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: Hickory Trails

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.

By: [Signature]

J. Ryan Hamilton
Printed Name
Manager
Title
Date 02/27/18

Sworn to and subscribed before me on the 27 day of February, 2018

by J. Ryan Hamilton
(Personalized Seal)

DALLAS JAMES ANDERSON
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

2/15/18 8:58 AM
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>
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</thead>
<tbody>
<tr>
<td>January 18, 2018</td>
<td>November 3, 2017</td>
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<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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<tr>
<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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<tr>
<td>June 28, 2018</td>
<td>April 13, 2018</td>
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<tr>
<td>July 12, 2018</td>
<td>April 27, 2018</td>
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<td>July 26, 2018</td>
<td>May 11, 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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<tr>
<td>November 8, 2018</td>
<td>August 24, 2018</td>
</tr>
<tr>
<td>December 6, 2018</td>
<td>September 21, 2018</td>
</tr>
</tbody>
</table>

☐ An Inducement Resolution has been approved by the Bond Issuer and a copy has been provided behind Tab 8.
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](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](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 B, 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.

____X____ 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.

____X____ 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-USD assistance 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.
By: 

[Signature]

J. Ryan Hamilton

Printed Name

Presiding Manager

Title

02/27/18

Date

THE STATE OF MISSOURI

COUNTY OF GREENE

Before me, a notary public, on this day personally appeared J. Ryan Hamilton, 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 27 day of FEBRUARY, 2018

DALLAS JAMES ANDERSON
Notary Public – Notary Seal
Greene County – State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

(Seal)

Dallas James Anderson
Notary Public Signature
2018 HTC
Full Application

Part 1 Tab 3

Applicant Eligibility
Certification
The Applicant Eligibility Certification(s) is included behind this tab.

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

Disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action is included behind this tab.
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 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.
2018 Applicant Eligibility Certification

By: ________________________________

Signature of Authorized Representative

J. Ryan Hamilton

Printed Name

Presiding Manager

Title

02/27/18

Date

THE STATE OF MISSOURI

COUNTY OF GREENE

Before me, a notary public, on this day personally appeared J. Ryan Hamilton, 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 27 day of FEBRUARY, 2018

(Seal)

DALLAS JAMES ANDERSON
Notary Public – Notary Seal
Greene County – State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

Dallas James Anderson
Notary Public Signature
2018 Applicant Eligibility Certification

By: 

[Signature of Authorized Representative]

J. Douglas Hamilton

Printed Name

Partner

Title

02/27/18

Date

THE STATE OF MISSOURI

COUNTY OF GREENE

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

J. DOUGLAS HAMILTON, 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 27 day of FEBRUARY, 2018

(Seal)

DALLAS JAMES ANDERSON
Notary Public - Notary Seal
Greene County – State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

Dallas James Anderson
Notary Public Signature
2018 Applicant Eligibility Certification

By: 

Signature of Authorized Representative

Rita Baron 

Printed Name

Partner

Title

02/27/18

Date

THE STATE OF Missouri

COUNTY OF Greene

Before me, a notary public, on this day personally appeared Rita A. Baron, 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 17th day of February, 2018

(Seal)

DALLAS JAMES ANDERSON
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

Notary Public Signature
2018 Applicant Eligibility Certification

By: 

Signature of Authorized Representative

MICHAEL K. HAMRA

Printed Name

PARTNER

Title

02/23/2018

Date

THE STATE OF MISSOURI §

COUNTY OF GREENE §

Before me, a notary public, on this day personally appeared MICHAEL K. HAMRA, 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 23 day of FEBRUARY, 2018

(Seal)

DALLAS JAMES ANDERSON
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 17730204
My Commission Expires Mar 29, 2021

Dallas James Anderson
Notary Public Signature
2018 Applicant Eligibility Certification

By: [Signature]  
Signature of Authorized Representative

[Printed Name]
Printed Name

[Sole Member]
Title

2/26/18
Date

THE STATE OF Texas

COUNTY OF Hays

Before me, a notary public, on this day personally appeared [Name], 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 [Date] day of [Month], 2018

(Seal)

TERESA CARBAJAL RAVET  
Notary Public, State of Texas  
Commission Expires 06-15-2021  
Notary ID: 131173816

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>Michael Fogel</td>
<td>(713) 409-0211</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><a href="mailto:MFogel@4cornersdevelopmentllc.com">MFogel@4cornersdevelopmentllc.com</a></td>
<td>(713) 409-0211</td>
<td>Mobile</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO Box 41326</td>
<td></td>
<td></td>
<td></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>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Mobile</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>(512) 789-1295</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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### 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>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
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</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>(512) 789-1295</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>1305 E 6th, Ste 12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## 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>
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</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>8</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>7</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
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**High Quality Housing Total**: 17

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

<table>
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<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</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>3</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
<td>2</td>
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<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
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**Serve and Support Texans Most in Need Total**: 49

### Criteria Promoting Community Support and Engagement

<table>
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<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td></td>
</tr>
<tr>
<td>Commitment of Development Funding by Local 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>
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**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>
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</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>18</td>
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<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leverage 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>
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</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>
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<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
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</table>

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

| Point Deductions                                   | §11.9(f)            |                 |

**Total Application Self Score**: 120
### Site Information Form Part I

#### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>Longview</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEQ of Page Rd and E Loop 281</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>75605</td>
</tr>
<tr>
<td>Harrison</td>
<td>Urban</td>
</tr>
<tr>
<td>48203020606</td>
<td>No</td>
</tr>
<tr>
<td>Median Household Income: 69581.00</td>
<td>Quartile: 1q</td>
</tr>
<tr>
<td>Poverty Rate: 9.8</td>
<td></td>
</tr>
</tbody>
</table>

**Address:**
- 4 NEQ of Page Rd and E Loop 281
- 4 Harrison
- 75605
- Urban

**City:** Longview

**Census Tract Number:** 48203020606

**No Median Household Income:** 69581.00

**Quartile:** 1q

**Poverty Rate:** 9.8

**QCT?**
- 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.

**Site is located within the ETJ of Longview**

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

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

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

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

**Zoning (§10.204(11)) and Flood Zone Designation (§10.101(a)(1)) (All Programs)**

- **Development Site is appropriately zoned:** Yes
- **Zoning Designation:** No Zoning in ETJ
- **Flood Zone Designation:** X
- Entire Development Site is outside the 100 year floodplain. Yes

**School Rating (§2306.6710(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>Hallsville North Elem</td>
<td>K through 3</td>
<td>2015: Yes 2016: Yes 2017: Yes</td>
</tr>
<tr>
<td>Hallsville Intermediate</td>
<td>4 through 5</td>
<td>2015: Yes 2016: Yes 2017: Yes</td>
</tr>
<tr>
<td>Hallsville Junior High</td>
<td>6 through 8</td>
<td>2015: Yes 2016: Yes 2017: Yes</td>
</tr>
<tr>
<td>Hallsville High</td>
<td>9 through 12</td>
<td>2015: Yes 2016: Yes 2017: Yes</td>
</tr>
</tbody>
</table>

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

- The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that does not have a 2017 Met Standard rating by the Texas Education Agency, and the Undesirable Neighborhood Characteristics Report and required documentation has been submitted.

If revised form submitted, date of submission: _______________
Supporting Documentation for the Site Information Form Part I

- **Street Map with Site Drawn and Identified**
- **Census Tract Map with Development Site Identified**
  
  [Link](https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t)

- **Twice the State Average of Units Per Capita**

- **One Mile Three Year Resolution or evidence of other exception**

- **Housing Tax Credit Units per Total Household**

- **Evidence of Zoning and/or Evidence of Re-Zoning Process**

- **Evidence of Flood Zone Designation**

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

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

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

- **For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b**
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Street Map
Hickory Trails
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.

---

*Some SDDA designation for split ZCTs 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
February 27, 2018

Michael Fogel
Four Corners Development, L.L.C.
P.O. Box 41326
Austin, TX 78704

RE: Building and Zoning Authority

Dear Mr. Fogel:

This is to advise that Harrison County does not exercise blanket ordinance making authority and there is no zoning system or land-use regulation plan currently in place. Also, Harrison County does not require any building/construction permits.

Harrison County does specifically regulate by court order septic systems and construction within the FEMA designated floodplain.

Sincerely,

Hugh Taylor
Harrison County Judge

HT:cg
February 22, 2018

Four Corners Development
Attn: Michael Fogel
PO Box 41326
Austin, TX 78704
Re: Zoning Verification letter for Hickory Trails Apartments

Dear Mr. Fogel,

In response to your request for zoning information regarding the property above, we have provided the following information.

1. The approximately 8.423 acres of AB 360 A Jordan Survey is currently outside of the City Limits. Therefore, no zoning district has been assigned to the property.

2. As a zoning district has not been assigned by the City of Longview, use restrictions cannot be enforced by the City. Unless the subdivision of land is undertaken, the City cannot enforce the Zoning Ordinance on this parcel of land.

3. The current abutting Zoning Districts:
   NORTH: None, outside City Limits
   SOUTH: Heavy Commercial and Agriculture (C-2, A)
   EAST: None, outside City Limits
   WEST: None, outside of City Limits

This information was researched on February 22, 2018, by the undersigned per requested and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

[Signature]
Thomas Kirn
City of Longview
Planner
Phone: 903-237-1079
tkirm@longviewtexas.gov
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Flood Zone Designation
FEMA Flood Map

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the area flood or 100-year flood. SFHAs are labeled as Zone A, Zone AE, Zone AH, Zone AO, Zone VE, Zone AE, Zone AO, Zone AH, Zone VE, Zone AO, and Zone X. Moderate flood hazard areas, labeled Zone B or Zone X (shaded), are also shown on the FEMA flood map.

- **Zone A**, **AE**, **AH**, **AO**, **VE**: These areas are subject to inundation by a 0.2-cent of annual chance flood event in any given year.
- **Zone X 500**: These areas are subject to inundation by a 0.2-cent of annual chance flood event, and are shaded.
- **Zone X**: These areas are subject to inundation by a 0.2-cent of annual chance flood event, and are shaded.
- **Area With Reduced Flood Risk Due to Levee**: These areas are protected by levees, and are shaded.
- **Area Not Included**: These areas are not included in the flood map.

PEI Project No: 201801155
2018 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Educational Quality
Hallsville Independent School District is located in the western part of Harrison County some seven miles east of Longview and thirteen miles west of Marshall on U.S. Hwy. 80. It covers approximately 188 square miles and is inhabited by more than 18,000 persons. Approximately 4,900 students receive educational services from 350 professional educators who work to meet the needs of each child. A total of approximately 650 employees including support staff, bus drivers, food service personnel and maintenance crews work to meet this goal.

Hallsville ISD and every campus in Hallsville ISD are currently rated as Met Standard from the Texas Education Agency and continues the academic excellence that has been a hallmark of this school district for decades.

Hallsville ISD is the only district in Texas recognized by Solution Tree as a Model PLC District. Four of the district's campuses have also been individually recognized as Model PLC campuses.

Campus configurations within Hallsville ISD include:

- Hallsville Primary - PreK/Head Start
- Hallsville East Elementary - K-3
- Hallsville North Elementary - K-3
- Hallsville Intermediate - 4-5
- Hallsville Junior High - 6-8
- Hallsville High School - 9-12

District Highlights:

- Class 4A State Champion Runner-Up In UIL Academics
- District 13-4A And Region 2 UIL Academic Champions
- CX Debate State Champions - Two Consecutive Years
- District 13-4A And Area Champions In One Act Play
- Middle School And Junior High School 13-4a Uil Academic Champions
- District 13-4A Champions In Junior High One Act Play
- District 13-4A Champions In Junior High One Act Play
- FFA Chapter 4A State Champions
- State Champion In Pole Vault
- Ten Athletic Teams In The Playoffs Or Had Athletes Advance To Regionals
- Bobcat Yearbook Won State Award Of Distinguished Merit
- Four UIL Academic Individual State Champions
- Bobcat Belles - Grand Champion Showtime Texas Championship
- Senior Class Was Awarded $2.7 Million In Scholarships - A School Record
- Band And Choir Earned "Sweepstakes" At UIL
- The Technology Department, Recognized As One Of The "Top Ten In Texas" Supports All Campuses.
- All Schools Are Accredited With The Texas Education Agency. The High School Is Also Accredited By The Southern Association Of Colleges And Schools.
- The Hisd Education Foundation Has Awarded Over $148,000 In Grants To Teachers For Classroom Improvement And Projects.
- Owner And Operator Of Kqat 104.9 FCC Licensed Bobcat Radio.

Thank you for visiting the Hallsville ISD website. Please contact us if you have questions concerning Hallsville ISD at (903) 668-5990. Please visit our school to see the many great things going on at HISD. If you are considering moving into our school district, we welcome you as a part of this fantastic community.
Walker, Gwendolyn <gwalker2@hisd.com>
To: Alyssa Carpenter <ajcarpen@gmail.com>  

Please see the information below...

---------- Forwarded message ----------
From: Wheeler, John <bwheeler@hisd.com>
Date: Mon, Feb 12, 2018 at 1:21 PM
Subject: Re: Hallsville ISD North and East Elementary Attendance Zones
To: "Walker, Gwendolyn" <gwalker2@hisd.com>

For the Moore Lane address, it will be in the East Attendance Zone.

For the address of 1919 East Loop 281, the map pinpoints this property as OUTSIDE of Loop 281 and NORTH of Highway 80, so it would be in North Elementary's Attendance Zone. If this address falls INSIDE of Loop 281 and NORTH of Highway 80, then those addresses would be in the East attendance zone. If the property location is correct according to the map, then yes, it is NORTH.

Thanks,
Brady

On Mon, Feb 12, 2018 at 1:11 PM, Walker, Gwendolyn <gwalker2@hisd.com> wrote:

Brady,

Please see the email below and let me know in which attendance zone (North or East) are these properties.

Thank you,
Gwen

---------- Forwarded message ----------
From: Alyssa Carpenter <ajcarpen@gmail.com>
Date: Mon, Feb 12, 2018 at 1:02 PM
Subject: Re: Hallsville ISD North and East Elementary Attendance Zones
To: "Walker, Gwendolyn" <gwalker2@hisd.com>

Dear Ms. Walker:

I don't have addresses yet because the properties are unbuilt, but the first location is in Hallsville off of Moore Ln just east of Hallsville East Elementary. The second location is in the Longview ETJ.
north of Hwy 80 next to address 1919 E. Loop 281 Longview, TX 75605.
Thank you!

Regards,

Alyssa Carpenter

On Mon, Feb 12, 2018 at 12:05 PM, Walker, Gwendolyn <gwalker2@hisd.com> wrote:
> Hello, Ms. Carpenter.
> >
> > If you send me specific addresses, I can tell you in which attendance zone
> > they fall.
> >
> > Thanks,
> > Gwen
> >
> > On Sat, Feb 10, 2018 at 9:30 AM, Alyssa Carpenter <ajcarpen@gmail.com>
> > wrote:
> >>
> >> >> Dear Ms. Walker:
> >> 
> >> >> >> Can you please confirm the attendance zones for North Elementary and
> >> >> East Elementary? Thank you!
> >> >>
> >> >> >> Regards,
> >> >>
> >> >> >> Alyssa Carpenter
> >> 
> >> 
> >>
> >> --
> >> Gwen Walker
> >> Executive Assistant
> >> Communications Coordinator
> >> Hallsville ISD
> >> 903.668.5990 Ext. 5032
> >>
> >>
> >>
> >>
> >>
> >> The content of this message is confidential. If you have received it by
> >> mistake, please inform us by email at security@hisd.com reply and then
> >> promptly delete the message. It is forbidden to copy, forward, or in any way
HALLSVILLE NORTH EL (102904108) - HALLSVILLE ISD

Accountability Rating

Met Standard

<table>
<thead>
<tr>
<th>Met Standards on</th>
<th>Did Not Meet Standards on</th>
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</thead>
<tbody>
<tr>
<td>- Student Achievement</td>
<td>- NONE</td>
</tr>
<tr>
<td>- Student Progress</td>
<td></td>
</tr>
<tr>
<td>- Closing Performance Gaps</td>
<td></td>
</tr>
<tr>
<td>- Postsecondary Readiness</td>
<td></td>
</tr>
</tbody>
</table>

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>262</td>
<td>314</td>
<td>83</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>100</td>
<td>200</td>
<td>50</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>191</td>
<td>400</td>
<td>48</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>45.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td>45</td>
</tr>
</tbody>
</table>

System Safeguards

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

Total 12 out of 12 = 100%

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>1,871</td>
<td>2,278</td>
<td>82</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>564</td>
<td>1,400</td>
<td>40</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>964</td>
<td>2,200</td>
<td>44</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>46.5</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>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Metric</th>
<th>Number Met</th>
<th>Percentage Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>21/25</td>
<td>84%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>14/14</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Total | 35/39 = 90%
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

<table>
<thead>
<tr>
<th>Index 1</th>
<th>Index 2</th>
<th>Index 3</th>
<th>Index 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Achievement (Target Score=60)</td>
<td>Student Progress (Target Score=30)</td>
<td>Closing Performance Gaps (Target Score=26)</td>
<td>Postsecondary Readiness (Target Score=13)</td>
</tr>
<tr>
<td>81</td>
<td>39</td>
<td>41</td>
<td>42</td>
</tr>
</tbody>
</table>

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>2,599</td>
<td>3,222</td>
<td>81</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>539</td>
<td>1,400</td>
<td>39</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,138</td>
<td>2,800</td>
<td>41</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>41.6</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: DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: NO DISTINCTION EARNED

Campus Demographics

- Campus Type: Middle School
- Grade Span: 06 - 08
- Campus Size: 1,126 Students
- Percent Economically Disadvantaged: 42.0
- Percent English Language Learners: 3.4
- Mobility Rate: 10.7
- Percent Served by Special Education: 8.5
- Percent Enrolled in an Early College High School Program: 0.0

System Safeguards

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

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

TEA | Academics | Performance Reporting Page 1 August 15, 2017
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>1,703</td>
<td>2,000</td>
<td>85</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>302</td>
<td>1,000</td>
<td>30</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>1,204</td>
<td>2,400</td>
<td>50</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>14.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>24.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>22.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>20.7</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: DISTINCTION EARNED
- Academic Achievement in Social Studies: DISTINCTION EARNED
- Top 25 Percent Student Progress: NO DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: DISTINCTION EARNED
- Postsecondary Readiness: DISTINCTION EARNED

Campus Demographics

- Campus Type: High School
- Grade Span: 09 - 12
- Campus Size: 1,485 Students
- Percent Economically Disadvantaged: 32.7
- Percent English Language Learners: 1.0
- Mobility Rate: 11.0
- Percent Served by Special Education: 7.9
- Percent Enrolled in an Early College High School Program: 0.0

System Safeguards

Number and Percentage of Indicators Met

- Performance Rates: 21 out of 25 = 84%
- Participation Rates: 13 out of 13 = 100%
- Graduation Rates: 6 out of 6 = 100%

Total: 40 out of 44 = 91%

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
### Site Information Form Part II

1. **§11.9(c)(4) - Opportunity Index (Competitive HTC and Direct Loan Applications Only)**
   - Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.
   AND
   - The census tract has a median household income rate in the two highest quartiles within the region.
   OR
   - The census tract has a median household income 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.

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

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

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

<table>
<thead>
<tr>
<th>health-related facility (3 miles)</th>
<th>delivered meals service</th>
</tr>
</thead>
<tbody>
<tr>
<td>licensed center serving children (2 miles)</td>
<td></td>
</tr>
<tr>
<td>census tract with crime rate of ≤26 per 1k persons</td>
<td></td>
</tr>
<tr>
<td>university or community college (5 miles)</td>
<td></td>
</tr>
<tr>
<td>census tract with ≥27% associate degrees adults aged ≥25</td>
<td></td>
</tr>
<tr>
<td>outdoor recreation facility available to public (1 mile)</td>
<td></td>
</tr>
<tr>
<td>community, civic or service organization (1 mile)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

**Total Points Claimed:** 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:

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

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

Application is seeking points for Underserved Area. **Total Points Claimed:** 3

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: 4 Urban
- Development is in an Urban Area.
- Application includes a copy of the plan or a link to the online plan and a description of where specific information required can be found in the plan.
- Plan is current at the time of Application and officially continues for a minimum of three years thereafter.
- Plan has been adopted by the municipality or county and resolution or certification is attached.
- Letter from appropriate local official, target area map, and supporting documentation are provided.
- Development is explicitly identified by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality, county or distinct district; resolution stating such is provided.
- Evidence of sufficient, documented and committed funding to accomplish the plan’s purposes on its established timetable is provided.
- No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B): 

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- 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.
- Rehabilitation
- Demolition/Reconstruction

- Development has been leased at 85% or more for the six months preceding Application by low income households (excluding unlivable units identified in CNA);
- AND
- Development was constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, HOME, or CDBG;
- AND, if applicable,
- demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics.
- Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county; letter from Governing Body stating such is provided behind this tab.

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

- 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>Application is seeking points for Declared Disaster Area.</td>
<td>Total Points Claimed:</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).

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

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 preceding the Full Application Delivery Date.
  - Application includes evidence that the Applicant will close all financing on or before October 31, 2018.
  - Application includes evidence that the Applicant will fully execute the construction contract on or before October 31, 2018.
  - Application includes evidence that appropriate zoning will be in place at award.
  - Application includes a DETAILED narrative description of each piece of evidence provided and how that evidence proves that the Applicant will close all financing and fully execute the construction contract on or before October 31, 2018.

| Application is seeking points for Readiness to Proceed. | Total Points Claimed: |
2018 HTC Full Application

Part 2 Tab 10

Supporting Documentation for Site Information Form Part II
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunity Index (Competitive HTC and Direct Loan Only)</td>
<td>Map with Development Site boundaries indicated, relative to census tract boundaries</td>
</tr>
<tr>
<td>Print-out from DFPS website confirming daycare licensed to serve relevant age groups</td>
<td><a href="http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp">http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp</a></td>
</tr>
<tr>
<td>Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2017, including the computation used to determine the crime rate</td>
<td><a href="https://www.neighborhoodscout.com">https://www.neighborhoodscout.com</a></td>
</tr>
<tr>
<td>Print-out from THECB website confirming accreditation of university or community college</td>
<td><a href="http://www.txhighereddata.org/Interactive/Institutions.cfm">http://www.txhighereddata.org/Interactive/Institutions.cfm</a></td>
</tr>
<tr>
<td>Evidence of regular and recurring substantive services provided by community, civic or service organization, as applicable</td>
<td></td>
</tr>
<tr>
<td>Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable</td>
<td></td>
</tr>
<tr>
<td>Evidence of Underserved Area (Competitive HTC and Direct Loan Only)</td>
<td></td>
</tr>
<tr>
<td>For Colonia:</td>
<td></td>
</tr>
<tr>
<td>Evidence from Attorney General of Colonia boundaries; and</td>
<td><a href="https://www.texasattorneygeneral.gov/cpd/colonias">https://www.texasattorneygeneral.gov/cpd/colonias</a></td>
</tr>
<tr>
<td>Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and</td>
<td></td>
</tr>
<tr>
<td>Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.</td>
<td></td>
</tr>
<tr>
<td>For Economically Distressed Areas:</td>
<td></td>
</tr>
<tr>
<td>A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and</td>
<td><a href="http://www.twdb.texas.gov/financial/programs/EDAP/index.asp">http://www.twdb.texas.gov/financial/programs/EDAP/index.asp</a></td>
</tr>
<tr>
<td>Map showing development site boundaries, relative to EDA boundaries.</td>
<td></td>
</tr>
<tr>
<td>For other items:</td>
<td>Development must be awarded 2002 or earlier for 15-year threshold and 1987 or earlier for 30-year threshold. The Site Demographic Characteristics Report is posted on the Department's website at <a href="http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm">http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm</a></td>
</tr>
<tr>
<td>Map with Development Site boundaries indicated, relative to census tract boundaries</td>
<td></td>
</tr>
<tr>
<td>Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable</td>
<td></td>
</tr>
<tr>
<td>Map with all contiguous census tracts, if applicable</td>
<td></td>
</tr>
<tr>
<td>Proximity to Urban Core (Competitive HTC Only)</td>
<td>Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.</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(lv)(A)(l)(l-V) are met.
- Map of target area(s) with location of Development Site clearly identified.
- Resolution adopting the Concerted Revitalization Plan or resolution of delegation and other documentation.
- Resolution identifying Development as contributing more than any other to revitalization effort
- Letter from appropriate local official providing documentation of measurable improvements.
- Evidence of committed funding
- For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Rural:
- 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)
- NA 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
- NA The county in which the Development Site is located is listed on the 2018 List of Declared Disaster Areas eligible for points under 10 TAC §11.9(c)(8) (no further documentation is required).
- Evidence that the Applicant meets the requirements for Readiness to Proceed. Pursuant to 10 TAC 11.9(c)(8), the Application must include evidence that appropriate zoning will be in place at award (July 26, 2018).
- Application includes evidence that appropriate zoning will be in place at award.
  - Further, the Application must include evidence that the Applicant will close all financing and fully execute the construction contract on or before the last business day of October 2018. Examples of the kinds of documentation that may be used to evidence those milestones are listed below. Applicants may select any of these items, or use the “Other” selections to describe the evidence presented.
  - Each piece of evidence provided must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements. If evidence is not included behind this tab, use the space to describe where in the Application the evidence can be found. Evidence may include, but is not limited to:
    - Loan or equity commitments with evidence of completed due diligence
    - Confirmation from lender that non-refundable application and/or due diligence fee has been paid to lender and/or equity provider
    - 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
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Opportunity Index
Hickory Trails
Opportunity Index
1-Mile Radius

(XII) Alpine Golf Course

(XIII) Crossroads Community Church

(VII) Property Crime 26/1,000 or less

(X) Associates Degree 27%+

(XIV) Meals on Wheels service area

(XII) Spring Creek Park (boundary to boundary at 0.93 miles but outside map radius from center of site)
Hickory Trails
Opportunity Index
3-Mile Radius

Site

(V) Longview Regional Medical Center ER
Hickory Trails
Opportunity Index
5-Mile Radius

Search for a place...

