I am contacting the Mayor’s office and the appropriate department and will respond to you as soon as possible.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

Rene,
I’m writing to see if there are any additional Notification Letters that have come in? I am looking for a few more that we haven’t received yet.

I hope all is well since our last email.

Thanks again for all your help.

~kitty

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
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Jean Latsha

From: Kitty Barbaglia  
Sent: Tuesday, February 6, 2018 12:46 PM  
To: Jean Latsha  
Subject: Re: Open Records Request - Notification Letters

No ma’am.

Sent from my iPhone

On Feb 6, 2018, at 1:42 PM, Jean Latsha <jlatsha@pedcor.net> wrote:

So she hasn’t sent you anything outside those 7 letters she sent a while back?

Jean Marie Latsha  
Vice President - Development  
Pedcor Investments, A Limited Liability Company  
PO Box 684162  
Austin TX 78768  
512.470.7312

From: Kitty Barbaglia  
Sent: Monday, February 5, 2018 2:51 PM  
To: Jean Latsha <jlatsha@pedcor.net>  
Subject: FW: Open Records Request - Notification Letters

Fyi – an update.

Kathleen Barbaglia  
Vice President & Office Administrator  
Pedcor Investments, A Limited Liability Company  
One Pedcor Square  
770 3rd Avenue, SW  
Carmel, IN 46032  
(317) 587-0359 phone  
(317) 587-0340 fax  
kittyb@pedcor.net

From: Dowl, Rene [mailto:RDowl@garlandtx.gov]  
Sent: Monday, February 5, 2018 3:29 PM  
To: Kitty Barbaglia <kittyb@pedcor.net>  
Subject: RE: Open Records Request - Notification Letters

Good afternoon Ms. Barbaglia,

To date, we have not received any additional notification letters.

Regards,
René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

From: Kitty Barbaglia [mailto:kittyb@pedcor.net]
Sent: Monday, February 05, 2018 9:24 AM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: RE: Open Records Request - Notification Letters

Good Morning Rene,
Have you heard from the Mayor’s office yet about any new notification letters coming in?

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN  46032
(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

From: Dowl, Rene [mailto:RDowl@garlandtx.gov]
Sent: Wednesday, January 31, 2018 11:46 AM
To: Kitty Barbaglia <kittyb@pedcor.net>
Subject: RE: Open Records Request - Notification Letters

Good morning Ms. Barbaglia,

I am contacting the Mayor’s office and the appropriate department and will respond to you as soon as possible.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
Rene,
I’m writing to see if there are any additional Notification Letters that have come in?
I am looking for a few more that we haven’t received yet.

I hope all is well since our last email.

Thanks all is well since our last email.

Thanks again for all your help.

~kitty

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN  46032
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Good morning,

Yes, I have verified with the Mayor’s office and the appropriate department.

Regards,
Rene Dowl

Sent from my iPhone

On Feb 7, 2018, at 6:29 AM, Jean Latsha <jlatsha@pedcor.net> wrote:

Rene,
I work with Kitty and first wanted to say thanks for tolerating all of our questions about this. It’s really important that those notifications are sent. Kitty may have asked you this, but did you check if they were perhaps emailed instead of sent as hard copy? Thanks again, Jean

From: Kitty Barbaglia
Sent: Monday, February 5, 2018 9:24 AM
To: 'Dowl, Rene' <RDowl@garlandtx.gov>
Subject: RE: Open Records Request - Notification Letters

Good Morning Rene,
Have you heard from the Mayor’s office yet about any new notification letters coming in?

Kathleen Barbaglia
Vice President & Office Administrator
Pedcor Investments, A Limited Liability Company One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032
(317) 587-0359 phone
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Sent: Wednesday, January 31, 2018 11:46 AM
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Subject: RE: Open Records Request - Notification Letters

Good morning Ms. Barbaglia,
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Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov

From: Kitty Barbaglia [mailto:kittyb@pedcor.net]
Sent: Wednesday, January 31, 2018 10:41 AM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: Open Records Request - Notification Letters

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I'm writing to see if there are any additional Notification Letters that have come in?
I am looking for a few more that we haven’t received yet.

I hope all is well since our last email.

Thanks again for all your help.