Radius 5  Miles

Click to place a circle, right click to remove

Site

(IX) LeTourneau University
<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>City, State</th>
<th>Zip Code</th>
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<tbody>
<tr>
<td>Alpine Golf Course</td>
<td>2385 Smelley Rd.</td>
<td>Longview, TX</td>
<td>75605</td>
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<tr>
<td>Spring Creek Park</td>
<td>3100 Mona</td>
<td>Longview, TX</td>
<td>75601</td>
</tr>
<tr>
<td>Le Tourneau University</td>
<td>2100 S Mobberly Ave.</td>
<td>Longview, TX</td>
<td>75602</td>
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<tr>
<td>Longview Regional Med Center ER</td>
<td>2901 N Fourth St</td>
<td>Longview, TX</td>
<td>75605</td>
</tr>
<tr>
<td>Crossroads Community Church</td>
<td>1400 E Loop 281</td>
<td>Longview, TX</td>
<td>75605</td>
</tr>
<tr>
<td>Happy Hippopotamus Daycare</td>
<td>1700 N Eastman Rd.</td>
<td>Longview, TX</td>
<td>75601</td>
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<tr>
<td>ETCOG Meals on Wheels</td>
<td>In Harrison County Service Area</td>
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<td></td>
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</tbody>
</table>

Associates Degree 33.71%

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; 2010-2014; and 2011-2015. The designation methodology is explained in the federal Register notice published September 11, 2017.

*SDDA designation for split ZCTAs is not shown on map. Please refer to the Metro SDDA designation list to determine designation status (DDA2018M.pdf).
Census Tract 48203020606 has median household income within two highest quartiles of region with a poverty percentage of less than 20%.

<table>
<thead>
<tr>
<th>Region</th>
<th>Census Tract</th>
<th>County</th>
<th>Median Po</th>
<th>Poverty Rate</th>
<th>Median Incc Q3 Incc Q2 Incc Q1 Incc</th>
<th>Median House</th>
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<tr>
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<td>4 48203020606</td>
<td>Harrison</td>
<td>59903</td>
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<td>35465</td>
<td>43660</td>
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<td>4 48203020604</td>
<td>Harrison</td>
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<td>35465</td>
<td>43660</td>
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<td>17.1</td>
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<td>17.1</td>
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<tr>
<td>1884</td>
<td>4 48213950200</td>
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<td>48213</td>
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<td>17.1</td>
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<td>48213</td>
<td>14.1</td>
<td>17.1</td>
<td>35465</td>
</tr>
</tbody>
</table>

Census Tract 48203020606 has associate degree percentage of ≥27%.

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Census Tract Abr.</th>
<th>Associate %</th>
<th>Rate of Assoc de</th>
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<tbody>
<tr>
<td>3079</td>
<td>48203020502, Harrison County, Texas</td>
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<td>3080</td>
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<td>29.53%</td>
</tr>
<tr>
<td>3082</td>
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<td>3084</td>
<td>48205590200, Hartley County, Texas</td>
<td>26.05%</td>
<td>26.05%</td>
</tr>
<tr>
<td>3085</td>
<td>48207950300, Haskell County, Texas</td>
<td>17.60%</td>
<td>17.60%</td>
</tr>
</tbody>
</table>
Alpine Golf Course

@AlpineGolf

Home
Posts
Reviews
Videos
Photos
About
Community

About

FIND US

2385 Smelley Rd
Longview, Texas

Call (903) 753-4515

Open Now 7:00 AM - 6:00 PM

BUSINESS INFO

Business Details
Parking Lot parking

Price Range
$$

ADDITIONAL CONTACT INFO

alpinegolf1955@gmail.com
http://www.alpinegctx.com

MORE INFO

About

18 Hole Public Golf Course

Golf Course & Country Club · Sports & Fitness Instruction

STORY

The course is under new management - Paul Leslie.

The 18-hole "Alpine" course at the Alpine Golf Course facility in Longview, Texas features 6,011 yards of golf from the longest tees for a par of 70. The course rating is 67.4 and it has a slope rating of 108. Alpine golf course opened in 1955.

**SPECIALS** Every Monday and Wednesday Alpine Golf Course offers a Green/Cart Fee, Hot Dog and Soda for $20.

Annual & Month to Month Memberships Available. Call for details.

Read More: Alpine Golf Course
Alpine Golf Club
2385 Smelley Rd
Longview, TX 75605
Gregg County
Phone(s): (903) 753-4515
Fax: (903) 753-8248
Website: alpinegctx.com

The Alpine Golf Club is a fun little 18-hole public course, good for the beginner and loaded with birdie holes for even the average golfer. You'll need to hit it straight because of the tree-lined fairways, but nailing the driver off the tee is not a requirement and you'll be in good shape on many holes with a solid 4 or 5 iron for the par 3s.

Watch out for No. 9 when you play from the back tees, which you'll probably do instinctively when you see the measly 6,001 yards on the scorecard. At 240 yards, many will need to use the driver. In fact, shortening the hole would not only make it more forgiving, but allow for a more reasonable pace of play. This one is long, but the other par 3s play 120, 120, and 160 yards, respectively.

Bring a hard hat because the course is crammed together, making errant shots a real hazard for the leisurely hacker. However, the course is easy to walk, plays rather rapidly, and is in great condition, making it well worth the while for visiting golfers.

Getting there: From I-20, take the Eastman exit (Hwy 259), drive north over Hwy 80, and turn right at the second traffic light (Alpine).
### Red (W)
<table>
<thead>
<tr>
<th></th>
<th>70</th>
<th>4795</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
</table>
### White
|    | 70 | 5435 | 107 | 66 |

**Reader Ratings / Reviews**

- **by Big "L"** on June 26th, 2017 07:32
  - Course is more challenging than the others around. Now with new carts it's a pleasure to play.

- **by Basil cowdrey** on April 24th, 2017 12:43
  - Quite possibly the worst goat pasture in the USA. The greens we like putting on Mars. Service is abhoring and misleading.

- **by paul goettle** on September 22nd, 2015 11:21
  - Having played all the courses around East Texas, Alpine can be fun. The greens are still in good shape, (they are hand watering), but they are out of water and some ponds/tanks are completely dry. ... [read more...]

- **by Frank O** on April 30th, 2015 07:32
  - I firs played on this course in Oct 2011. I met Paul Leslie and informed that his energy is focused on making Alpine the best course in East Texas. I became a member and played regularly. Since ... [read more...]

- **by Danny Grimes Sr.** on August 14th, 2013 08:38
  - Its a good East Texas course! Need more Seniors incentives.

- **by bob soderberg** on July 04th, 2013 10:13
  - Vastly improved and congenial staff.

- **by Jeff Newland** on August 13th, 2012 11:24
  - Wow!! This golf course has really improved with the new onwership. Great shape and lots of fun.

- **by Jefferson** on December 22nd, 2011 20:29
  - This course is unter new management that is currently making improvements to the club house and general clean up around the course until the winter is over. In early spring, plans are in place to ... [read more...]

- **by Lee Smith** on July 30th, 2011 17:22
  - Very tight course...Several tee boxes and greens in a small area. fairways in bad need of good mowing...lost two balls in fairway...need to update score card layout...one hole has much more water ... [read more...]

[Submit your rating of the course:](http://www.worldgolf.com/contact/safe-shopping.html?r=4)
Park Locations

Click HERE for an interactive map of our parks or HERE for a list of amenities!

Parks are open from 6am - 11pm unless posted otherwise.

Akin Park, 414 Delwood Dr. picnic area, pavilion, tennis courts, play area, hike/bike trail,
water fountains

**Bennie Jackson Park**, 2229 Neal St. picnic area and grill, 1 pavilion, play area, multi-use courts, practice backstops, water fountains, trail

**Birdie Park**, 701 W Niblick St. picnic area, pavilion, play area, multi-use courts, practice backstops, water fountains

**Broughton Park**, 801 Martin Luther King Blvd. picnic area and grill, 2 pavilions, play area, hike/bike trail, softball field, multi-use courts, splash pad, water fountains, water connection

**Cargill Long Park**, 4th St. & Marshall Ave. pavilion, picnic area, restrooms, hike/bike trail (2.9 miles), water fountains, basketball court

**Flewellen Park**, 100 Iris Circle. pavilion, picnic area and grill

**Grace Creek Mountain Bike Trail**, 100 Grand Blvd. Approximately 4.5 miles

**Guthrie Park**, 301 Tupelo Dr. picnic area, 18 hole disc golf course, tennis courts, hike/bike trail, practice backstops, multi-use courts

**Heritage Plaza**, 219 E. Methvin St. lighted plaza with benches

**Hinsley Park**, 3101 N. Hwy 259 picnic area and grill, pavilion, restrooms, play area, softball fields, multi-use courts, water fountains

**Ingram Park**, 1400 N. 10th St. 2 pavilions, restroom, tennis courts, play area, practice backstops, swimming pool, water fountains, water connection, multipurpose court, 9-hole disc golf course

**Julieanna Park**, 906 Reel Rd. picnic area, hike/bike trail (3/4 mile)

**KidsView Playground at Lear Park**, 100 H.G. Mosley Pkwy. picnic area, 5 pavilions, restrooms, play area, water connection, Jack Mann Splash Pad

**Leaders’ Core Park**, 3513 Denson St. picnic area, play area

**Lear Park**, 100 H.G. Mosley Pwky. state of the art activity complex with softball, baseball and soccer fields, walking trail, open area, fishing pier and KidsView playground, Jack Mann Splash Pad
Lois Jackson Park, 200 Bill Owens Pkwy. picnic area and grill, pavilion, play area, hike/bike area, 2 racquet ball courts, water connection

Longview High School Tennis Courts, 201 E. Hawkins Pkwy. A cooperative project between Longview ISD and the City of Longview. 12 courts.

Magrill Plaza, 500 N. Green St. picnic area, gazebo

McWhorter Park, 1000 Toler Rd. picnic area, large pavilion with 3 sections, restroom, 4 baseball fields, 4 kickball fields, practice backstop, 3 play areas, multi-use courts, drinking fountains, water connection

Panther Park, 200 George Richey Rd. picnic area and grill, pavilion, play area, water fountains, water connection

Patterson Park, 1313 Hyacinth Dr. pavilion, picnic area, play area, multi-use courts, restrooms


Pinewood Park, 500 Patricia Ave. picnic area and grill, pavilion, play area, multi-use courts, practice backstops, water fountains, water connection

Rollins Park, 705 Ethel St. picnic area and grill, pavilion, play area, multi-use courts, practice backstops, drinking fountains

Rotary / AMBUCS Park, 500 Baylor Dr. picnic area, pavilion, restrooms, play area, water fountains, water connection, Guthrie Trail

South Ward Community Park, 1011 S. Mobberly Ave. pavilion, play area, hike/bike trail, outdoor exercise equipment

Spring Creek Park, 3100 Mona Dr. picnic area, play area, hiking/biking trail, multi-use courts, practice backstops, drinking fountains

Spring Hill Park / Neal McCoy / AMBUCS Too Universally Accessible Playground, 738 Fenton Rd. pavilion, play area, restrooms, baseball fields, splash pad
Stamper Park, 400 Fair St. picnic area and grill, pavilion, restrooms, baseball fields, softball fields, horseshoe pits, play area, multi-use courts, water fountains, water connection, splash pad

Stamper Park Resource Center, 502 South Center St. meeting rooms, kitchen

Stragent Dog Park, 121 Summers Dr. on Paul Boorman Trail

Teague Park, 411 American Legion Blvd. picnic area and grill, 2 pavilions, restroom, play area, hike/bike trail, practice backstops, water fountains, water connection, amphitheater

Timpson Park, 500 Timpson St. baseball fields, play area, water fountains, restrooms

Ward Park, 1700 Julieanna Dr. picnic area and grill, play area, hike/bike trail, practice backstops, water fountains

Willow Park, 301 E. Birdsong St. picnic area and grill, pavilion, play area, multi-use courts, practice backstops, water fountains

Womack Field, 611 Walnut St. football fields, restrooms
Visiting CCC Longview

Do you have childcare for your services?

Sundays:
- From 9:00 - 9:50 a.m., we have childcare for all ages during this education hour.
- At 10:00 a.m., we have childcare for children from birth through age 4. A special children's church is available for ages 5 through grade 6.

Wednesdays:
- From 6:30 - 7:45 p.m., we have childcare for all ages.

Where are you located?
1400 E. Loop 281
0.7 miles east of Alpine Road on Loop 281 in Longview, TX. Click here for a map.

When are your services?
Join us!

Sunday
9:00 - 9:50 am  Education classes for children, youth, college and adults
10:00 am - 12:00  Worship Service

Wednesday
6:30 - 8:00 pm  Jr. & Sr. High Youth worship, prayer & fellowship
Classes for children birth through 6th grade
Equip class for adults

What are your services like?
What you can expect:
- casual dress
- childcare for ages 5 and under
- contemporary Christian music, kind of rockin'
teaching that is meaningful and relevant

Pastor Bo Bolding

How long have you been a pastor?

Content and Media Usage

How can I use the media on this website?
LONGVIEW, TX (LONGVIEW HEIGHTS) CRIME

TOTAL CRIME INDEX

<table>
<thead>
<tr>
<th>Total Crime Index</th>
<th>Number of Crimes</th>
<th>Crime Rate (per 1,000 residents)</th>
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<tbody>
<tr>
<td>81</td>
<td>53</td>
<td>12.19</td>
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Safer than 81% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

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<th>Type</th>
<th>Number of Crimes</th>
<th>Crime Rate (per 1,000 residents)</th>
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<tr>
<td>Property</td>
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<td>Total</td>
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<td>12.19</td>
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VIOLENT CRIME INDEX

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<tr>
<td>90</td>
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<td>12.19</td>
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Safer than 90% of U.S. neighborhoods.

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

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<tr>
<th>Crime Type</th>
<th>National Median</th>
<th>Longview Heights</th>
<th>Longview</th>
<th>Texas</th>
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<tr>
<td>Murder</td>
<td>3.8</td>
<td>46</td>
<td>74</td>
<td>80</td>
</tr>
<tr>
<td>Rape</td>
<td>2.0</td>
<td>4.12</td>
<td>4.12</td>
<td>4.12</td>
</tr>
<tr>
<td>Robbery</td>
<td>2.0</td>
<td>4.12</td>
<td>4.12</td>
<td>4.12</td>
</tr>
<tr>
<td>Assault</td>
<td>2.0</td>
<td>4.12</td>
<td>4.12</td>
<td>4.12</td>
</tr>
</tbody>
</table>

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 2,173 in Longview Heights
1 IN 195 in Longview
1 IN 243 in Texas
The nutrition program is a core program of the Area Agency on Aging of East Texas. The Area Agency on Aging subcontracts with several providers to provide nutritious meals to older individuals (60 and over) through congregate meal sites and/or home-delivered meals. This program is a key contributor to the health and well-being of older individuals within our fourteen county region.

Social relationships are necessary for the older population to stay connected and active. The congregate nutrition sites provide an opportunity for socializing through games and conversations while receiving hot nutritious meals (which follow the established dietary guidelines) 5 days per week. The congregate meal program assists our seniors to engage in social and healthy activities which contribute to their overall health and well-being particularly those individuals residing in rural areas.

Home Delivered Meals are provided to individuals age 60 or older who are homebound due to illness or disability, are unable to travel to a congregate meals site and/or cannot prepare meals for themselves. The nutritious meals provided are hot, frozen or supplemental (with a satisfactory storage life) which follow the established dietary guidelines. All participants are provided nutrition education which is approved by a licensed dietitian.

Our goal is to reduce social isolation of those who are homebound or in rural areas. We also strive to promote better health through proper nutrition. Most individuals in the program receive hot meals five days a week. Meals are delivered by staff or volunteers which provide wellness checks and some socialization for individuals receiving services.
About Us

The Area Agency on Aging of East Texas is designated by the Texas Health and Human Services Commission to coordinate services for persons in East Texas who are 60 or older, with particular attention to low-income minority older individuals, older individuals with limited-English proficiency, and older individuals residing in rural areas.

1501 Pentecost Road
Kilgore, Texas 75662

1-800-442-8845

Deaf, hard-of-hearing or speech-impaired customers may contact Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

Equal opportunity is the law.

Equal opportunity notice in English and Spanish.
Good Morning Ms. Carpenter,

In reference to your inquiry, the providers for the Area Agency on Aging of East Texas provides meals in Hallsville and Longview (Harrison County).

Please feel free to contact me at (903) 218-6517 so we can discuss your needs.

Thank you. Have a wonderfully day.

-----Original Message-----
From: Donetta Miller
Sent: Tuesday, February 20, 2018 7:31 AM
To: Beverly Brown
Subject: FW: Meals on Wheels in Hallsville and Longview ETJ in Harrison County

Beverly,

Not sure how I got contacted, but I am forwarding to you so you can field this question. Tks, D.

-----Original Message-----
From: Alyssa Carpenter
Sent: Saturday, February 17, 2018 8:25 PM
To: Donetta Miller
Subject: Meals on Wheels in Hallsville and Longview ETJ in Harrison County

Dear Ms. Murphy:

Does your Area Agency on Aging Meals on Wheels program deliver meals to the areas of Hallsville and Longview ETJ in Harrison County? Thank you!

Regards,

Alyssa Carpenter

CONFIDENTIAL INFORMATION: The information contained in this transmittal and accompanying documents is protected by both state and federal law. This information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of this transmittal is strictly prohibited. If you have received this transmittal in error, please notify the sender immediately to arrange for return or destruction of these documents.

The authorized recipient of this information is prohibited from disclosing this information to any other party except as may be permitted by law, and is required to destroy the information after its intended purpose has been fulfilled, unless otherwise permitted by law.
Child Care Search Result Details

DFPS Home > Child Care > Search Texas Child Care > This Page

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

Operation Number: 1237986
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Happy Hippopotamus Daycare Academy East
Location Address: 1700 N EASTMAN RD
LONGVIEW, TX 75601
Mailing Address: 1700 N EASTMAN RD
LONGVIEW, TX 75601
Phone Number: 903-236-7777
County: GREGG
Website Address: cheryld@happyhippodc.com
Administrator/Director Name: Yvette Holt
Second Director Name: Cheryl Daly
Type of Issuance: Full Permit
Issuance Date: 4/19/2011
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
Total Capacity: 115
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:

  11 - Inspections
  0 - Assessments
  1 - Self Reported Incidents
  4 - 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, 922 standards were evaluated for compliance at this operation.

  Of the standards evaluated 1 deficiency was 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:

  1 was weighted as High
  0 were weighted as Medium - High
  0 were weighted as Medium
  0 were weighted as Medium - Low
  0 were weighted as Low

  Click on the weight to see additional details about each deficiency.

Disclaimer: The online compliance history includes only information after January 1, 2002. In addition, the online compliance history does not include minimum standard violations or corrective or adverse actions until after the child-care operation has had due process or waived its rights. For compliance history prior to January 1, 2002 or history with pending due process, please contact your local licensing office. Child-Care Licensing disclaims liability for any errors or omissions from the compliance history information.

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
Longview Regional Medical Center

2901 N Fourth St
Longview, TX 75605
(903) 758-1818

Avg ER Wait: 12min
About ER Wait Times

Directions | Contact
Emergencies can happen at any time. That’s why it’s important to be prepared and know where to go when you need medical care—fast. The emergency medicine team at Longview Regional Medical Center provides care to patients in Longview, Texas, and surrounding areas when they need it most.

Our highly trained staff can provide care for everything from cuts and broken bones to life-threatening conditions such as heart attack or stroke. We provide efficient, prompt and compassionate care and are ready to assist you in emergency situations.

If you are experiencing a medical emergency, call 9-1-1.
College Locator

Use the map below to locate a college near you. Enter your address below and click "Go!", or explore the map!

Your Location
Address: 
City: Longview, TX
Zip Code: 

Legend
4-Year 2-Year Health-Related Higher Education Centers
Public Independent

College for all Texans

Site Map | Staff Directory | Employment | Site Policies | TRAIL | Texas.gov | Fraud Hotline | Public Information Requests | Student Complaints | Customer Satisfaction Survey | Notice of Non-Discrimination

1200 E. Anderson Lane, Austin, TX 78752 || P.O. Box 12788, Austin, TX 78711-2788
Main: (512) 427-6101 || Student Loans: (800)-242-3062 or (512)-427-6340
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## Independent Universities

Download the Excel Version

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abilene Christian University ACU Box 29100</td>
<td>Phil Schubert President (325) 674-2412</td>
<td></td>
</tr>
<tr>
<td>Abilene, TX 79699</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amberton University 1700 Eastgate Drive</td>
<td>Melinda Reagan President (972) 279-6511</td>
<td></td>
</tr>
<tr>
<td>Garland, TX 75041</td>
<td></td>
<td></td>
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<tr>
<td>Austin College 900 N Grand Avenue</td>
<td>Marjorie Hass President (903) 813-3001</td>
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<tr>
<td>Sherman, TX 75090</td>
<td></td>
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<tr>
<td>Baylor University One Bear Place, #97056</td>
<td>Judge Ken Starr Chancellor/President (254) 710-3555</td>
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<tr>
<td>Waco, TX 76798-7056</td>
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<tr>
<td>Concordia University Texas 11400 Concordia University Drive Austin, TX 78726</td>
<td>Thomas Cedel President (512) 313-3000</td>
<td></td>
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<tr>
<td>Dallas Baptist University 3000 Mountain Creek Parkway Dallas, TX 75211</td>
<td>Adam C. Wright President (214) 333-5130</td>
<td></td>
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<tr>
<td>East Texas Baptist University One Tiger Drive Marshall, TX 75670</td>
<td>Lawrence Ressler Interim President (903) 923-2222</td>
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<tr>
<td>Hardin-Simmons University 2200 Hickory Abilene, TX 79698</td>
<td>Lanny Hall President (325) 670-1226</td>
<td></td>
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<tr>
<td>Houston Baptist University 7502 Fondren Road Houston, TX 77074</td>
<td>Robert Sloan, Jr. President (281) 649-3450</td>
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</tr>
<tr>
<td>Howard Payne University 1000 Fisk Street Brownwood, TX 76801</td>
<td>William (Bill) Ellis President (325) 649-8000</td>
<td></td>
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<tr>
<td>Huston-Tillotson University 900 Chicon Street Austin, TX 78702-2795</td>
<td>Larry Earvin President (512) 505-3001</td>
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<tr>
<td>Jarvis Christian College P.O. Box 1470 Houston, TX 77065</td>
<td>Lesder Newman President (903) 730-4890</td>
<td></td>
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<tr>
<td>LeTourneau University 2100 South Mobberly Avenue Longview, TX 75602</td>
<td>Dale Lunsford President (903) 233-3100</td>
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<tr>
<td>Lubbock Christian University 5601 19th Street Lubbock, TX 79407</td>
<td>L. Tim Perrin Chancellor (806) 720-7127</td>
<td></td>
</tr>
<tr>
<td>McMurry University 1400 Sayles Blvd Abilene, TX 79697</td>
<td>Sandra Harper President (325) 783-3801</td>
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<tr>
<td>Our Lady of the Lake University of San Antonio 411 S.W. 24th Street San Antonio, TX 78207</td>
<td>Jane Ann Slater President /CEO (210) 431-3950</td>
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</tr>
<tr>
<td>Paul Quinn College 3837 Simpson Stuart Road Dallas, TX 75241</td>
<td>Michael Sorrell President (214) 379-5515</td>
<td></td>
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<tr>
<td>Rice University 6100 Main Houston, TX 77005</td>
<td>David Leebron President (713) 348-6050</td>
<td></td>
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<tr>
<td>Schreiner University 2100 Memorial Boulevard Kerrville, TX 78028-5697</td>
<td>Timothy Summerville President (830) 792-7346</td>
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<tr>
<td>South Texas College of Law Houston 1303 San Jacinto Street Houston, TX 77002</td>
<td>Donald Guter President/Dean (713) 659-8040</td>
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<td>Institution Name</td>
<td>Address</td>
<td>City, State ZIP Code</td>
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<td>Southern Methodist University</td>
<td>6425 Boaz Lane</td>
<td>Dallas, TX 75275</td>
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<td>Southwestern Adventist University</td>
<td>100 West Hillcrest</td>
<td>Keene, TX 76059-0567</td>
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<td>Southwestern Assemblies of God University</td>
<td>1200 Sycamore</td>
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<td>Southwestern Christian College</td>
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<td>Terrell, TX 75160-9002</td>
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<td>1001 East University Avenue</td>
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<td>1000 West Court Street</td>
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<td>Texas Wesleyan University</td>
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<td>Trinity University</td>
<td>One Trinity Place</td>
<td>San Antonio, TX 78212</td>
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<td>University of Dallas</td>
<td>1845 E. Northgate Dr.</td>
<td>Irving, TX 75062-4799</td>
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<td>University of Mary Hardin-Baylor</td>
<td>900 College Street</td>
<td>Belton, TX 76513</td>
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<td>University of St. Thomas</td>
<td>3800 Montrose Boulevard</td>
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<td>University of the Incarnate Word</td>
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<td>San Antonio, TX 78209</td>
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<td>Wayland Baptist University</td>
<td>1900 W. 7th Street</td>
<td>Plainview, TX 79072-6998</td>
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<td>Wiley College</td>
<td>711 Wiley Avenue</td>
<td>Marshall, TX 75670-5199</td>
</tr>
</tbody>
</table>
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Underserved Area
This application qualifies for 3 points for Underserved Area under the following subsection:

(C) The Development Site is located entirely within a census tract that does not have a Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report; (3 points);

This application is located in census tract 48203020606. According to the HTC property inventory, this tract does not have an existing HTC allocation.
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 after March 1, 2018
Eligible under §11.9(d)(3) of the 2018 QAP

<table>
<thead>
<tr>
<th>County</th>
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<th>County</th>
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<td>Angelina</td>
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<td>Guadalupe</td>
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<td>Milam</td>
<td>Van Zandt</td>
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<td>Comanche</td>
<td>Jefferson</td>
<td>Rains</td>
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<tr>
<td>DeWitt</td>
<td>Jim Wells</td>
<td>Refugio</td>
<td></td>
</tr>
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</table>
2018 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Readiness to Proceed

NA
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>5.991</td>
<td>5.991</td>
<td>NA</td>
<td>5.991</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:

[A description of any reductions except as a result of dedication of land for roadways, easements or other changes that may occur during development may help the Applicant avoid future amendments.]

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>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Hamilton</td>
<td>Scott Hamilton</td>
<td>1625 E. Loop 281</td>
<td>Longview</td>
<td>TX</td>
<td>75605</td>
<td>8/7/09</td>
</tr>
</tbody>
</table>

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?  
If "Yes," please explain:  
[ ] No

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?  
[ ] No

Identify all of the sellers of the proposed property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Same owner for past 36 months</td>
</tr>
<tr>
<td></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: 1/29/19  
Anticipated Closing Date: 1/29/19

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?  
[ ] No

If yes, describe how any such land is held. Identify the land owner and describe any agreements the Applicant has or will enter into with the land owner.
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:  


2018 HTC
Full Application

Part 2 Tab 12

Supporting Documentation for Site Information Form Part III
<table>
<thead>
<tr>
<th>Support Documentation from Site Information Part III Should be Included Behind this Tab.</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Site Control Documentation] NA</td>
</tr>
<tr>
<td>![Title Commitment or Policy] NA</td>
</tr>
<tr>
<td>![Each of the Direct Loan exhibits identified below (as applicable)] NA</td>
</tr>
</tbody>
</table>

### Increase in Eligible Basis (30% Boost)

- ![Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.]

- ![Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable]

- ![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.

- ![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.]

---

*Note: The text is a guideline for documentation required for Direct Loan exhibits and includes considerations for site control, commitment or policy, and supporting documents.*
2018 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Site Control
ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the “Assignment”) is entered into this 14th day of February, 2018, by and between 4C Development – Texas, LLC, a Texas Limited Liability Company (“Assignor”) and Longview Hickory Trails, LP, a Texas Limited Partnership (“Assignee”).

RECITALS

A. On or about January 9, 2018, ASSIGNOR and SCOTT HAMILTON, individually (Seller) entered into a certain Contract of Sale Agreement (“Agreement”), a copy of which is attached hereto as Exhibit A and made a part hereof Except as expressly provided herein, each capitalized term used in this Assignment and not otherwise defined herein shall have the meaning given to such term in the Agreement.

B. Assignor desires to assign to Assignee and Assignee desires to accept assignment from Assignor, those certain rights, duties and obligations of Assignor under the agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

1. For the assignment set forth above, Assignee hereby assumes all of the duties, responsibilities, obligations and liabilities of Assignor under the Agreement.

2. This Assignment and Assumption Agreement and all covenants, representations and warranties made herein shall inure to the benefit of Assignee and Assignee’s successors and assigns.

IN WITNESS WHEREOF, Assignor and Assignee have caused this instrument to be executed this 14th day of February, 2018.

(SIGNATURES ON FOLLOWING PAGE)
ASSIGNOR: 4C Development - Texas, LLC
By: J. Ryan Hamilton, Presiding Manager

ASSIGNEE: Longview Hickory Trails, LP
a Texas Limited Partnership
By: Longview Hickory Trials GP, LLC
a Texas Limited Liability Company
its General Partner
By: J. Ryan Hamilton, Member
Purchase Contract Amendment

This Purchase Contract Amendment (this “Amendment”) is made between Scott Hamilton, an individual (“Seller”) and 4C Development – Texas, LLC, a Texas limited liability company (“Purchaser”), and serves to amend and modify that certain Contract of Sale between the parties, dated January 9, 2018 (the “Purchase Contract”), and shall have an Effective Date of January 9, 2018. In consideration of the agreements herein contained, and for good and valuable consideration to be received, and the sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Assignment of Contract:** Seller grants to Purchaser, permission to assign the Purchase Contract to Hickory Trails, LP for the sole purpose of developing affordable housing through an award by TDHCA for Low Income Housing Tax Credits during the 2018 funding cycle.

2. **Purchase Price:** Article 2 of the Purchase Contract is amended to increase the Purchase Price to Eight Hundred Fifty Thousand and No/100 Dollars ($850,000.00).

3. **Contract Performance:** Section 3.2(1) of the Purchase Contract is amended to provide that the First Earnest Money Deposit, to be considered refundable and held in escrow, but applicable to the purchase price, shall be deposited with the Title Company on or before March 1, 2018.

4. **Replat and Street:** Section 12.4 is hereby deleted and the following is substituted:

   12.4 **Replat and Street:** Seller is in the process of re-platting its real property and will deliver the Property to Purchaser located on a street (the “Street”) dedicated to the public and providing access from the Property to Loop 281. Seller shall construct the Street at Seller’s cost, and the Street shall be built to the standards of the City of Longview, for acceptance for maintenance. The Street shall include all necessary city water and sanitary sewer infrastructure required to provide the Property with adequate utility service for up to 85 residential units. Either completion of the Street or adequate assurances that the Street will be completed at Seller’s cost shall be an additional condition of Closing. Purchaser shall be responsible for having a licensed civil engineer design a storm water drainage plan for the Property at Purchaser’s cost.

5. **Property Description:** In Article I of the Purchase Contract is amended to substitute the new Exhibit A attached hereto, which provides revised Property boundaries. The Property is 5.991 acres.

6. **Brokerage Agreement:** Section 12.5 is deleted and replaced with the following:

   12.5 **Brokerage Agreement.** At Closing, if and when Closing takes place, Purchaser agrees to pay an $18,000.00 commission to Sperry CGA - Graham Group. Seller also agrees to pay an $18,000.00 commission to Sperry CGA - Graham Group. The total brokerage commission due at Closing totals $36,000.00.
7. **Ratification:** Except as modified by this Amendment, the terms of the Purchase Contract are hereby ratified and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Contract Amendment as of the date set forth below:

**SELLER:**

SCOTT HAMILTON  
Individual  

By: [Signature]  
Name: [Name]  
Title: [Title]

**PURCHASER:**

4C DEVELOPMENT – TEXAS, LLC  
A Texas Limited Liability Company  

By: [Signature]  
Name: [Name]  
Title: [Title]
CONTRACT OF SALE

THIS CONTRACT OF SALE (the "Contract") is made between SCOTT HAMILTON ("Seller") and 4C Development - Texas, LLC, a Texas limited liability company ("Purchaser"), who, in consideration of the agreements herein contained, and for good and valuable consideration to be received, and the sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE 1.

SALE OF THE PROPERTY

Subject to the terms and provisions of this Contract, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller real property, described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all appurtenances thereon or in anywise appertaining thereto (collectively, the "Property").

ARTICLE 2.

PURCHASE PRICE

The total purchase price for the Property (the "Purchase Price") shall be Six Hundred Thousand Dollars ($600,000), and will be paid to Seller in cash at closing, as that term is defined in Section 7.1 hereof, subject to prorations and other credits provided for in this Contract.

ARTICLE 3.

INITIAL CONSIDERATION AND EARNEST MONEY DEPOSIT

3.1 Initial Consideration. No later than ten (10) business days after the Effective Date, Purchaser shall deliver to Seller, or to the Title Company for immediate release to the Seller, a check or wired funds in the amount of Two Thousand Dollars ($2,000) as initial consideration for this Contract (the "Initial Consideration"). The Initial Consideration is non-refundable, applicable to the purchase price, and shall be retained by Seller regardless of whether or not this Contract is terminated pursuant to a Permitted Termination as provided in Section 10.1 hereof.

3.2 Earnest Money Deposits. Purchaser shall deposit with Trinity Title of Texas, 5508 W Highway 290, Ste 202, Austin, TX 78735 (hereinafter referred to as the "Title Company"), earnest money deposits as follows:

1. Five Thousand Dollars ($5,000) (the "First Earnest Money Deposit") to be considered refundable and held in escrow, but applicable to the purchase price, deposited with the Title Company on or before February 15, 2018.

2. Five Thousand Dollars ($5,000) (the "Second Earnest Money Deposit") to be considered non-refundable, except in the event of a Seller default, and held in escrow at
the Title Company, but applicable to the purchase price, deposited with the Title Company on or before July 15, 2018.

3. **Ten Thousand Dollars** ($10,000) (the "Third Earnest Money Deposit") to be considered non-refundable, except in the event of a Seller default, and held in escrow at the Title Company, but applicable to the purchase price, deposited with the Title Company on or before September 15, 2018.

ARTICLE 4.

TITLE AND SURVEY

4.1 **Title Binder.** Seller shall, as soon as possible, and not later than thirty (30) days from the Effective Date, cause to be furnished to Purchaser a current standard Texas form Commitment for Title Insurance (the "Commitment"), issued through the Title Company, describing the Property (which legal description, unless and to the extent modified by the Survey prescribed in Section 4.2 below, shall be deemed incorporated in this Contract), listing Purchaser as the proposed insured and showing the Purchase Price or such greater amount as specified by Purchaser as the policy amount. With regard to the standard printed exceptions and other common exceptions generally included in Texas form Commitments for Title Insurance: (i) the exception for restrictive covenants shall be deleted or shall list the instruments containing restrictions, (ii) the exception for area and boundaries shall be annotated to show that upon receipt by the Title Company of a satisfactory survey, the exception will at the Closing be limited to "shortages in area" at Purchaser's expense (iii) the exception for ad valorem taxes shall reflect only standby fees, taxes and assessments by taxing authorities for the current year and subsequent years, and subsequent taxes and assessments by taxing authorities for prior years due to change in land usage or ownership, (iv) there shall be no exception for "visible and apparent easements," for "public or private roads" or the like and (v) there shall be no exception for "rights of parties in possession." At such time as Seller causes the Commitment to be furnished to Purchaser, Seller shall further cause to be furnished to Purchaser legible true copies of all instruments referred to in the Commitment as conditions or exceptions to title to the Property.

4.2 **Survey.** Purchaser shall cause to be prepared a survey (the "Survey") of the Property, prepared by a surveyor licensed in the State of Texas.

4.3 **Review of Title and Survey.** Purchaser shall have a period (the "Review Period") ending the earlier of (a) the last day of the Feasibility Period (hereinafter defined), or (b) ninety (90) days after the date on which Purchaser receives the last to be received of (i) the Commitment, (ii) legible true copies of all instruments referred to in the Commitment, and (iii) the Survey, in which to notify Seller of any objections Purchaser has to any matters shown or referred to in the Commitment or on the Survey. Any title encumbrances or exceptions which are
set forth in the Commitment or on the Survey, and to which Purchaser does not object within the Review Period, shall be deemed to be permitted exceptions to the status of Seller's title (the "Permitted Exceptions"). None of the exceptions prohibited in Section 4.1 above shall be Permitted Exceptions.

4.4 Objections to Status of Title. In the event that Purchaser shall object to the status of Seller's title during the Review Period, Seller shall have twenty (20) days from delivery of Purchaser's objections within which to satisfy Purchaser's objections ("Seller's Cure Period"). In the event Seller shall be unable or unwilling to satisfy Purchaser's objections within Seller's Cure Period, Seller shall notify Purchaser of such fact in writing ("Seller's Notice") prior to the expiration of the Seller's Cure Period (Seller's failure to deliver Seller's notice being deemed an election to satisfy Purchaser's objections), and Purchaser shall have the option to (i) waive Purchaser's objections and purchase the Property as otherwise contemplated in this Contract, notwithstanding such objections, in which event the subject matter of such waived objections shall become Permitted Exceptions, and Seller shall convey the Property to Purchaser by the deed referred to in Section 7.4(a)(1) hereof, subject to the Permitted Exceptions, or (ii) terminate this Contract by written notice to the Seller within ten (10) days after receipt by Purchaser of Seller's Notice, which shall be a Permitted Termination as provided in Section 10.1 hereof. If Purchaser does not terminate this Contract within ten (10) days after receipt by Purchaser of Seller's Notice, Purchaser shall be deemed to have waived the objections.

ARTICLE 5.
INVESTIGATION BY PURCHASER

5.1 Matters to be Submitted. Within thirty (30) days from the Effective Date, and to the extent in Seller's possession and not previously furnished by Seller to Purchaser, Seller shall use Seller's best efforts to deliver to Purchaser, at Seller's sole cost and expense, the following items (hereinafter referred to as the "Submission Matters"): 

(a) Copies, certified by Seller to be true and correct, of all real property tax bills with respect to the Property for the year 2016 and the valuation for 2017 (if available) and copies of any notices received by Seller of any taxing authority's intent to effect a change in the assessed value or basis for levy of taxes with respect to the Property indicated in such bills;

(b) copies of all environmental site assessments or geotechnical reports of the Property which have been prepared for Seller and are in Seller's possession, if any;

(c) copies of all leases affecting the Property, if any;

(d) copies of any surveys, site plans, engineering plans, development plans or studies in Seller's possession.

5.2 Feasibility Period. Purchaser shall have a period until September 1, 2018, to examine the Submission Matters, to apply for tax credit funding, and to physically inspect the
Property, and Purchaser or Purchaser's authorized representative shall have the right from and after the Effective Date to enter upon and make non-destructive tests on the Property, which tests may include environmental assessments and structural engineering and testing, soil analysis, and core drilling. Purchaser shall repair any physical damage occasioned to the Property as a result of such tests. Purchaser shall give Seller forty-eight (48) hours’ notice prior to any inspection of the Property. Purchaser shall indemnify and hold Seller harmless from any and all costs or expenses incurred in relation to the inspections and studies described herein.

The parties agree to cooperate so that Purchaser and its consultants may examine the Property for asbestos containing materials, and to fully analyze the extent of required remediation through environmental assessment inspections.

5.3 Approval of Inspections. The obligations of Purchaser pursuant to this Contract are expressly conditioned and contingent upon Purchaser's satisfaction with and approval of the Submission Matters and the results of all inspections made by Purchaser pursuant to the provisions of this Article 5 within the Feasibility Period, such satisfaction and approval to be in the sole and absolute discretion of Purchaser. In the event of disapproval by Purchaser of the results of one or more of such inspections and inquiries, or if Purchaser for any other reason determines that Purchaser does not want to purchase the Property, this Contract shall at the election of Purchaser be terminated upon written notice to Seller prior to the expiration of the Feasibility Period, which shall be a Permitted Termination as provided in Section 10.1 hereof.

ARTICLE 6.

WARRANTIES AND REPRESENTATIONS

6.1 Warranties and Representations of Seller. The Seller represents and warrants to Purchaser as of the Effective Date and as of the Closing Date that:

(a) no portion of the Property shall, as of or subsequent to the Closing Date, be subject to the burdens or obligations of any agreement which would restrict or inhibit the operation and use of the property for the planned development of affordable senior living.

(b) there is no pending condemnation or similar proceeding affecting the Property or any portion thereof, and Seller has not received any written notice and has no actual knowledge that any such proceeding is contemplated;

(c) to Seller's actual knowledge, there is no action, suit, proceeding or claim affecting any portion of the Property, or relating to or arising out of the ownership, operation, use or occupancy of the Property pending or being prosecuted in any court or by or before any federal, state, county, or municipal department, commission, board, bureau or agency or other governmental instrumentality nor, to the actual knowledge of Seller, is any such action, suit, proceeding or claim threatened or being asserted; and to Seller's actual knowledge, there is no proceeding pending or presently being prosecuted
for the reduction of the assessed valuation or taxes or other impositions payable in respect of any portion of the Property;

(d) to Seller's actual knowledge, no work has been performed or is in progress by Seller, and no materials have been furnished to the Property, which might give rise to mechanic's, materialman's or other liens against the Property or any portion after Closing;

(e) Seller has full right, title, authority and capacity to execute and perform this Contract and to consummate all of the transactions contemplated herein, is not prohibited from consummating the transactions contemplated in this Contract by any law, regulation, agreement, instrument, restriction, order or judgment;

(f) to Seller's actual knowledge, there are no adverse parties in possession of the Property or of any part thereof and no parties in possession thereof except Seller, except as otherwise expressly disclosed herein, and no party has been granted any license, lease, or other right relating to the use or possession of the Property except as otherwise expressly disclosed herein;

(g) there are no contracts or other obligations outstanding for the sale, exchange or transfer of the Property or any portion thereof or the business operated thereon;

(h) to Seller's actual knowledge, there are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debtor relief laws contemplated or filed by Seller or pending against Seller or the Property;

(i) Seller is a citizen or resident of the United States of America, a domestic partnership, a domestic corporation or a non-foreign estate or trust, is not a "foreign person" and is not currently a U.S. Real Property Holding Company (as the foregoing terms are defined in the federal Foreign Investment in Real Property Tax Act of 1980 and the 1984 Tax Reform Act, as amended (the "Federal Tax Laws")) and Purchaser is not required to withhold from Seller, pursuant to the federal tax law, any of the consideration to be paid for the Property pursuant to this Contract.

Property Condition. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS CONTRACT, PURCHASER ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION "AS IS," WHERE IS" AND "WITH ALL FAULTS" EXCEPT AS EXPRESSLY SET FORTH IN THIS CONTRACT, SELLER MAKE NO WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION, INCOME TO BE DERIVED FROM OR EXPENSES TO BE INCURRED WITH RESPECT TO SUCH PROPERTY, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY EXCEPT AS MAY OTHERWISE BE EXPRESSLY SET FORTH IN THIS CONTRACT. PURCHASER ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS CONTRACT, SELLER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OR ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO,
CONCERNING, OR WITH RESPECT TO, (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (II) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USE WHICH MAY BE CONDUCTED THEREON, (III) THE COMPLIANCE OF OR BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OR ANY APPLICABLE GOVERNMENT AUTHORITY OR BODY, (IV) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (V) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT SELLER HAS NOT MADE, AND DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING COMPLIANCE OF THE PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDER OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCES AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATIONS PROMULGATED THEREUNDER. PURCHASER SHALL RELY SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF THE SELLER. PURCHASER IS PURCHASING THE PROPERTY WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY SELLER OR ANYONE ACTING ON BEHALF OF SELLER, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THE SPECIAL WARRANTY DEED AND THE WARRANTIES AND REPRESENTATIONS EXPRESSLY SET FORTH IN THIS CONTRACT. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS CONTRACT, AFTER FINAL CLOSING AND FUNDING OF THIS CONTRACT, SELLER SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR ANY REMEDIAL MEASURES REQUIRED BY ANY GOVERNMENTAL AGENCY, OR OTHERS, IN CONNECTION WITH THE PROVISIONS OF THIS PARAGRAPH.

6.2 Leasing. Seller will not enter into any lease agreements affecting the property.

6.3 Closing Certificate. At Closing, Seller shall execute and deliver to Purchaser a certificate ("Closing Certificate") certifying that the representations and warranties set forth by Seller in this Contract are true and correct as of Closing except as may be otherwise set forth in the Closing Certificate. If the qualifications set forth in the Closing Certificate are material and arise as a result of causes other than the act or failure to act of Seller, Purchaser (as its sole remedy) may either: (a) waive said matter and close this transaction in accordance with the terms hereof; or (b) elect to terminate this Contract by delivering written notice thereof to Seller on or before the Closing, which shall be a Permitted Termination as provided in Section 10.1 hereof. If the qualifications set forth in the Closing Certificate are material and arise out of the act or failure to act of Seller, Purchaser shall have the remedies set forth in Section 10.2.

6.4 Survival. The representations and warranties made by Seller in Section 6.1 hereof, elsewhere in this Contract, shall survive the passage of title from Seller to Purchaser for a period
of six (6) months at which time they shall terminate if Purchaser has not previously commenced litigation based on the breach thereof. Seller shall and does hereby indemnify Purchaser from and against any and all actual loss, damage, cost and expense, including court costs and reasonable attorneys’ fees and expenses, which Purchaser may incur or sustain arising out of any material breach of Seller’s representations or warranties in this Contract.

ARTICLE 7.

CLOSING

7.1 Time and Place of Closing. Provided that all of the conditions of this Contract shall have been satisfied, and specifically all Conditions Precedent to Closing, on or prior to the Closing Date (herein so called), the Closing (herein so called) of this transaction shall take place at the Title Company on December 15, 2018, or such earlier date as may be specified by Purchaser by not less than (14) days advance notice to Seller. Purchaser shall have the right, at its sole discretion, to extend the Closing Date for one (1) period of forty-five (45) days, by written notice to Seller not less than five (5) days prior to the then current Closing Date, together with deposit in escrow of the amount of Ten Thousand Dollars ($10,000) for such extension, which payments shall be non-refundable (except in the event of Seller's default hereunder or inability to deliver title to the Property in the condition required hereunder) but shall be applicable to the Purchase Price.

7.2 Expenses. Seller shall pay the premium for a standard Texas Owner’s Policy of Title Insurance issued by the Title Company insuring Purchaser’s title to the Property in the amount of the Purchase Price for the Property, its own attorney’s fees, one-half of the escrow fee charged by the Title Company, and its share of the prorations as set forth in Section 7.3 hereof. Purchaser shall pay the cost of the Survey, its proportionate share of the prorations as set forth in Section 7.3 hereof, one-half of the escrow fee charged by the Title Company, the recording fees for its deed, and its own attorney’s fees. Except as otherwise provided in this Section, all other expenses hereunder shall be paid by the party incurring such expenses.

7.3 Prorations. Real property ad valorem taxes, and utility charges, if any, shall be prorated to the Closing, based upon actual days involved. Seller shall be responsible for all ad valorem taxes for any period prior to the Closing. All charges pursuant to any utility charges shall be determined as of the day prior to the Closing Date and paid by Seller. To the extent that the actual amounts of such charges, expenses, and income referred to in this Section are unavailable at the Closing Date, the closing statements shall be based upon estimated amounts, and a readjustment of these items shall be made within thirty (30) days after the Closing. Seller shall bear all expenses through the Closing Date. In connection with the proration of real property ad valorem taxes, if actual tax figures for the year of Closing are not available at the Closing Date, an estimated proration of taxes shall be made using tax figures from the preceding year; however, when actual taxes for the year of Closing are available, a corrected proration of taxes shall be made. If such taxes for the year of Closing increase over those for the preceding year, Seller shall pay to Purchaser a pro-rata portion of such increase, computed to the Closing Date, and conversely, if such taxes for the year of Closing decrease from those of the preceding year, Purchaser shall pay to Seller a pro rata portion of such decrease, computed to the Closing.
Date, any such payment to be made within ten (10) days after notification by either party that such adjustment is necessary. Seller shall, on or before the Closing Date, furnish to Purchaser and the Title Company all information necessary to compute the prorations provided for in this Section. Except for the prorations between Purchaser and Seller as hereinabove provided, the payment of any and all assessments, special assessments, charges, levies, and/or taxes against the Property, shall be the sole responsibility of and shall be paid by Seller if due and payable prior to the Closing Date and shall be the sole responsibility of and shall be paid by Purchaser if due and payable on or after the Closing Date, provided, however, that Seller shall be responsible for and shall pay subsequent assessments for ad valorem taxes for years prior to the year of Closing due to change in land usage or in ownership of the Property. Rollback taxes if any shall be the responsibility of the purchaser.

7.4 Deliveries at Closing. At the Closing:

(a) Seller shall deliver to Purchaser the following:

(1) a Special Warranty Deed, duly executed and acknowledged by Seller, conveying to Purchaser the Property free and clear of any lien, encumbrance or exception other than the Permitted Exceptions;

(2) transfer and assignment of Seller’s interest in all leases, rents and security deposits for all or part of the Property, and tenant estoppel certificates

(3) transfer and assignment of Seller’s interest in all licenses and permits related to the Property

(4) a standard Texas form Owner Policy of Title Insurance issued by the Title Company conforming to the requirements of Article 4 above, insuring Purchaser’s title in the amount of the Purchase Price and containing no exceptions other than the Permitted Exceptions;

(5) ad valorem tax statements for the Property for the calendar year of the Closing, if available and if not previously presented;

(6) possession of the Property;

(7) a Closing Certificate as required by Section 6.2 of this Contract;

(8) such evidence of the authority and capacity of Seller as Purchaser and/or the Title Company may reasonably require;

(9) a "Bills Paid Affidavit" to Purchaser and the Title Company verifying that all bills and other payables due in connection with the Property are paid, and any other documentation reasonably required by the Title Company in connection with the Closing;

(10) an affidavit in form and substance acceptable to Purchaser and in compliance with federal tax laws including, without limitation, the Foreign Investment in Real Property Tax Act of 1980 and the 1984 Tax Reform Act, as amended, which shall, among other things, set forth under penalty of perjury
Seller’s taxpayer identification number, a description of the Property, and the statement made under the penalty of perjury that Seller is not a "foreign person" (as defined in the aforementioned federal tax laws); and

(11) any other affidavit or addendum to this contract, as may be required by Purchaser’s and its affiliates lenders and/or investors as it relates to the Property.

(b) Purchaser shall deliver to Seller the following:

(1) the consideration required pursuant to Article 2 hereof in cash or by certified funds or cashier’s check in U.S. funds; and

(2) such evidence of the authority and capacity of Purchaser and its representatives as Seller or the Title Company may reasonably require.

ARTICLE 8.

INTERIM RESPONSIBILITIES OF SELLER

Seller agrees that during the period between the Effective Date and the Closing Date:

(a) Seller will manage the Property in accordance with the practices of a prudent real estate operator and shall continue to offer services and amenities (if applicable) in accordance with its practices prior to the Effective Date;

(b) Seller will enter into no agreement with respect to the leasing or, use, operation or maintenance of any portion of the Property without the prior written consent of Purchaser;

(c) subject to the prorations prescribed in Section 7.3 hereof, Seller will cause to be paid any and all costs and expenses of operation and maintenance of the Property incurred or attributable to a period prior to the Closing, and Seller agrees to indemnify and hold Purchaser harmless from all such costs and expenses;

(d) Seller will not further encumber or permit encumbrance of the Property in any manner; and

(e) Seller will cooperate with all efforts to entitle the property for tax credit funded residential development, subject to the limitations set forth herein, including but not limited to signing paperwork.

(f) Seller will cooperate with Purchaser’s efforts to annex, plat, and zone the property for multi-family development, provided that these events occur after the feasibility period, and when Closing by Purchaser is imminent

(g) Seller will grant necessary site access easements, right of way dedications, and utility easements needed for Purchaser’s development.
9.1 Conditions Precedent to Purchaser's Obligation to Close. Purchaser's obligation
to consummate the transactions contemplated hereunder is conditioned upon satisfaction of each
of the following conditions at or prior to the Closing (or such earlier date as is specified with
respect to a particular condition):

(a) None of the representations and warranties of Seller set forth in Article 6 hereof
shall be untrue or inaccurate in any material respect;

(b) Seller shall not have failed to perform or comply with any of its agreements or
obligations in the manner and within the periods provided herein, unless waived by
Purchaser as hereinafter provided in this Paragraph 9.1;

(c) Neither Seller, nor any of the individual parties comprising Seller, shall be in
receivership or dissolution, or have made any assignment for the benefit of creditors, or
admitted in writing their inability to pay their debts as they mature, or have been
adjudicated a bankrupt, or have filed a petition in voluntary bankruptcy, a petition or
answer seeking reorganization, or any arrangement with creditors under the federal
bankruptcy law, or any other similar law or statute of the United States or any State, and
no such petition shall have been filed against it;

(d) No material or substantial change shall have occurred with respect to the Property
which would in any way affect the findings made by Purchaser in connection with its
inspections made pursuant to the terms of this Contract, unless caused by Purchaser
during its inspections and studies of the Property;

(e) Neither the Property nor any part thereof or interest therein shall have been taken
by execution or other process of law in any action prior to Closing;

(f) The Property shall be properly zoned with all necessary authorities in accordance
with all applicable legal requirements to allow the construction and development of a
residential housing community to be built and operated with conditions acceptable to
Purchaser in Purchaser's sole discretion (the "Residential Community"), immediately
upon the Closing; and

(g) Purchaser, at Purchaser's sole cost and expense, shall have received all
entitlements necessary to construct the Residential Community, including, but not limited
to, a TDHCA commitment award letter for housing tax credits, parcel maps, development
plans, plats, and infrastructure development permits. Seller will cooperate with and assist
Purchaser in connection with any investigations that Purchaser reasonably deems
necessary to determine the feasibility of the construction of the Residential Community.
Such cooperation will include, without being limited to, the signing of all documents necessary or instant to the processing of such applications and attendance at whatever meetings may be required in order that Purchaser may receive approval of such applications.