~kitty

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(317) 587-0359 phone
(317) 587-0340 fax
kittyb@pedcor.net

Disclaimer: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Finally, the recipient should check this email and any attachments for the presences of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.
Thank you so much! And don’t need anything else. Take care,
Jean

Jean Marie Latsha
Vice President - Development
Pedcor Investments, A Limited Liability Company
PO Box 684162
Austin, TX 78768
512.470.7312
jlatsha@pedcor.net

On Jan 22, 2018, at 4:09 PM, Fernando Trevino <Fernando.Trevino@house.texas.gov> wrote:

Hi Jean, attached is Rep Burkett’s letter of support for the Long Branch development. I will be sending them to TDHCA today, but please let me know if you need anything else.

Fernando
<1.22 Long Branch.pdf>
1. Please find copies of each notification letter sent.

2. Please find proof of mailing (certified mail receipt mailed 1/8/18) and proof of delivery (return receipt cards with signed date of delivery) for each notification letter sent.
January 8, 2018

Bob Hall
TX Senate District 2
PO Box 12068
Austin TX 78711

Dear Senator Hall:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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In the spring, TDHCA will hold public hearings in various locations around the state to gather input on Housing Tax Credit Program applications; comments can be made on any and all applications at each hearing. The hearing schedule along with contact information for written public comment will be posted on TDHCA’s Public Comment Center website (http://www.tdhca.state.tx.us/public-comment.htm) later in the year. Additionally, as required by TDHCA, an applicant for funding must disclose that, in accordance with TDHCA’s rules, aspects of the proposed development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Cindy Burkett
TX House District 113
PO Box 2910
Austin TX 78768

Dear Representative Burkett:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Deborah Cron
Garland ISD
P.O. Box 469026
Garland TX 75046

Dear Superintendent Cron:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Ricardo Lopez
Garland ISD
P.O. Box 469026
Garland TX 75046

Dear Superintendent Lopez:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Larry H. Glick
Garland ISD
P.O. Box 469026
Garland TX 75046

Dear President Glick:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Clay Jenkins
Dallas County Judge
411 Elm St.
Dallas TX 75202

Dear Judge Jenkins:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Theresa Daniel
Dallas County District 1
411 Elm St., 2nd Floor
Dallas TX 75202

Dear Commissioner Daniel:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Mike Cantrell
Dallas County District 2
411 Elm St.
Dallas TX 75202

Dear Commissioner Cantrell:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

John Wiley Price
Dallas County District 3
411 Elm St.
Dallas TX 75202

Dear Commissioner Price:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Elba Garcia  
Dallas County District 4  
411 Elm St., 2nd Floor  
Dallas TX 75202

Dear Commissioner Garcia:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson  
Partner, Overland Property Group, LLC  
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC  
Email: brett@ovpgroup.com
January 8, 2018

Douglas Athas
City of Garland Mayor
200 N. Fifth St.
Garland TX 75040

Dear Mayor Athas:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

David Gibbons
Council District 1
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Gibbons:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Anita Goebel
Council District 2
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Goebel:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

[Signature]

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Jerry Nickerson
Council District 3
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Nickerson:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

B.J. Williams
Council District 4
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Williams:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Rich Aubin
Council District 5
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Aubin:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

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Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Robert Vera
Council District 6
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Vera:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

OPG Merriwood Partners, LLC is applying for “The Residences at Merriwood Ranch” to be located at the S side of E Miller Rd, E of E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below. This development will serve seniors.

In the spring, TDHCA will hold public hearings in various locations around the state to gather input on Housing Tax Credit Program applications; comments can be made on any and all applications at each hearing. The hearing schedule along with contact information for written public comment will be posted on TDHCA’s Public Comment Center website (http://www.tdhca.state.tx.us/public-comment.htm) later in the year. Additionally, as required by TDHCA, an applicant for funding must disclose that, in accordance with TDHCA’s rules, aspects of the proposed development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Scott LeMay
Council District 7
200 N. Fifth St.
Garland TX 75040

Dear Councilmember LeMay:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

OPG Merriwood Partners, LLC is applying for “The Residences at Merriwood Ranch” to be located at the S side of E Miller Rd, E of E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below. This development will serve seniors.