In the event that all of the above conditions are not satisfied at or prior to the Closing (or such earlier date as is specified with respect to a particular condition), Purchaser may terminate this Contract, which shall be a Permitted Termination as provided in Section 10.1 hereof.

ARTICLE 10.

TERMINATION, DEFAULT AND REMEDIES

10.1 Permitted Termination. If this Contract is terminated by either party pursuant to a right expressly given it to do so hereunder (herein referred to as a "Permitted Termination"), this Contract shall thereafter be null and void and neither party shall have any further rights or obligations hereunder, except for such obligations that expressly survive the termination of this Contract.

10.2 Default by Seller. Seller shall be in default hereunder upon the occurrence of any one or more of the following events:

(a) any of Seller's warranties or representations set forth herein are untrue or inaccurate in any material respect; or

(b) Seller shall fail to meet, comply with or perform any covenant, agreement, or obligation on its part required, within the time limits and in the manner required in this Contract, for any reason other than a Permitted Termination.

In the event of a default by Seller hereunder and which default has not been remedied by Seller, Purchaser may, at Purchaser's option and as its sole and exclusive remedy, do either of the following:

(1) terminate this Contract by written notice delivered to Seller at or prior to the Closing upon which Seller shall return to Purchaser the full amount of all earnest money paid to Seller under Article 3 of this Contract; or

(2) enforce specific performance of this Contract against Seller for the purchase of the Property only. In the event specific performance is not available as a result of any intentional action or intentional inaction on the part of Seller, bring an action against Seller for damages.

10.3 Default by Purchaser. Purchaser shall be in default hereunder if Purchaser shall fail to deliver at the Closing any of the items required of Purchaser in Section 7.4(b) hereof, for any reason other than a default by Seller hereunder or a Permitted Termination. In the event of a default by Purchaser hereunder, Seller, as Seller's sole and exclusive remedy for such default, shall be entitled to terminate this Contract by notice to Purchaser and receive the Earnest Money Deposit, it being agreed between Purchaser and Seller that such sum shall be liquidated damages.
for a default by Purchaser hereunder because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages for such default.

10.4 Attorney's Fees. If it shall be necessary for either Purchaser or Seller to employ an attorney to enforce its rights pursuant to this Contract because of the default of the other party, the defaulting party shall reimburse the non-defaulting party for reasonable attorney's fees.

ARTICLE 11.

MISCELLANEOUS

11.1 Casualty Loss. All risk of loss to the improvements on the Property shall remain upon Seller prior to Closing. If prior to Closing, the improvements on the Property shall be damaged or destroyed by fire or other casualty, Purchaser shall still be obligated to close.

11.2 Condemnation. From the Effective Date through the Closing Date, Seller agrees to give Purchaser prompt notice of any actual or proposed taking or condemnation of all or any portion of the Property. If prior to the Closing there shall occur the actual or proposed taking or condemnation of all or any portion of the Property as would, in Purchaser's sole discretion, materially interfere with Purchaser's intended use thereof, then in any such event, Purchaser may at its option terminate this Contract by notice to Seller within thirty (30) days after Purchaser has received the notice referred to above or at the Closing, whichever is earlier.

11.3 Brokerage Commission. Seller agrees to indemnify Purchaser and hold Purchaser harmless from any loss, liability, damage, cost or expense (including, without limitation, reasonable attorneys' fees) paid or incurred by Purchaser by reason of any claim to any broker's, finder's or other fee in connection with this transaction by any party claiming by, through or under Seller. Purchaser agrees to indemnify Seller and hold Seller harmless from any loss, liability, damage, cost or expense (including, without limitation, reasonable attorney's fees) paid or incurred by Seller by reason of any claim to any broker's, finder's or other fee in connection with this transaction by any party claiming by, through or under Purchaser other than that due to Broker.

11.4 No Assumption of Seller's Liabilities. Purchaser is acquiring only the Property from Seller and is not the successor of Seller. Purchaser does not assume or agree to pay, or indemnify Seller or any other person or entity against, any liability, obligation or expense of Seller or relating to the Property in any way except only to the extent, if any, herein expressly and specifically provided.

11.5 Notices. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be deemed to be delivered when actually received, or, if earlier and regardless of whether actually received (except where receipt is specified in this Contract), upon the later of (i) email transmission to the addressee at the email addresses set forth below or (ii) deposit in a regularly maintained receptacle for the United States mail, registered or certified, postage fully prepaid, addressed to the addressee at its address set forth below, or at such other address or telex number as such party may have specified theretofore by notice delivered in accordance with this Section and actually received by the addressee.
18398 Hickory Trails
Full Application Deficiency Response 4/30/18

1. Yes, this confirms that page 13 of 19 of the contract is blank and was blank when the contract was executed. The blank page was caused by a page break between the paragraph in Section 11.5 and the addresses for the notices, and the page could not be removed from the contract because it was numbered.

2. Please find the following Development Narrative with this revision. Per your guidance, because a HUD 221(d)(4) loan is not an option in the dropdown box for Elderly Preference funding, a note has been added.
To Seller:  SCOTT HAMILTON  
1625 E LOOP 281  
LONGVIEW, TX 75605  
shamilton@huffmanbuilders.com

To Buyer:  Four Corners Development  
Attn: J. Ryan Hamilton  
3556 S. Culpepper, Suite 4  
Springfield, MO 65804  
rhamilton@4cornersdevelopmentllc.com

With copy to:  Michael Fogel  
Four Corners Development  
mfogel@4cornersdevelopmentllc.com

Adam Horton  
Four Corners Development  
ahorton@4cornersdevelopmentllc.com

11.6 **Governing Law; Venue.** The laws of the State of Texas shall govern the validity, enforcement and interpretation of this Contract. The obligations of the parties are performable and venue for any legal action arising out of this Contract shall lie in Tom Green County, Texas.

11.7 **Integration; Modification; Waiver.** This Contract constitutes the complete and final expression of the agreement of the parties relating to the Property, and supersedes all previous contracts, agreements, and understandings of the parties, either oral or written, relating to the Property. This Contract cannot be modified, or any of the terms hereof waived, except by an instrument in writing (referring specifically to this Contract) executed by the party against whom enforcement of the modification or waiver is sought.

11.8 **Counterpart Execution.** This Contract may be executed in several counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument.

11.9 **Headings; Construction.** The headings which have been used throughout this Contract have been inserted for convenience of reference only and do not constitute matter to be construed in interpreting this Contract. Words of any gender used in this Contract 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. The words "herein," "hereof," "hereunder" and other similar compounds of the words "here" when used in this Contract shall refer to the entire Contract and not to any particular provision or section. If the last day of any time period stated herein shall fall on a Saturday, Sunday or legal holiday, then the duration of such time period shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday or legal holiday.
11.10 Invalid Provisions. If any one or more of the provisions of this Contract, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other applications of any such provision shall not be affected thereby.

11.12 Further Acts. In addition to the acts recited in this Contract to be performed by Seller and Purchaser, Seller and Purchaser agree to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

11.13 Exhibits. All references to Exhibits contained herein are references to Exhibits attached hereto, all of which are made a part hereof for all purposes the same as if set forth herein verbatim, it being expressly understood that if any Exhibit attached hereto which is to be executed and delivered at Closing contains blanks, the same shall be completed correctly and in accordance with the terms and provisions contained herein and as contemplated herein prior to or at the time of execution and delivery thereof.

11.14 Effective Date. The date of formation of this Contract (herein called the "Effective Date") shall for all purposes be the date of the signature of the last to sign of the parties hereto.

11.15 Expiration. The offer of Purchaser extended by the delivery of this Contract to Seller shall be automatically revoked unless Seller shall execute this Contract and deliver an executed copy of same to Purchaser at or before 5:00 PM on January 9, 2018.
ARTICLE 12.

OTHER AGREEMENTS

12.1 **Buffer Area.** Purchaser acknowledges that the Seller’s personal residence is within sight of the Property, and agrees to construct a physical aesthetic or landscaped buffer shielding the Seller’s driveway and residence from the proposed improvements on the Property. Purchases also agrees to not construct any vertical improvements within 100 feet of the Seller’s driveway.

12.2 **Restrictions.** Concurrent with Closing of this agreement Purchaser will encumber the Property with a DECLARATION OF LAND USE RESTRICTIVE COVENANTS/LAND USE RESTRICTION AGREEMENT (LURA), which will restrict the use of the property to multi-story affordable senior living for a period of at least 30 years.

12.3 **Building Design.** Within 60 days of the Effective Date of this Contract, Purchaser and Seller will cooperate on an agreed upon preliminary site plan and exterior building design acceptable to Seller.

12.4 **Utilities.** Purchaser agrees to install city water, under-ground storm sewer and sanitary sewer infrastructure to the site, and to design a stormwater runoff plan with a licensed civil engineer.

12.5 **Brokerage Agreement.** Purchaser and Seller each agree to pay a 3.0% commission to Bill Graham, 208 N. Green Street, Suite 302 Longview, TX 75601 at Closing.
IN WITNESS WHEREOF, the parties have executed this Contract as of the date set forth below.

SELLER:

SCOTT HAMILTON
Individually

By: [Signature]
Name: [Signature]
Title: [Signature]

PURCHASER:

4C DEVELOPMENT - TEXAS, LLC,
a Texas Limited Liability Company

By: [Signature]
Name: [Signature]
Title: [Signature]
RECEIPT OF EARNEST MONEY DEPOSIT
AND AGREEMENT OF TITLE COMPANY

Debbie Adamson hereby acknowledges the receipt of the following:

(i) one (1) fully signed and executed copy of this Contract; and

(ii) the Initial Consideration in the amount of $2,000.

The Title Company hereby agrees to hold the Earnest Money Deposits in escrow as contemplated by this Contract and to dispose of such funds in strict accordance with the terms and provisions of this Contract.

By: Debbie Adamson
Name (Print): Debbie Adamson
Title: Escrow Officer
Company: Trinity Title of Texas
Date: 11/9/13
EXHIBIT A
PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Acres: Eastern 6 acres in the ETJ of the 16.26 acre tract, Abst: 360
A JORDAN, V

COUNTY: Harrison County, Texas

PROPERTY ID: R000070846

OWNERSHIP: SCOTT HAMILTON
1625 E LOOP 281
LONGVIEW, TX 75605
RECEIPT OF EARNEST MONEY DEPOSIT
AND AGREEMENT OF TITLE COMPANY

[Signature]

hereby acknowledges the receipt of the following:

(i) one (1) fully signed and executed copy of this Contract; and

(ii) the Initial Consideration in the amount of $2,000.

The Title Company hereby agrees to hold the Earnest Money Deposits in escrow as contemplated by this Contract and to dispose of such funds in strict accordance with the terms and provisions of this Contract.

By: [Signature]
Name (Print): [Name]
Title: [Title]
Company: [Company]
Date: [Date]

Trinity Title of Texas LLC

Received additional earnest money in the form of a wire on 2/28/2018 in the amount of $5,000.00.

[Signature]
2018 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Title Commitment
COMMITMENT FOR TITLE INSURANCE (Form T-7)
ISSUED BY: ALLIANT NATIONAL TITLE INSURANCE COMPANY

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, Alliant 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.

ATTEST:

Countersigned:
Trinity Title of Texas LLC
8303 North Mopac Ste A-100
Austin, TX 78759

[Signature]

Authorized Signatory

ALLIANT NATIONAL TITLE INSURANCE COMPANY

By: [Signature]
President

[Seal]
Attest: [Signature]
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.
Alliant National Title Insurance Company

SCHEDULE A

Effective Date: February 22, 2018 at 8:00 am
Issued: February 28, 2018 at 8:00 am

GF No. 345065

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: $850,000.00
PROPOSED INSURED: Hickory Trails, LP, a Texas limited partnership

(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:
PROPOSED INSURED:
Proposed Borrower:

(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:
Scott Hamilton

4. Legal description of land:
See Appendix A

Title Report For Title Evidence Only
APPENDIX A

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

ALL THAT CERTAIN lot, tract, or parcel of land situated within the Alex Jordan Survey Abstract 350, Harrison County, Texas and being a part of a called 16.26 acre tract described in a deed to Scott Hamilton, recorded in Volume 4233, Page 334 in the Official Public Records of Harrison County, Texas, and being more completely described as follows:

BEGINNING at a 3/4 inch iron pipe found for the northeast corner of said 16.26 acre tract, same being the southeast corner of a called 27.885 acre tract described in a deed to Robin Renee Perkins Hamilton & Scott Hamilton, recorded in Volume 1436, Page 124 in said Official Public Records;

THENCE South 00 deg. 10 min. 35 sec. East along the east line of said 16.26 acre tract, a distance of 61.69 feet to a 3/8 inch iron rod found for corner in same and being the northwest corner of a called 3.016 acre tract described in a deed to Hamilton Group Properties, LLC, recorded in Document Number 2017-00005121 in said Official Public Records;

THENCE South 00 deg. 24 min. 47 sec. West continuing along the east line of said 16.26 acre tract and the west line of said 3.016 acre tract, a distance of 389.19 feet to a 3/8 inch iron rod found for the southwest corner of said 3.016 acre tract and being the northwest corner of a called 0.979 acre tract described in said deed to Hamilton Group Properties, LLC, recorded in above referenced Document Number 2017-00005121;

THENCE South 00 deg. 24 min. 21 sec. West continuing along said east line and with the west line of said 0.979 acre tract, a distance of 145.56 feet to a 1/2 inch iron rod capped "Summit Surveying" set for corner in same;

THENCE across said 16.26 acre tract as follows:

North 71 deg. 44 min. 54 sec. West, a distance of 506.07 feet to a 1/2 inch iron rod capped "Summit Surveying" set for corner at the beginning of a non-tangent curve to the left,

Along said curve to the left having a Delta of 01 deg. 44 min. 57 sec., a Radius of 4,274.72 feet, an Arc distance of 130.50 feet and a Chord which bears North 52 deg. 19 min. 03 sec. West a distance of 130.49 feet to a 1/2 inch iron rod capped "Summit Surveying" set for corner, and

North 20 deg. 57 min. 25 sec. East, a distance of 353.53 feet to a 1/2 inch iron rod capped "Summit Surveying" set for corner in the north line of said 16.26 acre tract and the south line of said 27.885 acre tract;

THENCE North 86 deg. 36 min. 57 sec. East along the north line of said 16.26 acre tract and the south line of said 27.885 acre tract, a distance of 463.79 feet to the PLACE OF BEGINNING containing 5.991 acres of land.

Title Report For Title Evidence Only
Alliant National Title Insurance Company

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):
   
   We hereby delete the above exception.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner Policy only.)

4. Any 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, or
   
   c. to filled-in lands, or artificial islands, or
   
   d. to statutory water rights, including riparian rights, or
   
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 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 Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2018 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

Title Report For Title Evidence Only
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee 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 Mortgagee 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.):

   a. Any and all easements and/or rights of way, visible or otherwise, over and across the property.

   b. Any portion of the property herein described which falls within the boundaries of any road or roadway.

   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of land.

   d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, 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.

   e. This policy is subject to any and all liens of a general type or nature (i.e. Federal Tax Liens, Abstracts of Judgment, etc.) that may have heretofore been or hereinafter be filed against the Named Insured. (Owner's Policy only)

   f. Rights of Parties in Possession (Owner’s Policy Only)

   g. Oil, Gas and Mineral Lease by and between Lillian Albright Wesley, et vir, as Lessor, and Robert Cargill, as Lessee, dated February 18, 1953, and recorded in Volume 412, Page 559, Deed Records of Harrison County, Texas. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT)

   h. All terms, conditions, and provisions of that certain Right of Way/Easement from Charles E. Wesley to Southwestern Electric Power Company in instrument dated April 19, 1965, recorded in Volume 611, Page 197, of the Deed Records of Harrison County, Texas.

   i. Oil, Gas and Mineral Lease by and between Charles E. Wesley, as Lessor, and Charles A. Kaplan, as Lessee, dated May 9, 1972, and recorded in Volume 723, Page 386, Deed Records of Harrison County, Texas. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT)

Title Report For Title Evidence Only
j. Oil, Gas and Mineral Lease by and between Charles E. Wesley, as Lessor, and Henry L. Foster, Jr., as Lessee, dated September 28, 1978, and recorded in Volume 857, Page 196, Deed Records of Harrison County, Texas. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT)

k. All terms, conditions, and provisions of that certain Right of Way/Easement from Charles E. Wesley to the City of Longview in instrument dated May 19, 1982, recorded in Volume 971, Page 398, of the Deed Records of Harrison County, Texas.

l. All oil, gas and other minerals and royalties of every kind and character, together with all rights, privileges and immunities relating thereto as set out in instrument from Charles E. Wesley, et ux to Dale D. Perkins dated December 13, 2000, and recorded in Volume 2182, Page 155, Official Records of Harrison County, Texas. Title Company makes no representation as to the present ownership of this interest. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT).

m. Locations of improvements, easements, restrictions, covenants, encroachments, protrusions, encumbrances, roads, set back lines and utilities as shown by survey plat dated November 21, 2000, prepared by Lee W. Newman, Registered Professional Land Surveyor No. 3444, Job #13,468, as referenced in deed recorded in Volume 2182, Page 155, Official Records, Harrison County, Texas. (Title Company does not have a copy of said survey)

n. Locations of improvements, easements, restrictions, covenants, encroachments, protrusions, encumbrances, roads, set back lines and utilities as shown by survey plat dated February 26, 2018, prepared by Monty Nixon, Registered Professional Land Surveyor No. 5542.

o. The property herein described does not have recorded access, and this Company's liability will not extend to cover the fact that there is no access to same.
Alliant National Title Insurance Company

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:

--- no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

--- all standby fees, taxes, assessments and charges against the property have been paid,

--- all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic’s, laborer’s or materialmen’s liens have attached to the property,

--- there is legal right of access to and from the land,

--- (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. Payment of any and all taxes now due and payable up to and including the year 2016.

6. Clearance of all parties to transaction of the Specially Designated Nationals & Blocked Persons database. (PATRIOT ACT) Results: Searched for: Scott Hamilton; Result: NO MATCH FOUND.

7. Clearance of all parties to transaction of the Specially Designated Nationals & Blocked Persons database. (PATRIOT ACT) Results: Searched for: Longview Hickory Trails, LP, a Texas limited partnership; Result: NO MATCH FOUND.

8. Lack of legal access to and from the land will appear as an exception in the policy unless satisfactory evidence of a legal right of access to and from the land is furnished to the TITLE COMPANY.

9. Title Company requires (1) a release or (2) transfer of lien from the transferring bank together with renewal and extension language in the new lien instrument, or (3) renewal and extension language attached to new lien instrument if Lender owns existing lien, of the insured land from the Deed of Trust executed by Scott Hamilton to Rogers Pope, Jr., Trustee, for Texas Bank and Trust Company, dated March 25, 2011 and securing a note in the amount of $225,000.00, as recorded under County Clerk’s File No. 2011-000003599 and re-filed under Clerk’s File No.

Title Report For Title Evidence Only
2011-000004350, of Harrison County, Texas; said note and lien Modified under Clerk's File No. 2014-000003431 and Clerk's File No. 2016-000011086, Harrison County, Texas. If the Title company is not provided any of the above this item will appear on the policy as an exception to coverage.

10. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner. If any spouse is deceased, Company requires proof of probate or heirship for same. If any owner is divorced, Company requires a certified copy of divorce decree and property settlement agreement for same for review. Company may make additional requirements subsequent to review.

11. For each entity that will execute any document in connection with the proposed closing (AND any other entity executing said document on its behalf), this company must be furnished the following authority and existence documentation:

(a) Corporation - Certificate of Existence from the Secretary of State, Articles of Incorporation from the Secretary of State, and a properly executed Corporate Resolution (in recordable form) to support the proposed transaction.

(b) Limited Liability Company - Certificate of Existence from the Secretary of State, Articles of Organization from the Secretary of State, copy of Regulations (and any Amendments thereto), and Secretary's Certificate (in recordable form).

(c) General Partnership - copy of Partnership Agreement (and any Amendments thereto).

(d) Limited Partnership - Certificate of Limited Partnership from the Secretary of State, Certificate of Existence from the Secretary of State, copy of Limited Partnership Agreement (and any Amendments), and evidence of consent of limited partners (in recordable form), if required.

(e) Joint Venture - copy of Joint Venture Agreement (and any Amendments thereto).

(f) Trust - copy of the Trust Agreement (and any Amendments thereto) for review or, in the alternative, the Trustee must file a Certification of Trust in the real property records meeting all of the provisions of Section 114.086(a) and (c) of the Texas Property Code, and provide excerpts from the Trust Agreement sufficient to evidence authority of the Trustee to enter into this transaction.

12. Affidavit as to Debts and Liens must be completed and returned to the Title Company prior to the issuance of the title policy. Title Company to provide form; document to be executed at closing.

13. Any lien or liens created in the instruments of conveyance and/or any security instruments will appear as the lien exceptions in the Owner’s Title Policy and as the lien to be insured in Schedule A of the Mortgagee Title Policy, if one is issued.

14. NOTE: The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provisions be deleted from Title Report For Title Evidence Only
the policy at no additional charge to you. Unless you notify us prior to the settlement that you wish to have the arbitration provision deleted it will be in the policy which we issue you. (DOES NOT APPLY TO TEXAS RESIDENTIAL OWNERS POLICY OR INTERIM CONSTRUCTION BINDER.)

15. If this transaction involves one family member selling to another family member, regional underwriting approval is required.

16. If the subject property constitutes a part of the borrower's homestead, a valid lien on homestead is to be created.

17. Waiver of Inspection must be executed and returned to the Title Company, prior to the issuance of your Owner's Title Policy. Title Company to provide form; document to be executed at closing.

18. The Title Company requires an executed copy of HUD-1 Settlement Statement to be furnished prior to issuance of the policy.

19. Effective January 1, 2018 through December 31, 2018, the Guaranty Assessment Recoupment Charge of $4.50 per Owner and/or Loan Title Insurance Policy issued must be collected and remitted to the Title Company issuing the policy.

20. Any restrictions, reservations, terms, covenants and stipulations contained in Deed from Seller to Buyer will appear as exceptions in the title policy.

21. If any portion of the title policy premium is to be paid for closing services, Title Company must be furnished a copy of the duly executed closing statement, a statement for services rendered from the closer and a Form T-00 as promulgated by the State Board of Insurance.

22. Item 2 on Schedule B will be amended as stated above if the existing survey of the property is prepared by an approved licensed surveyor who certifies that there are no discrepancies, conflicts in boundary lines, or any encroachments, or any overlapping of improvements, OR, if using a survey more than sixty days old, the owner must furnish an Owner's Affidavit in recordable form stating that no changes, improvements, or other alterations have been made to the subject property subsequent to date of plat of existing survey.

23. Upon determination that the proposed insured property is being assessed for tax purposes other than agricultural and upon payment of the premium required for this amendment, Item 3, Schedule B of the Lender's Title Policy, will be amended to read as follows: "Tax for the year 2017 and subsequent years, not yet due and payable."

24. In the event that the ad valorem tax certificates indicate seller/borrower is entitled to exemption(s), seller/borrower to furnish evidence to title examiner that exemption(s) still apply.

25. The Title Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

26. E-Recording is available for $8 per document plus normal recording fees in the following counties: Brazos, Harrison, Hunt, Kaufman, Lee and Smith.
27. Title Company must approve the form of the Final Note and Lien.

28. In order to have title checked as current as possible, please request an update of this commitment at least 24 hours prior to closing.

[Signature]

Authorized Signatory For The Following:

Flowers Title Companies, LLC DBA
Arnold Abstract Company
Free State Abstract and Title Company
East Texas Title Company of Wood County
East Texas Title Company of Kaufman County
East Texas Title Company of Rains County
East Texas Title Company of Panola County
East Texas Title Company of Harrison County
East Texas Title Company of Marion County
East Texas Title Company of Gregg County
East Texas Title Company of Upshur County
East Texas Title Company of Smith County
East Texas Title Company of Cherokee County
East Texas Title Company
East Texas Title Companies
Attorney's Land and Title Company
Longview Title Company
Upshur County Title Company

Title Report For Title Evidence Only
Privacy Policy Notice

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 East Texas Title Company.

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 nonaffiliated companies that perform services on our behalf.

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 nonpublic personal information.

Title Report For Title Evidence Only
Alliant National Title Insurance Company

Privacy Policy Notice

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- 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.

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- We also may disclose this information about our customers or former customers to nonaffiliated companies that perform services on our behalf.

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 nonpublic personal information. Some states give you the right to access and correct non-public person information. You may contact us in writing at our Home Office, if you state law gives you this right.

Title Report For Title Evidence Only
COMMITMENT TRANSMITTAL TO SELLER

On your behalf, pursuant to the terms of your Contract, we have delivered an original of the enclosed Commitment for Title Insurance in the referenced transaction.

All requirements shown on Schedule C must be satisfied at or prior to closing. Items 1 through 4 are standard for every transaction. Other items, if any, are specific to your property and this transaction. If you have any questions about these matters, you may talk with your real estate broker, consult your attorney, or call me. I may also be contacting you or your broker in regard to these matters.

We are required to report all sales of real property to the Internal Revenue Service, unless the transaction is exempt from reporting. In this regard, we enclose the following documents for your review and possible return. Any questions about 1099-S reporting should be directed to your tax advisor or the Internal Revenue Service at 1-800-829-3676.

☐ Request for Taxpayer ID Number. If you will not be signing the Exemption Form at closing, please complete this form and return it to us prior to closing. This will allow us to properly prepare a 1099-S form for your signature at closing.

I will be your closer and look forward to seeing you at closing. Thank you for allowing us to serve your title insurance needs. If you have any questions, please feel free to call me.