In the spring, TDHCA will hold public hearings in various locations around the state to gather input on Housing Tax Credit Program applications; comments can be made on any and all applications at each hearing. The hearing schedule along with contact information for written public comment will be posted on TDHCA’s Public Comment Center website (http://www.tdhca.state.tx.us/public-comment.htm) later in the year. Additionally, as required by TDHCA, an applicant for funding must disclose that, in accordance with TDHCA’s rules, aspects of the proposed development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
January 8, 2018

Robert John Smith
Council District 8
200 N. Fifth St.
Garland TX 75040

Dear Councilmember Smith:

The following entities are making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for the following proposed developments:

OPG Merriwood Reserves Partners, LLC is applying for “The Reserves at Merriwood Ranch” to be located at the SE Quadrant of E Miller Rd and E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below.

OPG Merriwood Partners, LLC is applying for “The Residences at Merriwood Ranch” to be located at the S side of E Miller Rd, E of E Centerville Rd, Garland, TX 75041, Dallas County. This proposed new construction development is an apartment community comprised of approximately 120 units of which 90 units will be reserved for residents at 60% of Area Median Income or below. This development will serve seniors.

In the spring, TDHCA will hold public hearings in various locations around the state to gather input on Housing Tax Credit Program applications; comments can be made on any and all applications at each hearing. The hearing schedule along with contact information for written public comment will be posted on TDHCA’s Public Comment Center website (http://www.tdhca.state.tx.us/public-comment.htm) later in the year. Additionally, as required by TDHCA, an applicant for funding must disclose that, in accordance with TDHCA’s rules, aspects of the proposed development may not yet have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

Sincerely,

Brett Johnson
Partner, Overland Property Group, LLC
Representative for OPG Merriwood Reserves Partners, LLC and OPG Merriwood Partners, LLC
Email: brett@ovpgroup.com
Rich Aubin
Council District 5
200 N. Fifth St.
Garland, TX 75040

David Gibson
Council District 1
200 N. Fifth St.
Garland, TX 75040

Jerry Nuckles
Council District 3
200 N. Fifth St.
Garland, TX 75040

Douglas Austin
City of Garland Mayor
200 N. Fifth St.
Garland, TX 75040

Larry H. Clark
Garland ISD
P.O. Box 469026
Garland, TX 75046

Deborah Eron
Garland ISD
P.O. Box 469026
Garland, TX 75046
Certified Mail® Receipt

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Clay Jenkins
Dallas County Judge
411 Elm St.
Dallas, TX 75202

01/08/2018

Total $3.84

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Theresa Daniel
Dallas County District 1
411 Elm St., 2nd Floor
Dallas, TX 75202

01/08/2018

Total $3.84

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Mike Cantrell
Dallas County District 2
411 Elm St.
Dallas, TX 75202

01/08/2018

Total $3.84

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Elba Garcia
Dallas County District 4
411 Elm St., 2nd Floor
Dallas, TX 75202

01/08/2018

Total $3.84

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Scott Hurr
Council District 7
200 N. Fifth St.
Garland, TX 75040

01/08/2018

Total $3.84

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $3.35
Extra Services & Fees (check box, add for service(s))
- Return Receipt (handcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.49

Robert Wex
Council District 6
200 N. Fifth St.
Garland, TX 75040

01/08/2018

Total $3.84
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<thead>
<tr>
<th>Service</th>
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<tr>
<td>Postage</td>
<td>$0.49</td>
</tr>
<tr>
<td>Total</td>
<td>$4.59</td>
</tr>
</tbody>
</table>

John Wiley Price
Dallas County District 3
411 Elm St.
Dallas, TX 75202
**Sender: Complete This Section**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
   
   Bob Hall  
   TX Senate District 2  
   PO Box 12068  
   Austin, TX 78711

2. Article Number (Transfer from service label)
   
   7015 1520 0002 6953 6453

**Complete This Section on Delivery**

<table>
<thead>
<tr>
<th>A. Signature</th>
<th>B. Received by (Printed Name)</th>
<th>C. Date of Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Agent
- Addressee

- Is delivery address different from item 1?  
  - Yes  
  - No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Delivery
- Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation
- Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
**SEND \: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. \: Article Addressed to:

   Cindy Burkett  
   TX House District 113  
   PO Box 2910  
   Austin, TX 78768  

2. \: Article Number (Transfer from service label)  
   7015 1520 0002 6953 6477  

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

\[ \text{Signature} \]

\[ X \text{ Jol Elt} \]

\[ \text{Agent} \]

\[ \text{Addressee} \]

B. Received by (Printed Name)

\[ \text{Joseph Franso} \]

C. Date of Delivery

\[ 1-11-18 \]

D. Is delivery address different from item 1?  
   If YES, enter delivery address below:

\[ \text{Yes} \]

\[ \text{No} \]

3. Service Type

- \[ \text{Adult Signature} \]
- \[ \text{Adult Signature Restricted Delivery} \]
- \[ \text{Certified Mail} \]
- \[ \text{Certified Mail Restricted Delivery} \]
- \[ \text{Collect on Delivery} \]
- \[ \text{Collect on Delivery Restricted Delivery} \]
- \[ \text{International Mail} \]
- \[ \text{International Mail Restricted Delivery} \]

\[ \text{Priority Mail Express} \]

\[ \text{Registered Mail} \]

\[ \text{Registered Mail Restricted Delivery} \]

\[ \text{Return Receipt for Merchandise} \]

\[ \text{Signature Confirmation} \]

\[ \text{Signature Confirmation Restricted Delivery} \]

---

PS Form 3811, July 2015 PSN 7530-02-000-9053  

Domestic Return Receipt
United States Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
SENDERT: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Theresa Daniel
Dallas County District 1
411 Elm St., 2nd Floor
Dallas, TX 75202

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? □ Yes □ No
    If YES, enter delivery address below:

3. Service Type
□ Adult Signature
□ Adult Signature Restricted Delivery
□ Certified Mail®
□ Certified Mail Restricted Delivery
□ Collect on Delivery
□ Collect on Delivery Restricted Delivery
□ Insured Mail
□ Mail Restricted Delivery

□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted Delivery
□ Return Receipt for Merchandise
□ Signature Confirmation™
□ Signature Confirmation

Domestic Return Receipt
United States Postal Service

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224

Sender: Please print your name, address, and ZIP+4® in this box.
Clay Jenkins
Dallas County Judge
411 Elm St.
Dallas, TX 75202
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box.

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
Larry H. Glick
Garland ISD
P.O. Box 469026
Garland, TX 75046
United States Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box *

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ricardo Lopez
Garland ISD
P.O. Box 469026
Garland, TX 75046

2. Article Number (Transfer from service label)

7015 1520 0002 6953 6491

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered MailTM
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

GARLAND TX 75046

D. Is delivery address different from item 1?

☐ Yes
☐ No

PS Form 3811, July 2015 PSN 7530-02-000-9053
Deborah Cron
Garland ISD
P.O. Box 469026
Garland, TX 75046
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box.

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
1. Article Addressed to:

John Wiley Price
Dallas County District 3
411 Elm St.
Dallas, TX 75202

2. Article Number (Transfer from service label)

7015 1520 0002 6953 6644

3. Service Type

[ ] Adult Signature
[ ] Adult Signature Restricted Delivery
[ ] Certified Mail®
[ ] Certified Mail Restricted Delivery
[ ] Collect on Delivery
[ ] Collect on Delivery Restricted Delivery
[ ] Priority Mail Express®
[ ] Registered Mail™
[ ] Registered Mail Restricted Delivery
[ ] Return Receipt for Merchandise
[ ] Signature Confirmation™
[ ] Signature Confirmation Restricted Delivery

A. Signature

[X] Yang Wise

B. Received by (Printed Name)

C. Date of Delivery

9/17/18

D. Is delivery address different from item 1?

[ ] Yes

If YES, enter delivery address below:

[ ] No

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt
Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elba Garcia
Dallas County District 4
411 Elm St., 2nd Floor
Dallas, TX 75202

2. Article Number (Transfer from service label)

7015 1520 0002 6953 6545

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Date of Delivery

1-17-18
Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
1. Article Addressed to:

Rich Aubin
Council District 5
200 N. Fifth St.
Garland, TX 75040

2. Article Number (Transfer from service label)

7015 1520 0002 6953 6668

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Certified Mail Delivery Restricted Delivery
☐ Domestic Mail Restricted Delivery (over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
United States Postal Service