Christina Corich
Copy to: Bill Graham
Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, 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 1-877-788-9800 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.
<table>
<thead>
<tr>
<th>IMPORTANT NOTICE</th>
<th>AVISO IMPORTANTANTE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>To obtain information or make a complaint:</strong></td>
<td><strong>Para obtener información o para someter una queja:</strong></td>
</tr>
<tr>
<td>You may call Alliant National Title Insurance Company's toll free telephone number for information or to make a complaint at:</td>
<td>Usted puede llamar al número de teléfono gratis de Alliant National Title Insurance Company para información o para someter una queja al:</td>
</tr>
<tr>
<td>1-877-788-9800</td>
<td>1-877-788-9800</td>
</tr>
<tr>
<td>You may also write to Alliant National Title Insurance Company at:</td>
<td>Usted también puede escribir a Alliant National Title Insurance Company:</td>
</tr>
<tr>
<td>1831 Lefthand Circle, Suite G Longmont, CO 80501</td>
<td>1831 Lefthand Circle, Suite G Longmont, CO 80501</td>
</tr>
<tr>
<td><a href="mailto:noc@alliantnational.com">noc@alliantnational.com</a></td>
<td><a href="mailto:noc@alliantnational.com">noc@alliantnational.com</a></td>
</tr>
<tr>
<td>You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:</td>
<td>Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, cuberturas, dereturas, derechos o quejas al:</td>
</tr>
<tr>
<td>1-800-252-3439</td>
<td>1-800-252-3439</td>
</tr>
<tr>
<td>You may write the Texas Department of Insurance:</td>
<td>Puede escribir al Departamento de Seguros de Texas:</td>
</tr>
<tr>
<td>P.O. Box 149104 Austin, TX 78714-9104 Fax: (512) 475-1771 Web: <a href="http://www.tdi.state.tx.us">http://www.tdi.state.tx.us</a> E-mail: <a href="mailto:ConsumerProtection@tdi.state.tx.us">ConsumerProtection@tdi.state.tx.us</a></td>
<td>P.O. Box 149104 Austin, TX 78714-9104 Fax: (512) 475-1771 Web: <a href="http://www.tdi.state.tx.us">http://www.tdi.state.tx.us</a> E-mail: <a href="mailto:ConsumerProtection@tdi.state.tx.us">ConsumerProtection@tdi.state.tx.us</a></td>
</tr>
<tr>
<td><strong>PREMIUM OR CLAIM DISPUTES:</strong></td>
<td><strong>DISPUTAS SOBRE PRIMAS O RECLAMOS:</strong></td>
</tr>
<tr>
<td>Should you have a dispute concerning your premium or about a claim, you should contact Alliant National Title Insurance Company first. If the dispute is not resolved, you may then contact the Texas Department of Insurance.</td>
<td>Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Alliant National Title Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).</td>
</tr>
<tr>
<td><strong>ATTACH THIS NOTICE TO YOUR POLICY:</strong></td>
<td><strong>UNA ESTE AVISO A SU POLIZA:</strong></td>
</tr>
<tr>
<td>This notice is for information only and does not become a part or condition of the attached document.</td>
<td>Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.</td>
</tr>
</tbody>
</table>
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 the 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.”
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>官职</th>
<th>姓名</th>
<th>邮箱</th>
<th>地址</th>
<th>邮政编码</th>
</tr>
</thead>
<tbody>
<tr>
<td>US Representative</td>
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<tr>
<td>State Senator</td>
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<td>Support Letter</td>
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<tr>
<td>City Mayor</td>
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<tr>
<td>School Superintendent</td>
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<tr>
<td>Presiding officer of Board of Trustees</td>
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</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.**
<table>
<thead>
<tr>
<th>Name</th>
<th>District/Precinct</th>
<th>Email or Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wray Wade</td>
<td>3</td>
<td>903-237-1021</td>
</tr>
<tr>
<td>City Council Member</td>
<td></td>
<td>Email or Phone</td>
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<td>Email or Phone</td>
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<tr>
<td></td>
<td></td>
<td>Email or Phone</td>
</tr>
</tbody>
</table>
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**)

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

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

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

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

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

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.
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):
I (We) certify that the pre-application included evidence of these notifications pursuant to §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application.

Re-notifications made at Application (Competitive HTC only):
The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 of the Uniform Multifamily Rules. As applicable, all changes in the Application have been made on the Elected Officials and/or Neighborhood Organizations Form(s).

Notifications made at Application:
No pre-application was submitted, and all required entities were notified as required by §10.203 of the Uniform Multifamily Rules.

Part 2.

Notifications - Form and Content:

I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date Parts 5 and 6 of the Application are submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications.

I (we) certify that the notifications do not contain any false or misleading statements. Without limiting the generality of the foregoing, the notification does not create the impression that the proposed Development will serve a Target Population exclusively or as a preference without such targeting or preference being documented in the Application and is or will be in full compliance with all applicable state and federal laws, including state and federal fair housing laws.

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

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §10.203 of the Multifamily Uniform Rules. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form and Neighborhood Organizations Form:
- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3.

No Neighborhood Organizations exist (competitive HTC only):

I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(4) of the QAP or for which notification is required.

Part 4.

Certification

By: [Signature of Applicant/Development Owner]

Date: [02/27/18]

Printed Name:

J. Ryan Hamilton

Notarize on next page
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 27 day of FEBRUARY, 2018
### Development Narrative

#### 1. The proposed Development is: (Check all that apply)

<table>
<thead>
<tr>
<th>New Construction</th>
<th>and/or:</th>
</tr>
</thead>
</table>

(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,

- 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:

**Elderly Limitation**

Applicants seeking to be scored as Supportive Housing **must** select Supportive Housing as the population.

§10.3(46) **If Elderly Preference is selected, complete the statement below and submit supporting documentation behind this tab.**

- Elderly Preference is based on funding from:

#### 3. Staff Determinations regarding definitions of development activity obtained?

- If a determination under §10.3(b) of the Uniform Multifamily Rules was made prior to Application submission, provide a copy of such determination behind this tab.

#### 4. Narrative

Briefly describe the proposed Development, including any relevant information not already identified above.

The proposed residential development in the Longview ETJ in Harrison County, TX. As zoning is not applied to the City’s ETJ the proposed development is suitable. Development site will potentially be annexed into the City of Longview in the future and the subject parcel would need to adhere to the C-2 (Heavy Commercial) district.

The development will consist of a single, three-story elevator service building with the leasing and community space within the building as well. The development will serve a senior population and will consist of one and two bedroom units.

---

If a revised form is submitted, date of submission: 

---
1. **The proposed Development is:** (Check all that apply)

   - [ ] New Construction
   - [ ] and/or:  
     - [ ] Adaptive Reuse

   (Adaptive reuse select New Construction here and adaptive reuse in next box)

   Previous TDHCA #  
   If Acquisition/Rehab or Rehab, original construction year:  
   If Reconstruction,  
   Units Demolished  
   Units Reconstructed  

   If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. **The Target Population will be:**

   - [ ] Elderly Preference

   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:  
   HUD 221 (d)(4) - (not available as option in drop down box below)

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 residential development in the Longview ETJ in Harrison County, TX. As zoning is not applied to the City’s ETJ the proposed development is suitable. Development site will potentially be annexed into the City of Longview in the future and the subject parcel would need to adhere to the C-2 (Heavy Commercial) district.

   The development will consist of a single, three-story elevator service building with the leasing and community space within the building as well. The development will serve a senior population and will consist of one and two bedroom units.

   If a revised form is submitted, date of submission: 4-27-2018
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><strong>Multifamily Direct Loan:</strong></td>
<td></td>
<td>Interest Rate (%)</td>
<td>Amortization (Years)</td>
</tr>
<tr>
<td>Const. to Perm. (Repayable)</td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Construction Only (Repayable)</td>
<td></td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</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><strong>At-Risk</strong></td>
<td><strong>Nonprofit</strong></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:
2018 HTC Full Application

Part 3 Tab 18

Development Activities Part I
Development Activities

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

<table>
<thead>
<tr>
<th># of Units</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>7</td>
</tr>
</tbody>
</table>

   Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to §10.101(b)(5) of the Uniform Multifamily Rules. Applications for scattered site developments should refer to §10.101(b)(5)(B) of the Uniform Multifamily Rules.

2. **Unit Requirements (ALL Multifamily Applications §10.101(b)(6)(A) and (B))**

   A. **Unit Sizes**

   - Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

     | Bedroom Size | Square Footage |
     |--------------|----------------|
     | 0            | 500            |
     | 1            | 600            |
     | 2            | 800            |
     | 3            | 1,000          |
     | 4            | 1,200          |

   - OR:

   - Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and does not adhere to the size requirements above.

   B. **Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features)**

   - Application is a Tax Exempt Bond Development and will meet a minimum of seven (7) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

   - Application is HOME only or other Department Direct Loan and will meet a minimum of four (4) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

   **Rehabilitation Developments will start with a base score of three (3) points and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Tenant Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under §13.6, see Tab 19 for Tenant Services elections)**

   - Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

   - Application is **only requesting Direct Loan funds** and will meet a minimum four (4) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.

4. **Development Accessibility Requirements (ALL Multifamily Applications)**

   - Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to §10.101(b)(8) of the Uniform Multifamily Rules.

   - All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).

   - Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

   Regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).
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:

<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>550</td>
<td>650</td>
<td>850</td>
<td>1,050</td>
<td>1,250</td>
</tr>
</tbody>
</table>

Points claimed: 8

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*
- At least 10 percent of all low-income Units at 40% 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*
- At least 5 percent of all low-income Units at 30% or less of AMGI*
- 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.

Direct Loan Points:
- 0
- 0
- 0
- 0

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

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

Percentage used for calculation of eligible points under §11.9(c)(1):

- 20.00%

Mark only one box below:

- 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.

Points Claimed: 16

4. **Rent Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(2)]**

Mark only one box below:

- 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(a)]**

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
- All other Developments

Points Claimed: 9

---

* Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of the newly published Federal rule at 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

* Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those units for point scoring under §13.6(e). However, 50% AMGI and 60% AMGI units that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(e). Points claimed here will not appear on the Self Score tab.

* Applicants electing the 30% boost for additional 30% units are advised to ensure the units used to support the boost are not included in the units needed to achieve the Application’s scoring elections.
The Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants.

Points Claimed: 1

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

- Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant's or Affiliate's lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs;
- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.
- Points Claimed: 0

C  If cannot score under A or B above, Applicant elects to set-aside at least 5 percent of the total Units for Persons with Special Needs. MFDL Applications that are not layered with 2018 9% HTC cannot elect to score points under this item. The Department will require an initial minimum twelve-month period during which Units must either be occupied by Persons with Special Needs or held vacant, unless the units receive HOME funds from any source.

- Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant's or Affiliate's lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs; and the Development applying for funding has a disqualifying factor described below:

Mark *any* of the following factors that disqualify the development applying for funding from participating in the Section 811 PRA Program and provide documentation supporting the selection:

- The Development is not proposing to use and previously did not use federal funding (such as HOME or CDBG funds), and the Development was originally constructed before 1978;
- Development only has units available that have existing or proposed project-based rental or long-term operating assistance that will be in effect when the property is operating or within six months of receiving Section 811 PRA Program assistance;
- Development only has units available that are restricted for persons with disabilities.
- A Development having a preference for Persons with Disability or a use restriction for Special Needs Populations is not a disqualifying factor for purposes of this scoring item.
- Development only has units with an existing or proposed 62 or more age restriction.
- Development is not located in Austin-Round Rock MSA, Brownsville-Harlingen MSA, Corpus Christi MSA, Dallas-Fort Worth-Arlington MSA, El Paso MSA, Houston-The Woodlands-Sugar Land MSA, McAllen-Edinburg-Mission MSA, or San Antonio-New Braunfels MSA.
- The Development is a new construction project and located in the mapped 500-year floodplain or in the 100-year floodplain according to FEMA's most current Flood Insurance Rate Maps.
- The Development is located in a coastal high hazard area (V Zone) or regulatory floodway.
- Other disqualifying factor (please explain)

Points Claimed: 2

Application is seeking points for Tenant Populations.

Points Claimed: 2
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td><strong>Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]</strong>&lt;br&gt;☑ Development is requesting Pre-Application Points.</td>
</tr>
<tr>
<td>8.</td>
<td><strong>Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]</strong>&lt;br&gt;☑ Development will maintain a 35 year Affordability Period.</td>
</tr>
<tr>
<td>9.</td>
<td><strong>Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]</strong>&lt;br&gt;☑ Application requests points for Historic Preservation.&lt;br&gt;☑ Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.&lt;br&gt;☑ 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.&lt;br&gt;☑ Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.&lt;br&gt;☑ At least 75% of the residential units will be within the Certified Historic Structure.&lt;br&gt;☑ Attached behind this tab are the THC letter and other documentation described above.</td>
</tr>
<tr>
<td>10.</td>
<td><strong>Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</strong>&lt;br&gt;☑ Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.</td>
</tr>
<tr>
<td>11.</td>
<td><strong>Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</strong>&lt;br&gt;☑ Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/5/2017.</td>
</tr>
</tbody>
</table>
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.

J. Ryan Hamilton

Date: 02/27/18
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)
LONGVIEW HICKORY TRAILS
SENIOR HOUSING DEVELOPMENT
LONGVIEW, TX

STATE MAP
Scale: NOT TO SCALE

AREA PLAN
Scale: NOT TO SCALE
PROJECT DATA

LAND
3.991 +/- ACRES

GROSS UNIT DATA
1 BEDROOM / 1 BATH (747 S.F. LIVING) APARTMENT 33
2 BEDROOM / 1 BATH (931 S.F. LIVING) APARTMENT 32
TOTAL UNITS 65

*ACCESSIBLE UNITS (5%) - 3 REQUIRED/PROVIDED:
2 QTY. 1 BEDROOM / 1 BATH UNIT
1 QTY. 2 BEDROOM / 1 BATH UNIT
HEARING/VISUAL IMPAIRED (2%) - 1 REQUIRED/PROVIDED
1 QTY. 1 BEDROOM / 1 BATH UNIT

BUILDING DATA (DWELLING UNITS)

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DESCRIPTION</th>
<th>S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>33 UNITS</td>
<td>LIVING 747 S.F. + 92 S.F. BALCONY</td>
<td>24,651 LIVING S.F. + 3,036 BALCONY S.F.</td>
</tr>
<tr>
<td>12 UNITS</td>
<td>LIVING 931 S.F. + 109 S.F. BALCONY</td>
<td>11,172 LIVING S.F. + 1,308 BALCONY S.F.</td>
</tr>
</tbody>
</table>

GROSS BUILDING DATA - FLOOR S.F. SUMMARY

FLOOR | DESCRIPTION | S.F. |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST FLOOR</td>
<td>(9) 1BR/1BATH @ 747 S.F</td>
<td>6,723</td>
</tr>
<tr>
<td>(9) 2BR/1BATH @ 931 S.F</td>
<td>3,724</td>
<td></td>
</tr>
<tr>
<td>COMMUNITY SPACE</td>
<td>2,651</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>CIRCULATION</td>
<td>3,914</td>
<td></td>
</tr>
<tr>
<td>(CONDITIONED)</td>
<td>16,137 S.F.</td>
<td></td>
</tr>
<tr>
<td>BALCONIES (UN-CONDITIONED)</td>
<td>1,264 S.F.</td>
<td></td>
</tr>
<tr>
<td>2ND FLOOR</td>
<td>(12) 1BR/1BATH @ 747 S.F</td>
<td>8,964</td>
</tr>
<tr>
<td>(6) 2BR/1BATH @ 931 S.F</td>
<td>3,724</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>CIRCULATION</td>
<td>2,914</td>
<td></td>
</tr>
<tr>
<td>(CONDITIONED)</td>
<td>15,684 S.F.</td>
<td></td>
</tr>
<tr>
<td>BALCONIES (UN-CONDITIONED)</td>
<td>1,540 S.F.</td>
<td></td>
</tr>
<tr>
<td>3RD FLOOR</td>
<td>(12) 1BR/1BATH @ 747 S.F</td>
<td>8,964</td>
</tr>
<tr>
<td>(4) 2BR/1BATH @ 931 S.F</td>
<td>3,724</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>CIRCULATION</td>
<td>2,914</td>
<td></td>
</tr>
<tr>
<td>(CONDITIONED)</td>
<td>15,684 S.F.</td>
<td></td>
</tr>
<tr>
<td>BALCONIES (UN-CONDITIONED)</td>
<td>1,540 S.F.</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL S.F. (CONDITIONED) | 47,525 S.F.
TOTAL S.F. (CONDITIONED + UN-CONDITIONED) | 51,869 S.F.

PARKING

1.0 SPACE PER 575 SF OF LIVING SF + COMMUNITY SF 75
1.0 RECREATION SPACE PER 10 DWELLING UNITS 5
TOTAL PARKING SPACES REQUIRED/PROVIDED 80*
*INCLUDING 10C SPACES 5

ALL PARKING MEETS ALL ZONING REQUIREMENTS

OVERALL SCHEMATIC SITE PLAN

scale: 1" = 200'-0"
NOTES:
1. NO KNOWN EASEMENTS ON SITE.
2. SITE NOT LOCATED IN FLOOD PLAIN

ENLARGED SCHEMATIC SITE PLAN

Scale: 1" = 110'-0"
All MAU and H/V units are on the first floor. - bps

OVERALL 1ST FLOOR PLAN

Scale: 1" = 40'

1ST FLOOR:
- LIVING S.F.: 10,447
- COMMUNITY SPACE: 2,912
- MECHANICAL S.F.: 82
- CIRCULATION S.F.: 2,716
- TOTAL S.F.: 16,157
- BALCONY S.F.: 1,264

1ST FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 9
- 2 BED / 1 BATH: 4
- TOTAL: 13

FLOOR PLAN LEGEND:
- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNITS
- PLANS ON SHEETS A.104 & A.105

- 12'-0" WALLS (1ST FLR.)
- SLAB ON GRADE

SEE ENLARGED COMMUNITY SPACE ON SHEET A.103
**PER FLOOR (2ND & 3RD):**

<table>
<thead>
<tr>
<th>LIVING S.F.</th>
<th>12,688</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL S.F.</td>
<td>82</td>
</tr>
<tr>
<td>CIRCULATION S.F.</td>
<td>2,914</td>
</tr>
<tr>
<td>TOTAL S.F. (CONDITIONED)</td>
<td>15,684</td>
</tr>
</tbody>
</table>

**BALCONY S.F. (UN-CONDITIONED):**

- 9'-0" WALLS (2ND & 3RD)

**2ND FLOOR UNIT COUNT:**

- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

**3RD FLOOR UNIT COUNT:**

- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

**FLOOR PLAN LEGEND:**

- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

**OVERALL 2ND AND 3RD FLOOR PLANS**

Scale: 1" = 40'
1ST FLOOR:
- LIVING S.F.: 10,447
- COMMUNITY SPACE: 2,912
- MECHANICAL S.F.: 82
- CIRCULATION S.F.: 2,716
- TOTAL S.F.: 16,157
  (CONDITIONED)
- BALCONY S.F.: 1,264
  (UN-CONDITIONED)

1ST FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 9
- 2 BED / 1 BATH: 4
- TOTAL: 13

FLOOR PLAN LEGEND:
- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

- 12’-0” WALLS (1ST FLR.)
- SLAB ON GRADE

OVERALL 1ST FLOOR PLAN

Scale: 1” = 40’
PER FLOOR (2ND & 3RD):

- LIVING S.F.: 12,688
- MECHANICAL S.F.: 82
- CIRCULATION S.F.: 2,914
- TOTAL S.F. (CONDITIONED): 15,684
- BALCONY S.F. (UN-CONDITIONED): 1,540
- 9'-0" WALLS (2ND & 3RD)

2ND FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

3RD FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

FLOOR PLAN LEGEND:
- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

OVERALL 2ND AND 3RD FLOOR PLANS

Scale: 1" = 40'

NORTH
COMMUNITY SPACE:
(ACCESSIBLE TO TENANTS)

VESTIBULE  189
COMMUNITY ROOM  1,169
KITCHEN  133
OFFICE  212
LAUNDRY  173
MAILBOXES  163
COMPUTER LAB  169
ELEVATOR  92
SITTING AREA  100
FITNESS ROOM  376
WOMEN RESTROOM  68
MEN RESTROOM  68

TOTAL S.F.  2,912
(CONDITIONED)

OUTDOOR PATIO  1,605
RAISED GARDEN AREA  800
TOTAL S.F.  2,205
(UN-CONDITIONED)*

*REFER TO SITE PLAN, SHEET SP.2 FOR OUTDOOR AMENITIES

RESTRICTED AREAS:
(EMPLOYEES ONLY)

MECHANICAL ROOMS
(1ST, 2ND, 3RD FLRS.)  82 EA.
TOTAL S.F.  246

FLOOR PLAN LEGEND:

- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

ENLARGED COMMUNITY SPACE
FLOOR PLAN

Scale: 1/16" = 1'-0"
PER UNIT (1 BED / 1 BATH):

747 S.F. LIVING
92 S.F. BALCONY
839 S.F. TOTAL

- SLAB ON GRADE
- 12’-0” WALLS (1ST FLR.)
- 9’-0” WALLS (2ND & 3RD FLRS.)

NOTE:
ALL UNITS ACCESSED BY THE GROUND FLOOR OR ELEVATOR WILL COMPLY WITH THE VISITABILITY REQUIREMENTS OF 10.101(B)(8)(B)(iii).
PER UNIT (2 BED / 1 BATH):
931 S.F. LIVING
109 S.F. BALCONY
1,040 S.F. TOTAL

- SLAB ON GRADE
- 12'-0" WALLS (1ST FLR.)
- 9'-0" WALLS (2ND & 3RD FLRS.)

NOTE:
ALL UNITS ACCESSED BY THE GROUND FLOOR OR ELEVATOR WILL COMPLY WITH THE VISITABILITY REQUIREMENTS OF 10.101(B)(8)(B)(iii).

TYPICAL 2-BED UNIT PLAN
Scale: 3/32" = 1'-0"

ACCESSIBLE 2-BED UNIT PLAN
Scale: 3/32" = 1'-0"
FRONT ELEVATION
Scale: 1" = 40'

RIGHT SIDE ELEVATION
Scale: 1" = 40"
LEFT SIDE ELEVATION
Scale: 1" = 40'

REAR ELEVATION
Scale: 1" = 40''
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 AA, and rows 51 through 79.

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

<table>
<thead>
<tr>
<th>Building Configuration</th>
<th>Single Family Construction</th>
<th>SRO</th>
<th>Transitional (per §42)((3)(B))</th>
<th>Duplex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scattered Site</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourplex</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X &gt; 4 Units Per Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhome</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Development will have:  
- x Fire Sprinklers  
- x Elevators  
- 1 # of Elevators  
- 3500 Wt. Capacity

#### Number of Parking Spaces (consistent with Architectural Drawings):

<table>
<thead>
<tr>
<th>Free</th>
<th>Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed or Flat Roof Carport Spaces</td>
<td>Detached Garage Spaces</td>
</tr>
<tr>
<td>Attached Garage Spaces</td>
<td>Uncovered Spaces</td>
</tr>
</tbody>
</table>

#### Floor Composition/Wall Height:

- 99% Carpet/Vinyl/Resilient Flooring  
- 9'-0" Ceiling Height  
- 0.06% Ceramic Tile  
- Upper Floor(s) Ceiling Height (Townhome Only)  
- 0.04% Other  
Describe: sealed concrete

#### Building Configuration (Check all that apply):

<table>
<thead>
<tr>
<th>Building Label</th>
<th># of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Story Building</td>
<td>3</td>
</tr>
</tbody>
</table>

#### Total # of Residential Buildings

<table>
<thead>
<tr>
<th>Building Label</th>
<th># of Buildings</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>1-BED 1-Bedrooms</td>
<td>3</td>
<td>33</td>
<td>33</td>
<td>24,661</td>
</tr>
<tr>
<td>2-BED 1-Bedrooms</td>
<td>12</td>
<td>931</td>
<td>12</td>
<td>11,172</td>
</tr>
</tbody>
</table>

**Totals:** 45 units, 35,823 sq ft

---

**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: 2,250 sq ft
- The lesser of these two numbers added to NRA: 35,823 sq ft

**Net Rentable Square Footage from Rent Schedule**  
35,823 sq ft
**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>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>1/1 (747 sqft)</td>
<td>45</td>
<td>5%</td>
<td>2.25</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>2/1 (931 sqft)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>45</td>
<td>2.25</td>
<td>2.65</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"*

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874 sqft &amp; &amp; 805)</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 1000)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 110)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: [Signature] 
Janet White 
Printed Name 

02/28/18 
Baron Design & Associates, LLC 
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.

### Hearing/Visual

<table>
<thead>
<tr>
<th>Unit Description</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>1/1 (747 sqft)</td>
<td>33</td>
<td>2%</td>
<td>0.66</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (931 sqft)</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td>45</td>
<td>2%</td>
<td>0.9</td>
<td>2</td>
<td>1</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>Unit Description</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>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</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]

Janet White
Printed Name

02/28/18
Date

Baron Design & Associates, LLC
Firm Name (If applicable)
**Accessible Parking Calculation**

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.

When calculating additional spaces needed, use whichever yields the larger number of spaces.

If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.

If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

**Use this chart to indicate number of parking spaces provided.**

Enter the total number of parking spaces, 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>80</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>80</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>80</td>
<td>100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXAMPLE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # of Spaces:</td>
</tr>
<tr>
<td>Surface lot</td>
</tr>
<tr>
<td>Carports</td>
</tr>
<tr>
<td>Garages</td>
</tr>
<tr>
<td>Facility 4</td>
</tr>
<tr>
<td>Facility 5</td>
</tr>
<tr>
<td></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>5</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>5</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>5</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>16</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>10.666667</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Carports</td>
<td>3.5555556</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>1.7777778</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>16</td>
<td>16</td>
<td>3</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: [Signature]

Date: 02/28/18

Janet White
Printed Name

Baron Design & Associates, LLC
Firm Name (If applicable)
2018 HTC
Full Application

Part 4 Tab 24

Rent Schedule
<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
<th>Total Monthly Rent</th>
<th>Rent Collected / Unit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Program Rent Limit</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th># of Baths</th>
<th># of Bedrooms</th>
<th># of Units</th>
<th>(A) x (B)</th>
<th>(E)</th>
<th>(A) x (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td>2,241</td>
<td>74</td>
<td>247</td>
<td>74</td>
<td>747</td>
<td>1.0</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2,241</td>
<td>74</td>
<td>168</td>
</tr>
<tr>
<td>TC 50%</td>
<td>4,482</td>
<td>535</td>
<td>461</td>
<td>74</td>
<td>747</td>
<td>1.0</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>4,482</td>
<td>535</td>
<td>2,341</td>
</tr>
<tr>
<td>TC 60%</td>
<td>16,434</td>
<td>642</td>
<td>568</td>
<td>74</td>
<td>747</td>
<td>1.0</td>
<td>22</td>
<td>1</td>
<td>1</td>
<td>16,434</td>
<td>642</td>
<td>10,464</td>
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<td>MR</td>
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<td>287</td>
<td>74</td>
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<td>1</td>
<td>1,494</td>
<td>98</td>
<td>1,494</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1,862</td>
<td>98</td>
<td>544</td>
<td>74</td>
<td>747</td>
<td>1.0</td>
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<td>2</td>
<td>1</td>
<td>1,862</td>
<td>98</td>
<td>1,862</td>
</tr>
<tr>
<td>TC 50%</td>
<td>5,586</td>
<td>771</td>
<td>673</td>
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<td>931</td>
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<td>2</td>
<td>1</td>
<td>5,586</td>
<td>771</td>
<td>4,038</td>
</tr>
<tr>
<td>TC 60%</td>
<td>931</td>
<td>771</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>3</td>
<td>2</td>
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<td>931</td>
<td>771</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>35,823</td>
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<td>45</td>
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</tr>
<tr>
<td>Non Rental Income</td>
<td>$0.00</td>
<td>per unit/month for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non Rental Income</td>
<td>0.00</td>
<td>per unit/month for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Non Rental Income</td>
<td>15.00</td>
<td>per unit/month for:</td>
<td>late/app/pet fees, retained deposits, int. income</td>
<td>675</td>
<td>675</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>TOTAL NONRENTAL INCOME</td>
<td>15.00</td>
<td>per unit/month</td>
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<td>675</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>EFFECTIVE GROSS MONTHLY INCOME</td>
<td>25,688</td>
<td></td>
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<td></td>
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<td>25,688</td>
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</tr>
<tr>
<td>x12 = EFFECTIVE GROSS ANNUAL INCOME</td>
<td>285,137</td>
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<td>285,137</td>
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</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 

![Table Image]
<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC30%</td>
<td>10%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>20%</td>
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<tr>
<td>TC60%</td>
<td>70%</td>
</tr>
<tr>
<td>HTC Li Total</td>
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</tr>
<tr>
<td>EO</td>
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</tr>
<tr>
<td>MR</td>
<td>5</td>
</tr>
<tr>
<td>MR Total</td>
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<tr>
<td>Total Units</td>
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</table>

<table>
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<th>% of Li</th>
<th>% of Total</th>
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<td>MRB40%</td>
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<td>MRB60%</td>
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</tr>
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<td>MRBMR</td>
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<td>MRBMR Total</td>
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<tr>
<td>MRB Total</td>
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</table>

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
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</tr>
<tr>
<td>HTF40%</td>
<td>0</td>
</tr>
<tr>
<td>HTF50%</td>
<td>0</td>
</tr>
<tr>
<td>HTF60%</td>
<td>0</td>
</tr>
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<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
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</tbody>
</table>

<table>
<thead>
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<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Loan Li Total</td>
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<td>MR</td>
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</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
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<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Li Total</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</tr>
<tr>
<td>1</td>
<td>33</td>
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<tr>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
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</tbody>
</table>

### Rent Schedule (Continued)

**HOUSING TAX CREDITS**

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC30%</td>
<td>10%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>20%</td>
</tr>
<tr>
<td>TC60%</td>
<td>70%</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td>40</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>5</td>
</tr>
<tr>
<td>MR Total</td>
<td>5</td>
</tr>
<tr>
<td>Total Units</td>
<td>45</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB30%</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
</tr>
<tr>
<td>MRB Li Total</td>
<td>0</td>
</tr>
<tr>
<td>MRBMR</td>
<td>0</td>
</tr>
<tr>
<td>MRBMR Total</td>
<td>0</td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
</tr>
</tbody>
</table>

### MORTGAGE REVENUE BOND

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC30%</td>
<td>10%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>20%</td>
</tr>
<tr>
<td>TC60%</td>
<td>70%</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td>40</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>5</td>
</tr>
<tr>
<td>MR Total</td>
<td>5</td>
</tr>
<tr>
<td>Total Units</td>
<td>45</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB30%</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
</tr>
<tr>
<td>MRB Li Total</td>
<td>0</td>
</tr>
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<td>MRBMR</td>
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<tr>
<td>MRBMR Total</td>
<td>0</td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
</tr>
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</table>

### NATIONAL HOUSING TRUST FUND

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
<td>0</td>
</tr>
<tr>
<td>HTF40%</td>
<td>0</td>
</tr>
<tr>
<td>HTF50%</td>
<td>0</td>
</tr>
<tr>
<td>HTF60%</td>
<td>0</td>
</tr>
<tr>
<td>HTF80%</td>
<td>0</td>
</tr>
<tr>
<td>HTF Li Total</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
</tr>
</tbody>
</table>

### DIRECT LOAN

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Loan Li Total</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>33</td>
</tr>
<tr>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

### ACQUISITION + HARD

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$ 112.84</th>
</tr>
</thead>
</table>

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.

### BUILDING

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$ 83.86</th>
</tr>
</thead>
</table>

### MORTGAGE BOND

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$ 112.84</th>
</tr>
</thead>
</table>
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.

<table>
<thead>
<tr>
<th>Utility</th>
<th>Who Pays</th>
<th>Energy Source</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Source of Utility Allowance &amp; Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>Tenant</td>
<td>Electric</td>
<td>$12</td>
<td>$15</td>
<td></td>
<td></td>
<td></td>
<td>Longview Housing Authority</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$ 6</td>
<td>$ 8</td>
<td></td>
<td></td>
<td></td>
<td>6/1/17</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$21</td>
<td>$30</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$14</td>
<td>$20</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$13</td>
<td>$17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td></td>
<td>$8</td>
<td>$8</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$  -</td>
<td>$74</td>
<td>$ 98</td>
<td>$  -</td>
<td>$  -</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

If a revised form is submitted, date of submission: _______________________________
Allowances for Tenant Furnished Utilities and other Services

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0 BR</td>
</tr>
<tr>
<td>Heating</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$9.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$10.00</td>
</tr>
<tr>
<td>d. Electric Heat Pump</td>
<td>$9.00</td>
</tr>
<tr>
<td>e. Oil / Other</td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$2.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$5.00</td>
</tr>
<tr>
<td>Other Electric (Lights &amp; Appliances)</td>
<td>$18.00</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$12.00</td>
</tr>
<tr>
<td>Water Heating</td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$11.00</td>
</tr>
<tr>
<td>Water</td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
</tr>
<tr>
<td>Trash Collection</td>
<td></td>
</tr>
<tr>
<td>Range / Microwave</td>
<td>$12.00</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$13.00</td>
</tr>
<tr>
<td>Other-- specify</td>
<td>$8.00</td>
</tr>
<tr>
<td>specify: Monthly Electric Fee $8.29</td>
<td>$22.00</td>
</tr>
<tr>
<td>Monthly Gas Fee $22.08</td>
<td></td>
</tr>
</tbody>
</table>

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the apartment rented.

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>$74</td>
</tr>
<tr>
<td>Cooking</td>
<td>$98</td>
</tr>
<tr>
<td>Other Electric</td>
<td>$</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$</td>
</tr>
<tr>
<td>Water Heating</td>
<td>$</td>
</tr>
<tr>
<td>Water</td>
<td>$</td>
</tr>
<tr>
<td>Sewer</td>
<td>$</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$</td>
</tr>
<tr>
<td>Range / Microwave</td>
<td>$</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
</tr>
</tbody>
</table>

See Attached Water, Sewer & Trash Collection Schedule

Beginning August 2017 Re-Exams
The Nelrod Company 3/2017
Update
form HUD-52667 (09/14)
ref. Handbook 7420.8
2018 HTC
Full Application

Part 4 Tab 26

Annual Operating Expenses
# Annual Operating Expenses

## General & Administrative Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$6,427</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,465</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$851</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$0</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$1,323</td>
</tr>
<tr>
<td>Telephone</td>
<td>$1,323</td>
</tr>
<tr>
<td>Other</td>
<td>$851</td>
</tr>
</tbody>
</table>

Total General & Administrative Expenses: $12,240

## Management Fee

Percent of Effective Gross Income: 5.00%  
Management Fee: $14,257

## Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$23,415</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$16,500</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Payroll, Payroll Tax & Employee Benefits: $39,915

## Repairs & Maintenance

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$1,922</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$2,690</td>
</tr>
<tr>
<td>Grounds</td>
<td>$7,687</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$5,477</td>
</tr>
<tr>
<td>Repairs</td>
<td>$9,224</td>
</tr>
<tr>
<td>Pool</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Repairs & Maintenance: $27,000

## Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$5,400</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$</td>
</tr>
<tr>
<td>Trash</td>
<td>$8,427</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$10,113</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Utilities: $23,940

## Annual Property Insurance

Rate per net rentable square foot: $0.31  
Annual Property Insurance: $11,205

## Property Taxes

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Published Capitalization Rate: 10.00% Source: Harrison CAD</td>
<td>$22,099</td>
</tr>
<tr>
<td>Annual Property Taxes</td>
<td>$22,099</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Property Taxes: $22,099

## Reserve for Replacements

Annual reserves per unit: $250  
Reserve for Replacements: $11,250

## Other Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>$</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$</td>
</tr>
<tr>
<td>TDHCA Compliance fees</td>
<td>$1,600</td>
</tr>
<tr>
<td>TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)</td>
<td>$</td>
</tr>
<tr>
<td>Security</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Other Expenses: $1,600

## Total Annual Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$163,506</td>
</tr>
<tr>
<td>Expense per unit</td>
<td>$3633</td>
</tr>
<tr>
<td>Expense to Income Ratio</td>
<td>57.34%</td>
</tr>
</tbody>
</table>

## Net Operating Income (before debt service)

Net operating income: $121,631

## Annual Debt Service

<table>
<thead>
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<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC</td>
<td>$96,775</td>
</tr>
<tr>
<td>MIP</td>
<td>$4,583</td>
</tr>
</tbody>
</table>

## Total Annual Debt Service

Debt Coverage Ratio: 1.20  
Total Annual Debt Service: $101,358

## Net Cash Flow

Net cash flow: $20,273
2018 HTC Full Application

Part 4 Tab 27

Proforma
### 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>$300,156</td>
<td>$306,159</td>
<td>$312,282</td>
<td>$318,528</td>
<td>$324,899</td>
<td>$358,714</td>
<td>$396,049</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$8,100</td>
<td>$8,262</td>
<td>$8,427</td>
<td>$8,596</td>
<td>$8,768</td>
<td>$9,680</td>
<td>$10,688</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$308,256</td>
<td>$314,421</td>
<td>$320,710</td>
<td>$327,124</td>
<td>$333,666</td>
<td>$368,394</td>
<td>$406,737</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(24,119)</td>
<td>$(23,582)</td>
<td>$(24,053)</td>
<td>$(24,534)</td>
<td>$(25,025)</td>
<td>$(27,630)</td>
<td>$(30,505)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$285,137</td>
<td>$290,840</td>
<td>$296,656</td>
<td>$302,589</td>
<td>$308,841</td>
<td>$340,765</td>
<td>$376,232</td>
</tr>
</tbody>
</table>

### EXPENSES

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$12,240</td>
<td>$12,607</td>
<td>$12,985</td>
<td>$13,375</td>
<td>$13,776</td>
<td>$15,970</td>
<td>$18,514</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$14,257</td>
<td>$14,542</td>
<td>$14,833</td>
<td>$15,129</td>
<td>$15,432</td>
<td>$17,038</td>
<td>$18,812</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$39,915</td>
<td>$41,112</td>
<td>$42,346</td>
<td>$43,616</td>
<td>$44,925</td>
<td>$52,080</td>
<td>$60,375</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$27,000</td>
<td>$27,810</td>
<td>$28,644</td>
<td>$29,504</td>
<td>$30,389</td>
<td>$35,229</td>
<td>$40,840</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$ 5.400</td>
<td>$ 5.562</td>
<td>$ 5.729</td>
<td>$ 5.901</td>
<td>$ 6.078</td>
<td>$ 7.046</td>
<td>$ 8.168</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$18,540</td>
<td>$19,096</td>
<td>$19,669</td>
<td>$20,259</td>
<td>$20,867</td>
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<td>Annual Property Insurance Premiums</td>
<td>$11,205</td>
<td>$11,541</td>
<td>$11,887</td>
<td>$12,244</td>
<td>$12,611</td>
<td>$14,620</td>
<td>$16,949</td>
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<tr>
<td>Property Tax</td>
<td>$22,099</td>
<td>$22,762</td>
<td>$23,445</td>
<td>$24,148</td>
<td>$24,873</td>
<td>$28,834</td>
<td>$33,427</td>
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<tr>
<td>Reserve for Replacements</td>
<td>$11,250</td>
<td>$11,588</td>
<td>$11,935</td>
<td>$12,293</td>
<td>$12,662</td>
<td>$14,679</td>
<td>$17,017</td>
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<tr>
<td>Other Expenses</td>
<td>$ 1,600</td>
<td>$ 1,648</td>
<td>$ 1,697</td>
<td>$ 1,748</td>
<td>$ 1,801</td>
<td>$ 2,088</td>
<td>$ 2,420</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$163,506</td>
<td>$168,268</td>
<td>$173,171</td>
<td>$178,218</td>
<td>$183,413</td>
<td>$211,774</td>
<td>$244,564</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$122,631</td>
<td>$122,571</td>
<td>$123,465</td>
<td>$124,372</td>
<td>$125,228</td>
<td>$128,901</td>
<td>$131,668</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

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</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
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<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>4,583</td>
<td>4,539</td>
<td>4,490</td>
<td>4,446</td>
<td>4,397</td>
<td>4,109</td>
<td>3,757</td>
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<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
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<tr>
<td>Other Annual Required Payment</td>
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<tr>
<td>Other Annual Required Payment</td>
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<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$20,273</td>
<td>$21,267</td>
<td>$22,217</td>
<td>$23,150</td>
<td>$24,056</td>
<td>$28,107</td>
<td>$31,136</td>
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<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$20,273</td>
<td>$41,530</td>
<td>$63,747</td>
<td>$86,897</td>
<td>$110,954</td>
<td>$241,361</td>
<td>$389,468</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.20</td>
<td>1.21</td>
<td>1.22</td>
<td>1.23</td>
<td>1.24</td>
<td>1.28</td>
<td>1.31</td>
</tr>
<tr>
<td>Other (Describe)</td>
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<tr>
<td>Other (Describe)</td>
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</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)

<table>
<thead>
<tr>
<th>printed name</th>
<th>phone</th>
<th>email</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

Signature, Authorized Representative, Construction or Permanent Lender

<table>
<thead>
<tr>
<th>printed name</th>
<th>date</th>
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<tbody>
<tr>
<td></td>
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</table>

Signature, Authorized Representative, Syndicator

<table>
<thead>
<tr>
<th>printed name</th>
<th>date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>
## 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$300,156</td>
<td>$306,159</td>
<td>$312,282</td>
<td>$318,528</td>
<td>$324,899</td>
<td>$358,714</td>
<td>$396,049</td>
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<tr>
<td>Secondary Income</td>
<td>$8,100</td>
<td>$8,262</td>
<td>$8,427</td>
<td>$8,596</td>
<td>$8,768</td>
<td>$9,680</td>
<td>$10,688</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$308,256</td>
<td>$314,421</td>
<td>$320,710</td>
<td>$327,124</td>
<td>$333,666</td>
<td>$368,394</td>
<td>$406,737</td>
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<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($23,119)</td>
<td>($23,582)</td>
<td>($24,053)</td>
<td>($24,534)</td>
<td>($25,025)</td>
<td>($27,630)</td>
<td>($30,505)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
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</table>

**EFFECTIVE GROSS ANNUAL INCOME**

<table>
<thead>
<tr>
<th>YEAR 6</th>
<th>YEAR 8</th>
<th>YEAR 10</th>
<th>YEAR 12</th>
</tr>
</thead>
<tbody>
<tr>
<td>$285,137</td>
<td>$290,571</td>
<td>$295,485</td>
<td>$300,372</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$12,240</td>
<td>$12,607</td>
<td>$12,985</td>
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<td>$13,776</td>
<td>$15,970</td>
<td>$18,514</td>
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<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$39,915 $41,112 $42,346 $43,616 $44,925 $52,080 $60,375</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
<td>$27,000 $27,810 $28,644 $29,504 $30,389 $35,229 $40,840</td>
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<td>Electric &amp; Gas Utilities</td>
<td>$5,400 $5,562 $5,729 $5,901 $6,078 $7,046 $8,168</td>
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<td>$18,540 $19,096 $19,669 $20,259 $20,867 $24,190 $28,043</td>
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<td>Annual Property Insurance Premiums</td>
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<td>Reserve for Replacements</td>
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<tr>
<td>Other Expenses</td>
<td>$1,600 $1,648 $1,697 $1,748 $1,801 $2,088 $2,420</td>
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</tr>
</tbody>
</table>

**TOTAL ANNUAL EXPENSES**

<table>
<thead>
<tr>
<th>YEAR 7</th>
<th>YEAR 9</th>
<th>YEAR 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>$163,506</td>
<td>$168,268</td>
<td>$173,171</td>
</tr>
</tbody>
</table>

**NET OPERATING INCOME**

<table>
<thead>
<tr>
<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>$121,631</td>
<td>$122,571</td>
<td>$123,485</td>
<td>$124,372</td>
<td>$125,228</td>
<td>$128,991</td>
<td>$131,668</td>
</tr>
</tbody>
</table>

**DEBT SERVICE**

| First Deed of Trust Annual Loan Payment | $96,775 |
| Second Deed of Trust Annual Loan Payment | $4,583 $4,539 $4,494 $4,446 $4,397 $4,109 $3,757 |
| Third Deed of Trust Annual Loan Payment | $20,273 $21,257 $22,217 $23,150 $24,056 $28,107 $31,136 |

**ANNUAL NET CASH FLOW**

| $20,273 | $41,530 | $63,747 | $86,897 | $110,954 | $241,361 | $389,468 |

**CUMULATIVE NET CASH FLOW**

| Debt Coverage Ratio | 1.20 | 1.21 | 1.22 | 1.23 | 1.24 | 1.28 | 1.31 |

**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)**

Mark Ragsdale
Printed Name: Mark Ragsdale
Date: March 1, 2018
Phone: 415-733-1533
Email: mark.ragsdale@pnc.com
This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

Lines 35-37 Hidden

Total $ -

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission:
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>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stromwater Pollution Prevention</td>
<td>$32,788.00</td>
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<td>$32,788.00</td>
<td>$</td>
<td>$</td>
<td>$32,788</td>
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<td>Earthwork</td>
<td>$76,398.00</td>
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<td>$76,398.00</td>
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<tr>
<td>Paving</td>
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<td>$333,096.00</td>
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<tr>
<td>Landscaping</td>
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<td>$</td>
<td>$75,000</td>
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<td>Utilities (Water, San Sewer, Storm)</td>
<td>$94,716.00</td>
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<td>$94,716.00</td>
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<td>$</td>
<td>$94,716</td>
</tr>
</tbody>
</table>

Total: $611,998

Signature of Registered Engineer:  
Justin Paris  
Printed Name:  
Seal:  
Date: 27-Feb-18  
If a revised form is submitted, date of submission:  

2018 HTC
Full Application

Part 4 Tab 30

Development Cost Schedule
This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

### TOTAL DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Cost</th>
<th>Total</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition cost</td>
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</tr>
<tr>
<td>Existing building acquisition cost</td>
<td>850,000</td>
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</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>18,000</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 Acquisition Cost</strong></td>
<td><strong>$868,000</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Off-sites</td>
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</tr>
<tr>
<td>Off-site concrete</td>
<td></td>
<td></td>
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<tr>
<td>Storm drains &amp; devices</td>
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<td></td>
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<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
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<tr>
<td>Off-site utilities</td>
<td></td>
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<tr>
<td>Sewer lateral(s)</td>
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<tr>
<td>Off-site paving</td>
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<tr>
<td>Off-site electrical</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
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<tr>
<td>Site work</td>
<td></td>
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<tr>
<td>Demolition</td>
<td></td>
<td></td>
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<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
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<tr>
<td>Detention</td>
<td></td>
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<tr>
<td>Rough grading</td>
<td>76,398</td>
<td>76,398</td>
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<tr>
<td>Fine grading</td>
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<tr>
<td>On-site concrete</td>
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<td>On-site electrical</td>
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<tr>
<td>On-site paving</td>
<td>333,096</td>
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<tr>
<td>On-site utilities</td>
<td>94,716</td>
<td>94,716</td>
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<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>swpp</strong></td>
<td>32,788</td>
<td>32,788</td>
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<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td><strong>$536,998</strong></td>
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<td>Site amenities</td>
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<tr>
<td>Landscaping</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Pool and decking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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<td></td>
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<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td><strong>$75,000</strong></td>
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</table>
**BUILDING COSTS***:

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost Before 11.9(e)(2)</th>
<th>Cost After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>272,362</td>
<td>272,362</td>
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<tr>
<td>Masonry</td>
<td>217,612</td>
<td>217,612</td>
</tr>
<tr>
<td>Metals</td>
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<td></td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>794,285</td>
<td>794,285</td>
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<tr>
<td>Thermal and Moisture Protection</td>
<td>347,008</td>
<td>347,008</td>
</tr>
<tr>
<td>Roof Covering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>150,261</td>
<td>150,261</td>
</tr>
<tr>
<td>Finishes</td>
<td>236,415</td>
<td>236,415</td>
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<tr>
<td>Specialties</td>
<td>23,570</td>
<td>23,570</td>
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<tr>
<td>Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
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<tr>
<td>Special Construction</td>
<td></td>
<td></td>
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<tr>
<td>Conveying Systems (Elevators)</td>
<td>122,763</td>
<td>122,763</td>
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<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>616,461</td>
<td>616,461</td>
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<tr>
<td>Electrical</td>
<td>223,427</td>
<td>223,427</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td></td>
<td></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>
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<td></td>
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<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
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<tr>
<td><strong>Subtotal Building Costs Before 11.9(e)(2)</strong></td>
<td>$3,004,165</td>
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</table>

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

Enter amount to be used to achieve desired score. $77.99 psf $2,793,836

**TOTAL BUILDING COSTS & SITE WORK (including site amenities)**

<table>
<thead>
<tr>
<th>Contingency</th>
<th>5.00%</th>
<th>$180,808</th>
<th>180,808</th>
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</table>

**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>5.00%</td>
<td>189,849</td>
<td>189,849</td>
<td>5.29%</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>75,939</td>
<td>75,939</td>
<td>2.12%</td>
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<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>5.00%</td>
<td>189,849</td>
<td>189,849</td>
<td>5.29%</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

| | | | |
| | $455,637 | 0 | $455,637 |

**TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)**

<table>
<thead>
<tr>
<th>Voluntary Eligible &quot;Hard Costs&quot; (After 11.9(e)(2))***</th>
<th>$0.00 psf</th>
<th>$4,042,279</th>
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</thead>
</table>

*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>Item</th>
<th>SOFT COSTS</th>
<th>FINANCING: CONSTRUCTION LOAN(S)</th>
<th>FINANCING: PERMANENT LOAN(S)</th>
<th>FINANCING: BRIDGE LOAN(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>100,000</td>
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<td></td>
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</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>50,000</td>
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<td></td>
</tr>
<tr>
<td>Engineering fees</td>
<td>70,000</td>
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</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>20,000</td>
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<tr>
<td>Accounting fees</td>
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<tr>
<td>Impact Fees</td>
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<tr>
<td>Building permits &amp; related costs</td>
<td>10,528</td>
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<tr>
<td>Appraisal</td>
<td>7,500</td>
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<tr>
<td>Market analysis</td>
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<tr>
<td>Environmental assessment</td>
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<tr>
<td>Soils report</td>
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<tr>
<td>Survey</td>
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<tr>
<td>Marketing</td>
<td>10,000</td>
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<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>15,000</td>
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</tr>
<tr>
<td>Real property taxes</td>
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<tr>
<td>Personal property taxes</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<td>Subtotal Soft Cost</td>
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<tr>
<td></td>
<td>$313,028</td>
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<td>Interest</td>
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<td>126,477</td>
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<tr>
<td>Loan origination fees</td>
<td>36,660</td>
<td>36,660</td>
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<tr>
<td>Title &amp; recording fees</td>
<td>30,000</td>
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</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>25,000</td>
<td>25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspection fees</td>
<td>15,000</td>
<td>15,000</td>
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<td></td>
</tr>
<tr>
<td>Credit Report</td>
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<tr>
<td>Discount Points</td>
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<td>Other (specify) - see footnote 1</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td>Loan origination fees</td>
<td>18,330</td>
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<tr>
<td>Title &amp; recording fees</td>
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</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>25,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
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</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
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<tr>
<td>Prepaid MIP</td>
<td>4,583</td>
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<td>FHA fees</td>
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<td>Interest</td>
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<td>Loan origination fees</td>
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</tr>
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<td>Title &amp; recording fees</td>
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<td>Closing costs &amp; legal fees</td>
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<td>6,670</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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</table>
### Other Financing Costs

<table>
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<tr>
<th>Cost Type</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>$28,800</td>
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<tr>
<td>Tax and/or bond counsel</td>
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</tr>
<tr>
<td>Payment bonds</td>
<td></td>
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<tr>
<td>Performance bonds</td>
<td>$40,718</td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
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</tr>
</tbody>
</table>

Subtotal Financing Cost: $454,079

### Developer Fees

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<th>Cost Type</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Housing consultant fees</td>
<td>$150,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
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<tr>
<td>Profit or fee</td>
<td>$798,602</td>
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Subtotal Developer Fees: $948,602

### Reserves

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<th>Reserve Type</th>
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<td>Rent-up</td>
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</tr>
<tr>
<td>Operating</td>
<td>$132,432</td>
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<tr>
<td>Replacement</td>
<td></td>
</tr>
<tr>
<td>Escrows</td>
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Subtotal Reserves: $132,432

### Total Housing Development Costs

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<tbody>
<tr>
<td>Total</td>
<td>$6,978,749</td>
</tr>
<tr>
<td>Developer fees</td>
<td>$0</td>
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<tr>
<td>Reserves</td>
<td>$0</td>
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### Deduct From Basis:

<table>
<thead>
<tr>
<th>Deduction Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal grants used to finance costs</td>
<td></td>
</tr>
<tr>
<td>in Eligible Basis</td>
<td></td>
</tr>
<tr>
<td>Non-qualified non-recourse financing</td>
<td></td>
</tr>
<tr>
<td>Non-qualified portion of higher quality units §42(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Historic Credits (residential portion only)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Eligible Basis</th>
<th>Amount</th>
</tr>
</thead>
</table>
| **High Cost Area Adjustment (100% or 130%)** | $0 + 130%
<table>
<thead>
<tr>
<th>Total Adjusted Basis</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Fraction</td>
<td>Amount</td>
</tr>
<tr>
<td>Total Qualified Basis</td>
<td>Amount</td>
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<tr>
<td>Applicable Percentage</td>
<td>Amount</td>
</tr>
<tr>
<td>Credits Supported by Eligible Basis</td>
<td>Amount</td>
</tr>
</tbody>
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### Requested Score for 11.9(e)(2)

<table>
<thead>
<tr>
<th>Score</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requested Score for 11.9(e)(2)</td>
<td>12</td>
</tr>
</tbody>
</table>

Name of contact for Cost Estimate: Ryan Hamilton

Phone Number for Contact: 417-882-1701

If a revised form is submitted, date of submission: 

*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.*
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).