* Sender: Please print your name, address, and ZIP+4 in this box *

Overland Property Group
5545 W 151st Terrace
Leawood, KS 66224
Scott LeMay
Council District 7
200 N. Fifth St.
Garland, TX 75040
United States Postal Service

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
Douglas Athas
City of Garland Mayor
200 N. Fifth St.
Garland, TX 75040

COG

COG

1/22/18

COG

Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery

Insurance Mail Restricted Delivery
(over $500)
Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mike Cantrell
Dallas County District 2
411 Elm St.
Dallas, TX 75202

2. Article Number (Transfer from service label)

7015 1520 0002 653 6538

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
United States Postal Service

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   David Gibbons  
   Council District 1  
   200 N. Fifth St.  
   Garland, TX 75040

2. Article Number *(Transfer from service label)*

   7015 1520 0002 6953 6569

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X COG

   □ Agent  
   □ Addressee

B. Received by *(Printed Name)*

   COG

   □ Date of Delivery

D. Is delivery address different from item 1?  
   □ Yes  
   □ No

   If YES, enter delivery address below:

3. Service Type

   □ Adult Signature  
   □ Adult Signature Restricted Delivery  
   □ Certified Mail®  
   □ Certified Mail Restricted Delivery  
   □ Collect on Delivery  
   □ Collect on Delivery Restricted Delivery  
   □ Mail  
   □ Mail Restricted Delivery

   □ Priority Mail Express®  
   □ Registered Mail™  
   □ Registered Mail Restricted Delivery  
   □ Return Receipt for Merchandise  
   □ Signature Confirmation™  
   □ Signature Confirmation

   Restricted Delivery

**Domestic Return Receipt**
1. Article Addressed to:

B.J. Williams
Council District 4
200 N. Fifth St.
Garland, TX 75040

2. Article Number (Transfer from service label)

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Cash on Delivery Restricted Delivery

3. Mail
Mail Restricted Delivery

(over $500)

3. Service Type

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

D. Is delivery address different from item 1?
☐ Yes
☐ No

B. Received by (Printed Name)

C. Date of Delivery

A. Signature

☐ Agent
☐ Addressee

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Vera
Council District 6
200 N. Fifth St.
Garland, TX 75040

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

COG

C. Date of Delivery

D. Is delivery address different from item 1? □ Yes □ No

If YES, enter delivery address below:

3. Service Type

□ Adult Signature
□ Adult Signature Restricted Delivery
□ Certified Mail®
□ Certified Mail Restricted Delivery
□ Collect on Delivery
□ Collect on Delivery Restricted Delivery
□ Insured Mail
□ Insured Mail Restricted Delivery (10)

□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted Delivery
□ Return Receipt for Merchandise
□ Signature Confirmation™
□ Signature Confirmation Restricted Delivery

Domestic Return Receipt
Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
1. Article Addressed to:

   Robert John Smith
   Council District 8
   200 N. Fifth St.
   Garland, TX 75040

2. Article Number (Transfer from service label)
   7015 1520 0002 6953 6699

3. Service Type
   □ Adult Signature
   □ Adult Signature Restricted Delivery
   □ Certified Mail®
   □ Certified Mail Restricted Delivery
   □ Collect on Delivery
   □ Collect on Delivery Restricted Delivery
   □ Insured Mail
   □ Mail Restricted Delivery
   □ Priority Mail Express®
   □ Registered Mail™
   □ Registered Mail Restricted Delivery
   □ Return Receipt for Merchandise
   □ Signature Confirmation™
   □ Signature Confirmation
   □ Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
   X
   □ Agent
   □ Addressee

B. Received by (Printed Name)
   □
   □

C. Date of Delivery

D. Is delivery address different from item 1?
   □ Yes
   □ No

If YES, enter delivery address below:

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box.

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
1. Article Addressed to:

Jerry Nickerson
Council District 3
200 N. Fifth St.
Garland, TX 75040

2. Article Number (Transfer from service label)

7015 1520 0002 6953 6552

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
   ☐ Yes
   ☐ No

Domestic Return Receipt
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box.