### Debt

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0 0.00%</td>
<td></td>
<td>$ - 0.00%</td>
<td>30</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0 0.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0 0.00%</td>
<td></td>
<td>$ - 0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0 0.00%</td>
<td></td>
<td>$ - 0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Lien Position</th>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC Real Estate - FHA 221 d4</td>
<td>Conventional/FHA</td>
<td>$1,833,000 4.60%</td>
<td>1st</td>
<td>$ 1,833,000 4.60%</td>
<td>40 40</td>
<td>1st</td>
<td></td>
</tr>
<tr>
<td>PNC Real Estate - Bridge Loan</td>
<td>Conventional Loan</td>
<td>$3,000,000 4.00%</td>
<td>na</td>
<td></td>
<td></td>
<td></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>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC Tax Credit Capital</td>
<td>HTC</td>
<td>$ 557,602</td>
<td>$ 970,131</td>
<td>$ 4,850,653</td>
<td>0.87</td>
<td></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>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Longview</td>
<td></td>
<td>$ 500</td>
<td>$ 500</td>
<td></td>
<td></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>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four Corners Development</td>
<td></td>
<td>$ 598,951</td>
<td>$ 294,596</td>
<td></td>
<td></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>
<th>Amort - ization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
</tr>
</thead>
</table>

| Total Sources of Funds | $ 6,402,582 | $ 6,978,749 | |
| Total Uses of Funds    | $ 6,978,749 |               | |
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).

PNC Real Estate will provide the permanent financing in the form of an FHA conversion loan in the amount of $1,833,000. The FHA loan will have an interest of 4.60%, which includes the MIP and will have a 40 year term with a 40 year amortization schedule. PNC will also provide a bridge loan of $3,000,000 during construction. Equity will be provided by PNC Tax Credit Capital at a syndication rate of $0.87 for a total equity contribution of $4,850,653 with $970,131 coming in during construction. It is currently estimated that $294,596 in developer fees will be deferred. The City of Longview is providing the local contribution in the amount of $500 in the form of fee waivers.

Describe the replacement reserves:

Annual replacement reserves are estimated to be $250/unit. Operating reserves are estimate to be $132,432.

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]

Dan Miller

3/1/2018

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: 502-581-2911

Email address: d.miller@pnc.com
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)

<table>
<thead>
<tr>
<th>Section</th>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</strong></td>
<td>1</td>
</tr>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td></td>
</tr>
<tr>
<td>City of Longview</td>
<td></td>
</tr>
<tr>
<td>A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td>x</td>
</tr>
<tr>
<td>The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td>x</td>
</tr>
<tr>
<td>The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Financial Feasibility (§11.9(e)(1))</strong></td>
<td>18</td>
</tr>
<tr>
<td>Eligible Pro-Forma and letter stating the Development is financially feasible.</td>
<td>0</td>
</tr>
<tr>
<td>Eligible Pro-Forma and letter stating Development <strong>and</strong> Principals are acceptable.</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>18</td>
</tr>
<tr>
<td><strong>Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))</strong></td>
<td>3</td>
</tr>
<tr>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>8.89%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>7.99%</td>
</tr>
<tr>
<td>Eligibility for points:</td>
<td></td>
</tr>
<tr>
<td>Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding</td>
<td>0</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>3</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>2</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>1</td>
</tr>
<tr>
<td>* Be sure no more than 50% of Developer fees are deferred.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>3</td>
</tr>
</tbody>
</table>
2018 HTC
Full Application

Part 4 Tab 35

Finance Supporting Documents
ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- 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
- 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.
- 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

Supporting Documents Should be Included Behind this Tab
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Construction and Permanent Financing Letters and
Gap Financing and/or Owner Contributions
March 1, 2018

J. Ryan Hamilton
Four Corners Development, LLC
3556 S. Culpepper, Suite 4
Springfield, MO 65804

Re: FHA 221(d)4 New Construction Financing
    Hickory Trails
    Longview, Texas

Dear Mr. Hamilton:

We are pleased to advise you that PNC Bank, N.A. (“PNC” and/or “Lender”) hereby agrees to provide a HUD 221(d)(4) loan to provide for the Construction and Permanent financing of a 45-unit apartment complex known as Hickory Trails in Longview, Harrison County, Texas. The Sponsor for the project is Four Corners Development. This is a firm commitment for construction and permanent financing, subject to obtaining the FHA 221(d)(4) guarantees required for this financing.

PNC has completed its initial analysis required to quality the project for the FHA 221(d)4 Multifamily Accelerated Processing (MAP) program. We have received the most current proforma for Hickory Trails. We have reviewed operating budgets, scope of work, costs, and potential sources of funds to determine our final figures for a Firm Commitment Application submission. We have reviewed the cash flow projections based on preliminary information provided by the Borrower and compared them to the initial market analysis to determine that the project should maintain a 1.15 Debt Coverage Ratio throughout the initial 15-year compliance period. The attached 15-year proforma was prepared by the Sponsor for Hickory Trails located in Longview. The proforma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on PNC and HUD current underwriting parameters, and is consistent with the loan terms indicated in this document 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 Hickory Trails, LP and its Principals. At this time, PNC 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.

PNC acknowledges the following other sources currently anticipated for this transaction:

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
<th>RATE</th>
<th>TERM</th>
<th>AMORTIZATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC</td>
<td>Bridge Loan</td>
<td>$3,000,000</td>
<td>4.00%</td>
<td>construction</td>
<td>N/A</td>
</tr>
<tr>
<td>PNC</td>
<td>LIHTC Equity</td>
<td>$4,850,653</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Longview</td>
<td>Grant</td>
<td>$500</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Four Corners Development</td>
<td>Deferred Fee</td>
<td>$294,596</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Based on the above information, and subject to all FHA requirements for Section 221(d)4 mortgages, PNC, as a nationally approved MAP lender for FHA mortgages, will provide the construction and permanent financing for the new construction of Hickory Trails. The terms and conditions of the FHA financing are as follows:

**BORROWER:** The mortgagor will be Hickory Trails, LP

**LOAN AMOUNT:** The requested Loan is $1,833,000. The final maximum Loan amount will be determined by HUD after Firm Application approval and the acceptance of the Firm Commitment. The maximum loan will be determined according to the underwriting guidelines of the U.S. Department of Housing and Urban Development (“HUD”) based on the lesser of the following criteria: (a) The amount supportable by Projected Net Operating Income at a minimum 1.15 Debt Coverage Ratio and the interest rate required at the time of the GNMA rate lock; (b) 87% of the estimated eligible Replacement Costs as determined by HUD; or (c) the maximum statutory limited mortgage at a 223% High Cost Factor.

**SUBORDINATE DEBT:** If subordinate debt will be required prior to the Initial Endorsement of the FHA 221(d)4 mortgage, then PNC will require that all subordinated debt be reviewed and approved by PNC in its sole discretion. All subordinate debt must meet FHA 221(d)4 requirements. Subordinate debt may only be in the form of a surplus cash note and must meet with HUD’s approval prior to Initial Endorsement.

**TERM:** The Loan shall have an interest only construction period for the estimated construction period of 12 months plus a 40-year fully amortizing permanent mortgage.

**INTEREST RATE:** The interest rate to be used is estimated at 4.60% based on current market conditions. The final rate at which the Loan will be set prior to initial endorsement is subject to market conditions at the time of issuance of the HUD Firm Commitment to Insure. HUD will charge an annual Mortgage Insurance Premium of 0.25% of the unpaid principal balance of the Loan for the life of the Loan, which is included in the above interest rate.

**REPAYMENT PROVISIONS:** The loan will be funded using a GNMA Mortgage Backed Security structure. The Investor that purchases the GNMA Security will require some form of prepayment restriction or penalty. PNC will market the HUD Loan based upon a prepayment structure outlined below: the loan will be locked for the first (1) year and thereafter with a declining prepayment penalty schedule of 9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1% of the outstanding principal balance in that year, with no penalty thereafter.

**SECURITY:** The security for this Loan will include the following: (a) A first lien Deed of Trust on the property, as approved by HUD; (b) all leases, rents, income and profits related to the property, according to the terms and conditions of the HUD Firm Commitment to Insure, the HUD Regulatory Agreement, and to all loan agreements and bond documents; and (c) all tangible and intangible personal property used or in connection with the ownership, operation, or maintenance of the buildings, improvements or land.
GUARANTEES AND PRINCIPAL FINANCIAL CAPACITY: The project owner and its principals are not required to guaranty any portion of the FHA 221(d)4 mortgage. The FHA 221(d)4 mortgage is a non-recourse instrument. Additionally, PNC has performed a preliminary review of the credit worthiness of the Borrower, Hickory Trails, LP, and the General Partner, Hickory Trails GP, LLC, and the sponsor Four Corners Development.

UNDERWRITING REQUIREMENTS: The Borrower shall furnish to PNC and to HUD, at Borrower’s expense, all remaining exhibits required by PNC and by HUD for MAP processing for a Firm Commitment Application and for proceeding to an Initial Endorsement. An initial review of the borrower’s operating estimates, including an estimate of the rental income assumptions, has been completed by PNC. Final project construction reviews for Firm Commitment will be completed in accordance with HUD MAP procedures. Cost Certification and Initial/Final Endorsement shall be performed in accordance with HUD program requirements.

FINANCING FEES: Lender financing and placement fee of 2.00% of the Loan will be required at the Initial/Final Endorsement and closing of the Loan. In addition, Lender legal fees related to the mortgage will be required in the amount of $25,000. HUD will charge the following fees to process the Firm Commitment and to complete the transaction: (a) Application fee equal to 0.30% of the requested Loan, and due upon HUD’s receipt of the Firm Commitment Application; (b) Inspection Fee equal to 0.50% of the loan amount, and (c) Initial Mortgage Insurance Premium equal to 1.00% of the average outstanding balance during year 1 of the construction period, paid at closing. In addition, HUD will charge an annual Mortgage Insurance Premium of 0.25% of the unpaid principal balance of the Loan for the life of the Loan.

OCCUPANCY REQUIREMENT/USE RESTRICTIONS: The HUD Loan does not contain pre-leasing requirements. Use restrictions are per the requirements of any existing Use Agreement for as long as that agreement is in effect and will be subordinate to any HUD regulatory agreement.

1. ADDITIONAL CONDITIONS:

A. DOCUMENTATION/EXECUTION: The loan is conditioned upon execution and delivery to Lender of a Promissory Note, Deed of Trust, Security Agreement, and any additional documents as required to evidence and close the Loan. These documents will be in form and substance satisfactory to PNC and to HUD.

B. TITLE AND CLOSING: The Borrower shall provide Lender and HUD with acceptable title insurance in the amount of the Loan designed to insure PNC as holder of the indebtedness secured by the first Deed of Trust, subject only to exceptions deemed satisfactory to HUD and to PNC’s counsel. PNC reserves the right to approve the title company.

C. TAXES AND INSURANCE: All taxes and assessments affecting the above-referenced property, due and payable on the date of closing, will be paid prior to closing. Any taxes that will be abated or exempted for any reason must meet with the
HUD MAP guidelines for property tax exemption/abatements in order to be considered eligible as income for loan underwriting purposes. Non-compliance with HUD program requirements for tax abatements/exemptions will result in a loan underwriting that includes taxes for the purposes of determining the maximum mortgage available to the borrower. Borrower will provide to PNC original, one-year prepaid policies of insurance and extended coverage as well as hazard insurance, issued by a company satisfactory to HUD, and as necessary to satisfy the HUD requirements.

D. EQUITY CONTRIBUTION: Prior to issuance by HUD of the Firm Commitment to Insure, Borrower shall provide evidence satisfactory to PNC and to HUD that the necessary equity contributions by the Borrower, together with the Loan, will be adequate to close the loan in accordance with HUD and the financing requirements. It is expected that a LIHTC Equity partner will be admitted to the ownership and that an equity contribution will be coming from this partner. A review of the Flow of Funds has been preliminarily completed to assure timely payments of the equity relative to the construction requirements per the FHA 221(d)4 guidelines. A review of the Borrower financial statements, including prepaid items in the overall sources and uses of funds, along with other potential sources, appears to meet the estimated closing requirements. Final approval by HUD will be reviewed to obtain the Firm Commitment.

E. ANNUAL STATEMENTS: HUD will require an annual audited operating statement on the subject project.

F. ASSIGNMENT AND AMENDMENTS: The Borrower shall neither assign this letter nor the Loan proceeds to any third party. This letter cannot be amended or terminated orally and no provisions may be waived except by instrument in writing signed by the party against whom enforcement of any amendment, waiver or termination is sought.

G. SALE AND TRANSFER RESTRICTIONS: Subject property can transfer ownership with the prior approval of Lender and of HUD. Such approval will not be unreasonably withheld.

H. OTHER FINANCING: The HUD 221(d)4 program allows subordinate financing for projects on a surplus cash basis. Any proposed subordinate financing will have to meet HUD criteria according to our professional understanding of HUD processing and legal guidelines.

I. OPINIONS: The Loan is conditioned upon the Borrower providing PNC with legal opinions in form and substance satisfactory to Lender’s counsel and to HUD’s counsel.

J. DEFAULTS: The Loan is subject to certification by the Borrower of no defaults under the Deeds of Trust, the Security Agreement, and other agreements affecting the security property, as well as receipt by PNC of Estoppel Certificates in a form satisfactory to PNC from such other parties to such Deeds of Trust, Security Agreements, and other agreements as PNC may request. In the event of default
under any such agreement of the instruments secured thereby, PNC may declare this
commitment and loan in default.

K. SURVIVAL: The Borrower’s obligation hereunder shall survive the closing of the
Loan, and the first Deed of Trust shall incorporate this agreement by reference.

L. INDEMNIFICATION: Borrower shall defend, indemnify and hold harmless PNC
and its directors, officers, agents, and employees with respect to all claims of any
nature asserted against PNC or any of its directors, officers, agents or employees
arising out of or relating to this transaction, or to PNC’s potential financing of this
project, and shall reimburse PNC and its directors, officers, agents, or employees for
all judgments, costs and expenses including reasonable attorney fees incurred as a
consequence of the assertion of any such claim or claims.

M. COSTS AND ATTORNEYS’ FEES TO ENFORCE AGREEMENT: The parties
agree that, should any party default in any of the covenants or agreements herein, the
defaulting party shall pay all costs and expenses including reasonable attorneys’ fees,
which may arise or accrue from enforcing this agreement or in pursuing any remedy
hereunder or by applicable law, whether such remedy is pursued by filing suit or
otherwise.

N. GNMA SECURITIES: The Loan will be provided through the issuance by Lender
and/or assigns of GNMA Mortgage Backed pass-through Securities, which are fully
guaranteed by GNMA. Lender shall have the responsibility of obtaining the
necessary approvals from GNMA and paying the GNMA application fees. In
Addition, PNC will be responsible for all expenses involved with the sale and
delivery of the GNMA Securities, with the exception of any applicable discount
points and interest warehousing costs incurred, both of which will be the Borrower’s
responsibility.

DEBT SERVICE COVERAGE RATIO: Per underwriting guidelines of the HUD 221(d)4
program, the coverage ratio for the first Deed of Trust Loan is at least 1.15 to 1 on the
projected Net Operating Income.

LENDER WILLINGNESS: This is a firm commitment for construction and permanent
financing of the above referenced development. The Commitment is subject to the
issuance, by HUD, of a Firm Commitment to Insure. The borrower, by execution of this
agreement, acknowledges that the timeline described above is obtainable and that
required property, sponsor, and credit documentation will be supplied to PNC on a timely
enough basis to meet all required deadlines. Borrower will furnish to Lender on a timely
basis the required full and complete set of plans and specifications required for a FHA
221(d)4 financing. Lender’s willingness to proceed assumes that the cost of funds will
approximately equal the note rate in the Commitment, and is subject as well to a mutually
satisfactory HUD Firm Commitment.
Upon execution, the terms of this Commitment shall remain in effect for a term of 18 months at which point it shall automatically terminate unless extended in writing by PNC and Borrower. We look forward to working with you to provide financing for your project.

Sincerely,

PNC Bank, N.A.

Mark S. Ragsdale
Senior Vice President
**15 Year Rental Housing Operating Pro Forma (All Programs)**

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$300,156</td>
<td>$306,159</td>
<td>$312,282</td>
<td>$318,528</td>
<td>$324,899</td>
<td>$358,714</td>
<td>$396,049</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$8,100</td>
<td>$8,262</td>
<td>$8,427</td>
<td>$8,596</td>
<td>$8,768</td>
<td>$9,680</td>
<td>$10,688</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$308,256</td>
<td>$314,421</td>
<td>$320,710</td>
<td>$327,124</td>
<td>$333,666</td>
<td>$368,394</td>
<td>$406,737</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($23,119)</td>
<td>($23,582)</td>
<td>($24,053)</td>
<td>($24,534)</td>
<td>($25,025)</td>
<td>($27,630)</td>
<td>($30,505)</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>$285,137</td>
<td>$290,840</td>
<td>$296,656</td>
<td>$302,589</td>
<td>$308,641</td>
<td>$340,765</td>
<td>$376,232</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$12,240</td>
<td>$12,607</td>
<td>$12,985</td>
<td>$13,375</td>
<td>$13,776</td>
<td>$15,970</td>
<td>$18,514</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$14,257</td>
<td>$14,542</td>
<td>$14,833</td>
<td>$15,129</td>
<td>$15,432</td>
<td>$17,038</td>
<td>$18,812</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$39,915</td>
<td>$41,112</td>
<td>$42,346</td>
<td>$43,616</td>
<td>$44,925</td>
<td>$52,080</td>
<td>$60,375</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$27,000</td>
<td>$27,810</td>
<td>$28,644</td>
<td>$29,504</td>
<td>$30,389</td>
<td>$35,229</td>
<td>$40,840</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$5,400</td>
<td>$5,562</td>
<td>$5,729</td>
<td>$5,901</td>
<td>$6,078</td>
<td>$7,046</td>
<td>$8,168</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$18,540</td>
<td>$19,096</td>
<td>$19,669</td>
<td>$20,259</td>
<td>$20,867</td>
<td>$24,190</td>
<td>$28,043</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$11,205</td>
<td>$11,541</td>
<td>$11,887</td>
<td>$12,244</td>
<td>$12,611</td>
<td>$14,620</td>
<td>$16,949</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$22,099</td>
<td>$22,762</td>
<td>$23,445</td>
<td>$24,148</td>
<td>$24,873</td>
<td>$28,834</td>
<td>$33,427</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$11,250</td>
<td>$11,588</td>
<td>$11,935</td>
<td>$12,293</td>
<td>$12,662</td>
<td>$14,679</td>
<td>$17,017</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$1,600</td>
<td>$1,648</td>
<td>$1,697</td>
<td>$1,748</td>
<td>$1,801</td>
<td>$2,088</td>
<td>$2,420</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$163,506</td>
<td>$168,268</td>
<td>$173,171</td>
<td>$178,218</td>
<td>$183,413</td>
<td>$211,774</td>
<td>$244,564</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEBT SERVICE</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>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
<td>$96,775</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>$4,583</td>
<td>$4,539</td>
<td>$4,494</td>
<td>$4,446</td>
<td>$4,397</td>
<td>$4,109</td>
<td>$3,757</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>$20,273</td>
<td>$21,257</td>
<td>$22,217</td>
<td>$23,150</td>
<td>$24,056</td>
<td>$28,107</td>
<td>$31,136</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$20,273</td>
<td>$41,530</td>
<td>$63,747</td>
<td>$86,897</td>
<td>$110,954</td>
<td>$241,361</td>
<td>$389,468</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.20</td>
<td>1.21</td>
<td>1.22</td>
<td>1.23</td>
<td>1.24</td>
<td>1.28</td>
<td>1.31</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Mark Ragsdale
Printed Name: Mark Ragsdale
March 1, 2018
Phone: 415-733-1533
Email: mark.ragsdale@pnc.com

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Printed Name

Date
February 28, 2018

Via Email

J. Ryan Hamilton  
Four Corners Development, LLC  
3556 S. Culpepper, Suite 4  
Springfield, MO 65804

Re: Hickory Trails, LP

Dear Mr. Hamilton:

I am pleased to provide you with PNC Bank’s (the "Lender") proposal to provide a $3,000,000 Equity Bridge Loan (the "Credit Facility") for Hickory Trails Apartments, a 45-unit affordable housing development located in Longview, Harrison County, Texas, subject to the following terms and conditions:

**Borrower**  Hickory Trails, LP, a limited partnership (the "Borrower"). The Credit Facility shall be full recourse to the Borrower.

**Guarantor(s)** Guarantees of completion and repayment during the development period shall be provided by persons or entities acceptable to the Lender.

**Credit Facility** Equity Bridge Loan: $3,000,000

**Loan Term** The Bridge Loan will have a term of sixty (60) months. Subject to approval by the Lender, One six (6) month extension period for the Bridge Loan will be made available at the option of the Borrower provided that for such extension: (i) no Event of Default has occurred and is continuing; (ii) the Funding Agreement with the investment limited partner remains in place and (iii) the Extension Fee is paid (collectively, the “Conditions for Extensions”).

**Interest Rates** Interest during the term of the Bridge Loan shall accrue at Daily LIBOR plus 225 basis points. Interest on borrowings is calculated on an actual number of days elapsed over a year consisting of 360 days and is payable monthly in arrears. Notwithstanding the foregoing, if Daily LIBOR as determined above (prior to application of the applicable spread) would be less than zero (0.00), such rate shall be deemed to be zero (0.00). If it is determined that Daily Libor is not available, then the rate will be the Base Rate. “Base Rate” shall mean the highest of (i) the Prime Rate and (ii) the sum of the Federal Funds Open Rate
plus one hundred (100) basis points (1.00%). The rate is currently estimated at
4.00%

Default Rate Upon the occurrence and during the continuation of a default under the Credit
Facility (and after the expiration of any applicable notice and cure period), all
principal outstanding on the Credit Facility shall bear interest at a rate equal to
4% in excess of the PNC Prime rate.

Commitment Fees Bridge Loan: 0.50% of the Loan Amount

Collateral The Bridge Loan shall be secured by a Funding Agreement providing for a date
certain repayment of the Bridge Loan and an assignment of capital contributions
from the investment limited partner. In addition to the Funding Agreement, the
Bridge Loan shall be secured by: a) a second priority perfected assignment of the
construction contract, subcontracts, architectural agreements, plans and
specifications, permits and all other construction-related documents (b) a second
priority perfected security interest in all other assets of the Borrower related to
the Project, (c) and an assignment of partnership interests in the borrower, and
(d) a mortgage on the Project, if required by PNC.

Environmental Indemnity The Borrower, Guarantors and other persons or entities specified by the Lender
shall indemnify and hold the Lender harmless from all liability and costs relating
to the environmental condition of the Project and the presence thereon of
hazardous materials.

Third Party Reports All reports (which with the Appraisal Report (hereinafter defined) are referred to
as the "Reports") including, but not limited to environmental, architectural,
engineering, and special earthquake hazard, if applicable, are to be received prior
to closing, as specified by the Lender herein and in the Loan Documents, and in
form and content acceptable to the Lender in its sole discretion.

Loan Fundings Construction draws will be permitted monthly during construction subsequent to
satisfactory review of draw requests by the Lender and its inspecting architect.
Interest reserve draws will be limited to the amount of interest expense less net
cash flow from the Project until break-even interest coverage is achieved.

Construction Budget A detailed construction budget shall be provided by the Borrower identifying all
proposed hard and soft construction costs. The budget shall contain hard and
soft cost contingencies and allowances deemed acceptable by the Lender and its
inspecting architect. The general contractor's fee and general conditions shall be
paid in proportion to the amount of the general contract completed. Developer's
overhead funded during construction shall not exceed an amount approved by
Lender. The budget shall also contain adequate interest reserves as detailed
above and the sources and uses shall remain balanced at all times.
Representation and Warranties

The Borrower represents and warrants that the statements contained in all documentation provided to the Lender and all other representations or statements made by or on behalf of the Borrower to the Lender in connection with this proposal and any commitment letter to which it may later be attached are true and complete and do not omit any fact or information material to the Lender's evaluation of the Project, the requested Credit Facility and the Borrower's compliance with the conditions for the closing. The Borrower acknowledges that the Lender has relied on this warranty and representation in issuing this Summary and any commitment letter to which it may later be attached.

Closing

Lender's obligation to close the Credit Facilities is subject to the Lender's receipt of all necessary fees and closing costs and review of the following reports and information, all of which are to be in form and substance satisfactory to Lender and which shall be provided no later than ninety (90) days from the date the tax credits are reserved or allocated: plans and specifications and construction contract (providing for payment and performance bonds as may be required by Lender) approved by Lender's inspecting architect; final budget demonstrating adequate funds to develop the Project from sources acceptable to Lender; Phase I environmental report; title insurance; survey; zoning; permits; opinions of counsel; evidence of reservation or allocation of tax credits; market study demonstrating feasibility satisfactory to Lender; financial statements of, and other information relating to the business activities of, sponsor, developer, guarantors and any principal with a material financial ownership interest in the Project or the foregoing parties, (collectively the "Development Parties"), which is satisfactory to Lender; satisfactory progress and performance of other projects developed by the Development Parties and absence of prior default by any of the Development Parties with respect to any credit or equity facility provided by Lender; and such other information which Lender may require or which are customary in similar transactions. Fees will be paid at closing. With the execution of this letter, due diligence may begin, and third party reports and other due diligence items may be commissioned under this agreement.

Expiration

This firm Proposal shall expire automatically the earlier of December 30, 2018 or when the Borrower is informed that it did not receive an allocation of tax credits, unless extended in writing by Lender.

Lender's obligation to provide the requested financing is expressly conditioned on the fact that no information submitted to Lender in connection with the Credit Facilities shall prove to be false or misleading in any material respect, and that no bankruptcy, insolvency, receivership, or any other debtor’s relief proceedings shall be commenced by or against the Borrower.
Thank you for the opportunity to be of service to you. Should you have any questions, please do not hesitate to contact me.

PNC BANK, N.A.