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
Article Addressed to:

Anita Goessel
Council District 2
200 N. Firth St.
Garland, TX 75040

Article Number (Transfer from service label)

7015 1520 0002 6953 6637

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053
United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box

Overland Property Group
5345 W 151st Terrace
Leawood, KS 66224
**All deficiencies must be corrected or clarified by 5:00 pm Austin local time on FEBRUARY 23, 2018. Please respond to this email as confirmation of receipt.**

The Department has received a Third Party Request for Administrative Deficiency ("RFAD") regarding HTC Pre-application 18368 Reserves at Merriwood Ranch. The request includes information that was not previously provided to the Department, and, pursuant to §11.10 of the QAP, staff believes that the administrative deficiency should be issued. Please review the attached.

Pursuant to 10 TAC §11.8(b)(2)(B) related to Notification Recipients:

No later than the date the pre-application is submitted, notification must be sent to all of the persons or entities prescribed in clauses (i) – (viii) of this subparagraph. Developments located in an ETJ of a municipality are required to notify both municipal and county officials. The notifications may be sent by e-mail, fax or mail with registered return receipt or similar tracking mechanism in the format required in the Public Notification Template provided in the Uniform 2018 Multifamily Application Template. The Applicant is required to retain proof of delivery in the event the Department requests proof of notification. Acceptable evidence of such delivery is demonstrated by signed receipt for mail or courier delivery and confirmation of delivery for fax and e-mail.

1. Provide a copy of each notification sent as required by 10 TAC §11.8(b)(2)(B)(i-viii); and
2. Provide proof of delivery for each notification as required by 10 TAC §11.8(b)(2)(B)(i-viii).

The above list may not include all Administrative Deficiencies such as those that may be identified upon a supervisory review of the pre-application. Notice of additional Administrative Deficiencies may appear in a separate notification.

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Submit all documentation via email to the person that issued this deficiency notice, named below.

All applicants should review §§11.1(b) and 10.2(b) of the 2018 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

Regards,
Sharon D. Gamble MSW, PMP

Competitive Housing Tax Credit Program Administrator

Texas Department of Housing and Community Affairs

(512) 936-7834

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(a)).

About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us
February 23, 2018

Ms. Sally Roth
OPG Merriwood Reserves Partners, LLC
204 S Santa Fe, Ste. 9
Salina, KS 67401

RE: REQUEST FOR ADMINISTRATIVE DEFICIENCY: 18368 THE RESERVES AT MERRIWOOD RANCH

Dear Ms. Roth:

The Texas Department of Housing and Community Affairs (the “Department”) is in receipt of a Third Party Request for Administrative Deficiency (“RFAD”) requesting that the Department review the public notifications for the pre-application above to determine whether the notifications were made in accordance with under 10 TAC §11.8(b)(2), related to pre-application notifications. The request asserts that the requester has been unable to find evidence that the required notifications were sent to the City of Garland, Garland ISD, and Representative Burkett. An Administrative Deficiency was issued on February 16, 2018, and a response was received timely.

As requested in the deficiency notice, the response included a copy of each notification letter sent and proof of delivery for each notification as required by 10 TAC §11.8(b)(2)(B)(i-viii). Staff has determined that the response demonstrates that the pre-application notifications were properly made. For purposes of the request the matter is considered resolved.

If you have questions or require further information, please contact me.

Sincerely,

Marni Holloway
Multifamily Division Director

Cc: Jean Latsha
Alyssa Carpenter
April 30, 2018

Marni Holloway
Director Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: Request for Administrative Deficiency for Application 18368

Dear Marni,

With this letter we formally request that TDHCA consider the Full Application for 18368 – The Reserves at Merriwood Ranch. The Two Mile Same Year Rule (11.3(b)) as required by Tex. Gov’t Code 2306.6711(f) states that “the Board will not make an award to an Application that proposes a Development site located in a county with a population that exceeds one million if the proposed Development Site is also located less than two linear miles from the proposed Development Site of another Application within said county that is awarded in the same calendar year. If two or more Applications are submitted that would violate this rule, the lower scoring Application will be considered a non-priority Application and will not be reviewed unless the higher scoring Application is terminated or withdrawn.” Application 18368 is in Dallas County which has over one million people and is within 2 linear miles of Application 18002.

Currently, Application 18002 is not Under Review because of the limitation on Elderly developments in Region 3. However, two applications that are currently under review (18000 & 18091) are also subject to this same rule and only one can move forward. Therefore, Application 18002 will become competitive once the Two Mile Same Year Rule applies to 18000 and 18091. We wish to inform the Department that Application 18368 should be considered non-priority as it falls within 2 linear miles of 18002 based on the Two Mile Same Year Rule.

Sincerely,

[Signature]

Thomas E. Huth
Palladium USA International, Inc.
13455 Noel Road, Suite 400
Dallas, TX 75240
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**Chk. Date**: 4-27-18  
**Chk. No.**: 21866  
**Totals**: 500.00

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Omnium Realty Services Texas, Inc.  
Operating Account  
13455 Noel Road, Suite 400  
Dallas, TX 75240  
(972) 774-4455

**RFAD #18368**  
PAY ONLY Five Hundred Dollars and No Cents  
Amount: $500.00

TO THE ORDER OF  
Texas Department of Housing & Community Affairs  
221 East 11th Street  
Austin, TX  78701-2410

（手写签名）
June 5, 2018

Mr. Thomas E. Huth
Palladium USA International, Inc.
13455 Noel Road, Ste. 400
Dallas, TX 75240

RE: REQUEST FOR ADMINISTRATIVE DEFICIENCY: 18368 THE RESERVES AT MERRIWOOD RANCH

Dear Mr. Huth:

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 10 TAC § 11.3(b) should be considered. Staff determined that an Administrative Deficiency was not appropriate for the request as the issue has been addressed and the affected Applications have been identified on the most recently posted application log.

Pursuant to 10 TAC § 11.3(b) related to the Two Mile Same Year Rule:

As required by Tex. Gov't Code §2306.6711(f), staff will not recommend for award, and the Board will not make an award to an Application that proposes a Development Site located in a county with a population that exceeds one million if the proposed Development Site is also located less than two linear miles from the proposed Development Site of another Application within said county that is awarded in the same calendar year. If two or more Applications are submitted that would violate this rule, the lower scoring Application will be considered a non-priority Application and will not be reviewed unless the higher scoring Application is terminated or withdrawn.

At this time, Applications #18000 and 18002 are lower scoring and are currently considered non-priority Applications. If the scores change, staff will review the log and make revisions as needed.

I do not find that the issues raised in your request should be the subject of an Administrative Deficiency under this process. If during staff application of the rule it is found that the Applicant needs to clarify or explain its submission, an Administrative Deficiency may be issued at that time. 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 FOR ADMINISTRATIVE DEFICIENCY
June 5, 2018
Page 2

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 the request, the matter is considered closed. If you have questions or require further information, please contact me.

Sincerely,

[Signature]

Marni Holloway
Multifamily Division Director

Cc: Sally Roth
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
In the course of the Department's underwriting review of the above referenced application an Administrative Deficiency, as defined in 10 TAC §10.3(a)(2), has been identified. By this notice, the Department is requesting information to clarify or to correct inconsistencies found in the Application or to provide non-material missing information. All Administrative Deficiency requests will be treated in accordance with §10.201(7) of the Uniform Multifamily Rules.

**All deficiencies must be satisfactorily corrected or clarified by 5:00 p.m. Central Time on Wednesday, July 18, 2018** (fifth business day following the date of this deficiency notice).

All documentation should be submitted as a whole using the Department’s Serv-U HTTPS System. Once the documents are submitted to the Serv-U HTTPS system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPS submission process, contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986. You may also contact Nicole Fisher at nicole.fisher@tdhca.state.tx.us or by phone at (512)475-2201.

**NOTICE: Pursuant to §10.201(7) of the Uniform Multifamily Rules, revised Application exhibits not specifically requested by the Underwriter in an Administrative Deficiency WILL NOT be accepted.**

1. **Annual Operating Expenses**: Please provide the following:
   1. A list of comparable properties used to pro forma the Subject.
   2. A Staffing plan, itemizing staffing intentions and budgets.
   3. Additional clarification/explanation on how the Water, Sewer, Trash estimate was determined.
   4. An Insurance Quote to substantiate the $353/unit estimate.
   5. Clarification on how the Property Taxes were calculated.
   6. Please explain the inclusion of a $300/unit reserve for replacements? I could not locate this requirement in any of the provided lender letters.