By: [Signature]

Date: February 28, 2018

cc: File
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Equity Letter
February 28, 2018

Via e-mail

J. Ryan Hamilton
Four Corners Development, LLC
3556 S. Culpepper, Suite 4
Springfield, MO 65804

Re: Hickory Trails, LP

Dear Mr. Hamilton:

Thank you for the opportunity to present this letter of interest to make an equity investment in your tax credit ownership entity (to-be-formed LLC). This letter outlines initial terms that will be the basis of an operating agreement (the “Operating Agreement”), that would be entered into among the (to-be-formed) Managing Members listed below (the “Managing Member”) and PNC Bank, National Association as the investment limited partner (“PNC”).

Based on the information you provided to us, we have prepared this letter of interest under the following terms and assumptions:

1. PARTNERS

<table>
<thead>
<tr>
<th>MANAGING MEMBER</th>
<th>GP STATUS</th>
<th>TAX STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hickory Trails GP, LLC</td>
<td>Managing Member</td>
<td>For Profit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INVESTMENT LIMITED PARTNERS</th>
<th>LP/STATUS</th>
<th>TAX STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affiliate of PNC Bank, National Association</td>
<td>Investment Limited Partner</td>
<td>For Profit</td>
</tr>
</tbody>
</table>

Other Participants

- Developer: 4C Development – Texas, LLC
- Property Manager: Hamilton Properties
- Guarantors: 4C Development – Texas, LLC

Property
The Property will have 45 new construction units for seniors located in Longview, Harrison County, Texas. The property will have five (5) market rate units, no manager units, and forty (40) tax credit units.

2. TAX CREDITS

<table>
<thead>
<tr>
<th>NEW CONST/REHAB CREDITS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Annual Tax Credit Reservation</td>
<td>$557,602</td>
</tr>
<tr>
<td>Projected Annual Tax Credit Generated</td>
<td>$586,208</td>
</tr>
<tr>
<td>Assumed Tax Credit Rate</td>
<td>9.00%</td>
</tr>
<tr>
<td>130% Basis Increase</td>
<td>$7,399,095</td>
</tr>
<tr>
<td>Total Qualified Basis</td>
<td>$6,513,423</td>
</tr>
</tbody>
</table>

3. PROJECT TIMING

<table>
<thead>
<tr>
<th>KEY PROJECT BENCHMARKS</th>
<th>ESTIMATED DATE</th>
<th>NEW CONST TAX CREDITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment Limited Partner Admission</td>
<td>April 2019</td>
<td></td>
</tr>
<tr>
<td>Construction Start</td>
<td>April 2019</td>
<td></td>
</tr>
<tr>
<td>Construction Completion</td>
<td>April 2020</td>
<td></td>
</tr>
<tr>
<td>Leasing Start</td>
<td>April 2020</td>
<td></td>
</tr>
<tr>
<td>Leasing Completion</td>
<td>October 2020</td>
<td></td>
</tr>
<tr>
<td>Achievement of Stabilized Operations</td>
<td>January 2021</td>
<td></td>
</tr>
<tr>
<td>Receipt of State Designation (form 8609(s))</td>
<td>January 2022</td>
<td></td>
</tr>
</tbody>
</table>

YEAR | TAX CREDITS $ |
---|--|
2020-2029 | $557,602 annually |

4. INVESTMENT LIMITED PARTNERSHIP CAPITAL CONTRIBUTION

If PNC’s acquisition review committee (the “ARC Committee”) approves the equity investment in the Partnership, execution of the Partnership Agreement and the admission of PNC and the Special Limited Partner will occur no sooner than ten (10) business days following the approval. Each installment will be due within ten (10) business days of PNC’s receipt and approval of documentation evidencing the satisfaction of the installment(s) and previous installment(s) conditions as follows:

<table>
<thead>
<tr>
<th>Capital Contribution</th>
<th>Tax Credit Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Income Housing Tax Credit</td>
<td>$4,850,653</td>
</tr>
</tbody>
</table>

FIRST INSTALLMENT | $970,131 or 20.00% of $4,850,653 |

A. Fully executed Partnership Agreement.
B. Valid carryover allocation, 10% test certification, and tax credit reservation.
C. Acceptable owner's title insurance commitment and proforma of policy and endorsements.
D. Fully executed construction loan documents.
E. Fully executed bridge loan documents.
F. Valid written permanent loan commitment(s).
H. The closing draw, including all supporting documentation.
I. Closing and full funding of all secondary loans less required retainage.
J. Unqualified tax opinion from PNC’s legal counsel and satisfactory local counsel opinion.
K. Construction Commencement.

SECOND INSTALLMENT  $242,533 or 5.00% of $4,850,653

A. Lien-free construction completion of the improvements in a workman like manner.
B. Receipt of the architect's certificate of substantial completion (AIA Form G704).
C. Updated title policy and/or date/down thereto, including a zoning endorsement and deletion of all survey exceptions.
D. ALTA/ACSM as-built survey.
E. Receipt of certificates of occupancy for each building.
F. Final inspection by PNC’s construction consultant confirming completion.
G. Evidence of filing of Form(s) 8609.
H. Evidence of Radon test results satisfactory to PNC.
J. Evidence that at least 150% of the estimated cost to complete all outstanding punch list items has been held back from this installment.
K. Verification that the Partnership and project are properly covered by insurance.
L. Verification that the conditions of the previous installment(s) have been met.

THIRD INSTALLMENT  $3,492,470 or 72.00% of $4,850,653

A. Satisfaction of the conditions for achievement of Stabilized Occupancy (hereinafter defined).
B. Mortgage Loan Commencement (hereinafter defined).
C. Satisfactory completion of all punch list items.
D. 100% initial occupancy by tax credit qualified residents.
E. Updated title policy and/or date/down thereto.
F. Verification that the Partnership and project are properly covered by insurance.
G. Verification that the conditions of the previous installment(s) have been met.
H. No sooner than January 1, 2021.

FOURTH INSTALLMENT  $145,516 or 3.00% of $4,850,653

A. Final Determination by the Special Limited Partner that all Development Completion Obligations as defined in Section 9 (General Partner(s) Obligations), if any, have been satisfied.
B. Receipt of Form K-1 for the first Fiscal Year of tax credit occupancy.
C. Receipt of Form(s) 8609 and recorded LURA.
D. Updated title policy and/or date/down thereto.
E. Verification that the Partnership and project are properly covered by insurance.
F. Verification that the conditions of the previous installment(s) have been met.

Funds from installments one and two will be paid prior to or upon construction completion for a total of $1,212,633. To the extent the Capital Contribution or net cash flow is not sufficient to pay the full Development Fee within ten years of the construction completion date, the General Partner shall be obligated to contribute
capital to the Partnership to enable it to pay the remaining balance. $269,528 of the development fee will be paid prior to construction completion.

5. DUE DILIGENCE AND TERMINATION

During the due diligence period, PNC will conduct a due diligence review and negotiate with the General Partner(s), in good faith, the terms and provisions of mutually acceptable legal documentation. The due diligence review will include, without limitation, the verification of factual representations made by the General Partner(s), a review of the property and Partnership documents, a site visit and an evaluation of the following: the experience and expertise of the General Partner(s), General Contractor, architect and Property Manager; the financial condition of the Guarantor(s); property area market; an appraisal of the property; the construction schedule; the total development budget; the residual potential of the property; property title, title insurance and available endorsements; capital account analysis; Phase I environmental assessment and all subsequent reports; and other relevant factors. PNC may also commission consultants to perform market analysis, construction, insurance, and environmental reviews.

The price and terms included in this letter of intent are premised upon the information provided by the General Partner(s) and the admission of PNC to the Partnership as a limited partner by June 30, 2019, and are subject to the completion of the due diligence review and approval of the transaction by PNC’s acquisition review committee. (“ARC”) If, at any time, any event occurs and becomes known to the General Partner(s) which causes the assumptions and statements contained herein to be untrue or misleading, the General Partner(s) agrees to immediately notify PNC of the event(s) and will provide information which will correct the assumptions and/or statements. PNC does not charge syndication fees and acknowledges the amounts and terms of all other anticipated sources of funds for the project.

The General Partner(s) and PNC acknowledge that, except as specifically set forth in this Section 5 - Due Diligence and Termination, no legally enforceable relationship shall exist between General Partner(s) and PNC unless and until the ARC Committee shall have approved the proposed transaction and the parties shall have executed the Partnership Agreement and any other required transaction and financing documents. PNC reserves the right, at its option, to decline the proposed transaction or to propose new terms upon which a transaction could be approved at any time during the due diligence period, including without limitation, if the facts as they develop differ materially from the assumptions set forth herein or in the event of a change or proposed change in the federal income tax laws or regulations which would have an effect on the benefits PNC expects to receive from the transaction.

Sincerely,

PNC Bank, National Association

[Signature]

Dan Miller
Originator

February 28, 2018
Date
### 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today’s best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$300,156</td>
<td>$306,159</td>
<td>$312,282</td>
<td>$318,528</td>
<td>$324,899</td>
<td>$358,714</td>
<td>$396,049</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$8,100</td>
<td>$8,262</td>
<td>$8,427</td>
<td>$8,596</td>
<td>$8,768</td>
<td>$9,680</td>
<td>$10,688</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$308,256</td>
<td>$314,421</td>
<td>$320,710</td>
<td>$327,124</td>
<td>$333,666</td>
<td>$368,394</td>
<td>$406,737</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($23,119)</td>
<td>($23,582)</td>
<td>($24,053)</td>
<td>($24,534)</td>
<td>($25,025)</td>
<td>($27,630)</td>
<td>($30,505)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$285,137</td>
<td>$290,840</td>
<td>$296,656</td>
<td>$302,589</td>
<td>$308,641</td>
<td>$340,765</td>
<td>$376,232</td>
</tr>
</tbody>
</table>

| EXPENSES | |
|--------|--------|--------|--------|--------|--------|---------|--------|
| General & Administrative Expenses | $12,240 | $12,607 | $12,985 | $13,375 | $13,776 | $15,970 | $18,514 |
| Management Fee | $14,257 | $14,542 | $14,833 | $15,129 | $15,432 | $17,038 | $18,812 |
| Payroll, Payroll Tax & Employee Benefits | $39,915 | $41,112 | $42,346 | $43,616 | $44,925 | $52,080 | $60,375 |
| Repairs & Maintenance | $27,000 | $27,810 | $28,644 | $29,504 | $30,389 | $35,229 | $40,840 |
| Electric & Gas Utilities | $5,400 | $5,562 | $5,729 | $5,901 | $6,078 | $7,046 | $8,168 |
| Water, Sewer & Trash Utilities | $18,540 | $19,096 | $19,669 | $20,259 | $20,867 | $24,190 | $28,043 |
| Annual Property Insurance Premiums | $11,205 | $11,541 | $11,887 | $12,244 | $12,611 | $14,620 | $16,949 |
| Property Tax | $22,099 | $22,762 | $23,445 | $24,148 | $24,873 | $28,834 | $33,427 |
| Reserve for Replacements | $11,250 | $11,588 | $11,935 | $12,293 | $12,662 | $14,679 | $17,017 |
| Other Expenses | $1,600 | $1,648 | $1,697 | $1,748 | $1,801 | $2,088 | $2,420 |
| TOTAL ANNUAL EXPENSES | $163,506 | $168,268 | $173,171 | $178,218 | $183,413 | $211,774 | $244,564 |
| NET OPERATING INCOME | $121,631 | $122,571 | $123,485 | $124,372 | $125,228 | $128,991 | $131,668 |

| DEBT SERVICE | |
|--------------|--------|--------|--------|--------|--------|---------|--------|
| First Deed of Trust Annual Loan Payment | $96,775 | $96,775 | $96,775 | $96,775 | $96,775 | $96,775 | $96,775 |
| Second Deed of Trust Annual Loan Payment | $4,583 | $4,539 | $4,494 | $4,446 | $4,397 | $4,109 | $3,757 |
| Third Deed of Trust Annual Loan Payment | |
| Other Annual Required Payment | |
| Other Annual Required Payment | |
| ANNUAL NET CASH FLOW | $20,273 | $21,257 | $22,217 | $23,150 | $24,056 | $28,107 | $31,136 |
| CUMULATIVE NET CASH FLOW | $20,273 | $41,530 | $63,747 | $86,897 | $110,954 | $141,361 | $172,468 |
| Debt Coverage Ratio | 1.20 | 1.21 | 1.22 | 1.23 | 1.24 | 1.28 | 1.31 |
| Other (Describe) | |

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**

3/1/2018

**Phone:** 502-581-2911

**Email:** d.miller@pnc.com

**Date**

3/1/2018

---

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Date**
## 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>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>PNC Real Estate - FHA 221 d4</td>
<td>Conventional/FHA</td>
<td>$1,833,000</td>
<td>4.60%</td>
<td>1st</td>
<td>$1,833,000</td>
</tr>
<tr>
<td>PNC Real Estate - Bridge Loan</td>
<td>Conventional Loan</td>
<td>$3,000,000</td>
<td>4.00%</td>
<td>na</td>
<td>$3,000,000</td>
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<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PNC Tax Credit Capial</td>
<td>HTC</td>
<td>$557,602</td>
<td>$970,131</td>
<td>$4,850,653</td>
<td>0.87</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Longview</td>
<td>$500</td>
<td>$500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>Four Corners Development</td>
<td>$598,951</td>
<td>$294,596</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds:** $6,402,582  
**Total Uses of Funds:** $6,978,749
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).

PNC Real Estate will provide the permanent financing in the form of an FHA conversion loan in the amount of $1,833,000. The FHA loan will have an interest of 4.60%, which includes the MIP and will have a 40 year term with a 40 year amortization schedule. PNC will also provide a bridge loan of $3,000,000 during construction. Equity will be provided by PNC Tax Credit Capital at a syndication rate of $0.87 for a total equity contribution of $4,850,653 with $970,131 coming in during construction. It is currently estimated that $294,596 in developer fees will be deferred. The City of Longview is providing the local contribution in the amount of $500 in the form of fee waivers.

Describe the replacement reserves:

Annual replacement reserves are estimated to be $250/unit. Operating reserves are estimate to be $132,432.

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

Dan Miller

Printed Name

3/1/2018

Date

Telephone: 502-581-2911

Email address: d.miller@pnc.com
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Funding from Local Government
RESOLUTION NO. 5285

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED HICKORY TRAILS TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Hickory Trails, LP, (TDHCA No. 18398) has proposed a development for affordable Senior rental housing named Hickory Trails located in, Harrison County, Texas; and,

WHEREAS, Hickory Trails is expected to be located at or near the north east corner of Page Road and Loop 281; and,

WHEREAS, Hickory Trails, LP, has advised the City of Longview that Hickory Trails, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Hickory Trails development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens of the City of Longview; and,

WHEREAS, the City of Longview supports Hickory Trails development;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:
Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Hickory Trails.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Hickory Trails development and authorizes an allocation of Housing Tax Credits for Hickory Trails development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of Hickory Trails development in the amount of $500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepard, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 8. That this resolution shall be effective immediately from and after its date of passage.
PASSED AND APPROVED this 8th day of February, 2018.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R DS TAX CREDIT SUPPORT HICKORY TRAILS 2-8-18
2018 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Rental Assistance

NA
2018 HTC
Full Application

Part 5 Tab 36

Sponsor Characteristics
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below:

1. **Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:**

   - **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: **40.00%**
     - Cash flow from operations: **5.00%**
     - Developer Fee: **5.00%**
     - 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
     - Development
     - Financing
     - Compliance
   - **Yes** No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.
   - **Yes** Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.

   **Points Claimed:** **2**

2. **Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:**

   - **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 and woman-owned businesses as HUBs and is designed to facilitate the participation of minority and woman-owned businesses in state agency procurement opportunities.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company’s profile is listed in the State of Texas HUB Directory and may be viewed online at http://www.window.state.tx.us/procurement//cmbl/hubonly.html. Provided that your company continues to meet HUB eligibility requirements, the enclosed HUB certificate is valid for four years.

You must notify the HUB Program in writing of any changes affecting your company’s compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company’s information may require the HUB Program to re-evaluate your company’s eligibility.

Please reference the enclosed pamphlet for additional resources, such as the state’s Centralized Master Bidders List (CMBL), that can increase your chance of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

---

Texas Historically Underutilized Business (HUB) Certificate

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

JANNA CORMIER DEVELOPMENT CONSULTING

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 28-NOV-2014, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business’ application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul Gibson, Statewide HUB Program Manager
Texas Procurement and Support Services

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (http://www.window.state.tx.us/procurement/cmbl/cmblhub.html) or by contacting the HUB Program at 1-888-863-5881 or 512-463-5872.
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, Janna Cormier 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 Janna Cormier Development Consulting, LLC, Janna Cormier, has a Masters Degree in urban Planning and been specifically involved in multifamily finance and development since 1996.

Janna Cormier 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 the financing structure for this application.

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

Ms. Cormier 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, Ms. Cormier 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.

Ms. Cormier will also work with the co-developer with regard to lease up and continued compliance of the property with regard to TDHCA requirements.
Janna Cormier
9205 San Juan Pass, Austin, TX 78737
512-773-8169
janna.cormier@jcdevelopmentconsulting.com

Profile Summary
• Experienced professional with a 20 year career in real estate finance and affordable housing.
  Proactive approach has resulted in closing complicated real estate transactions utilizing low income housing tax credits, historic tax credits and tax exempt bond financing.
• Excellent interpersonal, analytical, and organizational skills.

Work Experience
Janna Cormier Development Consulting, LLC
Real Estate Development Consultant
2014-Present
• Real estate development consultant focusing on affordable housing financing with low income housing tax credits and tax exempt bonds.
• Prepare applications for financing through state and federal housing agencies.
• Advise clients in real estate development transactions to determine optimal financing structure, and work with investors and development team to close transactions.
• Extensive experience with projects involving RAD conversion of Public Housing.

PNC Real Estate – Tax Credit Capital
Vice President
2004-2014
• Client facing originations position accountable for soliciting business accounts and developing relationships with LIHTC developers in Texas, Oklahoma, New Mexico, Arkansas and Louisiana.
• Seek out new real estate investment opportunities, and structure transactions to make competitive proposals that fit the bank’s investment needs and risk profile.
• Stay abreast of industry news and policy to advise clients and structure deals that are compliant.
• Cross-sell real estate banking services and products to clientele.
• Participate in industry events to represent the bank as a leader within the territory.

Highlights:
• Signed and closed $160MM in LIHTC equity transactions in 3.5 years as lead originator for the Texas region; including $5MM in Historic Tax Credit equity combined with LIHTC transactions.
• Worked on transactions involving many different financing structures and programs including Low Income, Historic and State Historic Tax Credits, FHA, Freddie Mac, Fannie Mae, USDA Rural Development, HOME, CDBG, TIF, Tax Exempt bonds, FHLMC programs, city and state subsidy programs.

RBC Dain Rauscher
Investment Banker
2002-2004
• Client facing business development position accountable for soliciting business to structure private activity bond transactions for multifamily development.
• Analyzed real estate development transactions to determine optimal financing structure, and worked with investors and development team to close transactions.
Texas Housing Finance Corporation  
**Real Estate Analyst**  
- Analyzed LIHTC development transactions to determine optimal financing structure, and put together financing proposals. Worked with investors and development team to close transactions.

Texas Department of Housing and Community Affairs  
**Senior Planner – Housing Trust Fund**  
- Responsible for managing Request for Proposals to award funds to Texas nonprofits for housing related activities.

**Education**  
*Master of Urban Planning*  
*Texas A&M University, College Station, TX*  
1995

*Bachelor of Science in Geography*  
*Texas A&M University, College Station, TX*  
1990
2018 HTC
Full Application

Part 5 Tab 37

Owner, Developer, and Guarantor Org 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:**

![Organization Chart Example](image)

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

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!
ORGANIZATIONAL CHART FOR
APPLICANT/OWNER

Hickory Trails, LP

Hickory Trails GP, LLC
.01% General Partner

Syndicator
99.99% Limited Partner

4C Development- Texas, LLC
60% Member

Janna Cormier Development Consulting, LLC
(A Texas HUB)
40% Member

Four Corners Development, LLC
(A Missouri Limited Liability Corporation)
100%

J. Ryan Hamilton
25%

J. Douglas Hamilton
25%

Rita A. Baron
25%

Michael K. Hamra
25%

Janna Cormier
100%
GUARANTOR ORGANIZATIONAL CHART

4C Development-Texas, LLC
100% Guarantor

Four Corners Development, LLC
100%

J. Ryan Hamilton
25%

J. Douglas Hamilton
25%

Rita A. Baron
25%

Mike Hamra
25%
2018 HTC
Full Application

Part 5 Tab 38

List of Organizations and Principals
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

<table>
<thead>
<tr>
<th>Applicant Legal Name:</th>
<th>Hickory Trails, LP</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>PO Box 41326</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Austin</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% Development Owner</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Partnership</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mfgel@4cornersdevelopmentllc.com">mfgel@4cornersdevelopmentllc.com</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Hickory Trails GP, LLC</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>PO Box 41326</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Austin</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>0.01% of Hickory Trails, LP</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mfgel@4cornersdevelopmentllc.com">mfgel@4cornersdevelopmentllc.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. 4C Development - Texas, LLC
   TDHCA Experience: Yes
   2. Janna Cormier Development Consulting, LLC
   TDHCA Experience: Yes
   3. NA
   TDHCA Experience: NA
   4. NA
   TDHCA Experience: NA
   5. NA
   TDHCA Experience: NA

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>4C Development - Texas, LLC</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>PO Box 41326</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Austin</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>60% of Hickory Trails GP, LLC, 95% Co-Developer, 100% Guarantor</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mfgel@4cornersdevelopmentllc.com">mfgel@4cornersdevelopmentllc.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. Four Corners Development, LLC
   TDHCA Experience: 
   2. NA
   TDHCA Experience: 
   3. NA
   TDHCA Experience: 
   4. NA
   TDHCA Experience: 
   5. NA
   TDHCA Experience: 
   6. NA
   TDHCA Experience: 

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Four Corners Development, LLC</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>3556 S. Colepepper, Suite 4</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Springfield</td>
<td>State: MO</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% of 4C Development - Texas, LLC</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:hamilton@4cornersdevelopmentllc.com">hamilton@4cornersdevelopmentllc.com</a></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. J. Ryan Hamilton
   TDHCA Experience: Yes
   2. J. Ryan Hamilton
   TDHCA Experience: Yes
   3. Rita A. Baron
   TDHCA Experience: Yes
   4. Michael K. Hamra
   TDHCA Experience: Yes
   5. NA
   TDHCA Experience: 
   6. NA
   TDHCA Experience: 

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>Hickory Trails, LP</th>
<th>Address: PO Box 41326</th>
<th>City: Austin</th>
<th>State: TX</th>
<th>Zip: 78704</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% Development Owner</td>
<td></td>
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</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed: TBF</td>
<td>Legal Org is or will be: Limited Partnership</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone: (713) 409-0211</td>
<td>Email: <a href="mailto:mfogel@4cornersdevelopmentllc.com">mfogel@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name:</td>
<td>Hickory Trails GP, LLC</td>
<td>Address: PO Box 41326</td>
<td>City: Austin</td>
<td>State: TX</td>
<td>Zip: 78704</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>0.01% of Hickory Trails, LP</td>
<td></td>
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<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed: TBF</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone: (713) 409-0211</td>
<td>Email: <a href="mailto:mfogel@4cornersdevelopmentllc.com">mfogel@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. 4C Development - Texas, LLC</td>
<td>TDHCA Experience: Yes</td>
<td>3. Janna Cormier Development Consulting, LLC</td>
<td>TDHCA Experience: NA</td>
<td></td>
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<tr>
<td></td>
<td>2. 4C Development - Texas, LLC</td>
<td>Janna Cormier Development Consulting, LLC</td>
<td>3. NA</td>
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<td>4. 4C Development - Texas, LLC</td>
<td>Janna Cormier Development Consulting, LLC</td>
<td>3. NA</td>
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<td></td>
<td>5. 4C Development - Texas, LLC</td>
<td>Janna Cormier Development Consulting, LLC</td>
<td>3. NA</td>
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<td></td>
<td>6. 4C Development - Texas, LLC</td>
<td>Janna Cormier Development Consulting, LLC</td>
<td>3. NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name:</td>
<td>4C Development - Texas, LLC</td>
<td>Address: PO Box 41326</td>
<td>City: Austin</td>
<td>State: TX</td>
<td>Zip: 78704</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>60% of Hickory Trails GP, LLC, 95% Co-Developer, 100% Guarantor</td>
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<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 2/15/17</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone: (713) 409-0211</td>
<td>Email: <a href="mailto:mfogel@4cornersdevelopmentllc.com">mfogel@4cornersdevelopmentllc.com</a></td>
<td></td>
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</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<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. Four Corners Development, LLC</td>
<td>TDHCA Experience:</td>
<td>3. NA</td>
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<tr>
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<td>2. Four Corners Development, LLC</td>
<td>NA</td>
<td>3. NA</td>
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<td></td>
<td>3. Four Corners Development, LLC</td>
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<td></td>
<td>4. Four Corners Development, LLC</td>
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<td></td>
<td>5. Four Corners Development, LLC</td>
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</tr>
<tr>
<td></td>
<td>6. Four Corners Development, LLC</td>
<td>NA</td>
<td>3. NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name:</td>
<td>Four Corners Development, LLC</td>
<td>Address: 3556 S. Culpepper, Suite 4</td>
<td>City: Springfield</td>
<td>State: MO</td>
<td>Zip: 65804</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% of 4C Development - Texas, LLC</td>
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<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 8/10/11</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
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</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone: 417-882-1701</td>
<td>Email: <a href="mailto:rhamilton@4cornersdevelopmentllc.com">rhamilton@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. J. Ryan Hamilton</td>
<td>TDHCA Experience: Yes</td>
<td>3. Rita A. Baron</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. J. Ryan Hamilton</td>
<td>TDHCA Experience: Yes</td>
<td>3. Rita A. Baron</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. J. Ryan Hamilton</td>
<td>TDHCA Experience: Yes</td>
<td>3. Rita A. Baron</td>
<td>TDHCA Experience: Yes</td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name</td>
<td>Role/Title</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>-------------------------</td>
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</tr>
<tr>
<td>Janna Cormier Development Consulting, LLC</td>
<td>Member and Co-Dev</td>
<td>9205 San Juan Pass</td>
<td>Austin</td>
<td>TX</td>
<td>78737</td>
</tr>
</tbody>
</table>

Name(s) of Entities the Organization Owns or Controls: 40% of Hickory Trails GP, LLC and 5% Co-Developer

Organization legally formed? Yes
Date formed: 9/18/14
Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes
Phone: 512-773-8169
Email: janna.cormier@