Response:

1. The comparable property that was used to pro forma the subject was Reserves at South Plains #13247, also 108 units. The total operating expenses in 2017 for South Plains were $455,645, without including replacement reserves or compliance monitoring fees. After reducing management fees and property taxes, which are project and location specific expenses, total expenses were $337,913. We then worked with our property management company to determine an appropriate factor by which to increase our expense estimate for the subject to account for the higher expenses we would likely face in Garland versus Lubbock, mostly to account for higher payroll/admin expenses. Total expenses in the application for the subject are $370,007 after equivalently removing replacement reserves, compliance fees, management fees and property taxes. We believe that our expense estimate is reasonable and accurate based upon our experience with similar properties. Moreover, our
per unit estimate of $5,824 is in line with TDHCA's regional database and previous underwriting.

2. Please see the enclosed staffing plan. Note that while our total payroll estimate is in-line with the staffing plan, the breakout between management and maintenance could be better reflected in the application as $78,325 for management and $61,181 for maintenance.

3. Water, sewer and trash estimate for the subject was determined by reviewing the actual expenses from South Plains which were $63,874 in total for 2017.

4. Please see the enclosed insurance quote.

5. The property taxes were calculated based upon the projected NOI in the application, a total millage rate of 2.82194% and the published cap rate of 8.25%. $489,345 / 8.25% * 2.82194% = $167,382.

6. The $300/unit replacement reserve requirement was listed in the first paragraph of page 2 of the equity letter. However, please note that there was a typo in the equity letter and it says $3000/unit, rather than $300/unit.

2. **Development Cost Schedule:**

1. How is the demolition of the single family residence being handled? Who's paying for it? Where are the associated costs located in the Development Cost Schedule?
2. Please identify the $105K in "Other Site Amenities"
3. Where are the associated costs for the carports located in the DCS?
4. What is the $80 psf building estimate based on? Do you have any recently built/bid developments in the area? Additionally, Please explain any development plans/characteristics that would contribute to a more costly budget than typical.

Response:

1. The demolition of the single family residence will be handled by us and paid for by us. The current estimate for the cost of demolition is $20,000 and is already included in the budget under grading.

2. Other site amenities will include full perimeter fencing, BBQ grill, picnic tables, pool, fitness room, furnished community room, covered community porch, horseshoe pit, one children's playground and a sport court.

3. The cost associated with the carports is currently under metals in the development cost schedule. We are estimating that the cost of installing the carport structures will be $2,500/carport.

4. The building cost estimate of $80.19 was based upon our experience in developing the Reserves at Preston Trails #15086, which is close to the subject in size at 112 units or 119,960 sf. Please see the enclosed SOV for the Reserves at Preston Trails which has building costs at $81.49. Additionally, we worked with our development team to determine the projected costs based upon our current plans and specs. The largest driver of costs are the City of Garland requirements, the type of slab required because of the soils, exterior materials and interior materials which are more wear resistant and designed to have a prolonged life.

3. **ALL REMAINING QUESTIONS INTENTIONALLY LEFT BLANK**

Response:

4. 

Response:
Response:

Response:

Response:

Response:

Response:

Response:

Response:

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Response:

Response:

Response:

Response:

Response:

Questions Continued on Next Page
# STAFFING PLAN

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**TOTAL** $139,506
July 12, 2018

Overland Property Group
227 N. Santa Fe, Ste 310
Salina, KS 67401

RE: Insurance Premium Quote for the Merriwood apartment buildings, located in Garland Texas, as an addition to the Master Insurance Policy.

To whom it may concern:

Insurance rates for new construction apartments in Texas are as follows:

Total Property Value of $13,248,085 of insured property values equates to $31,795 in premium. $28 per unit for the Liability $3,920

Premium indication based on 2017-18 rates would be close to $35,715. The deductible structure is $10k AOP & $25k Wind & Hail deductibles. The option to buy a $10k wind & hail deductible would be an additional $3,000.

Rates can vary based on a number of underwriting data. This is a summary and based off current policies the insured has on file with our agency.

If further clarification is needed, please contact me.

Respectfully,

Guffy N. Wright, Cie, CGCS

The Mahoney Group
Commercial Insurance Agent
Direct. 480.214.2714
Cell. 480.292.4256
Fax. 480.730.4929
www.mahoneygroup.com
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Multifamily Finance Division staff will place scanned copies of appeal documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf.
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf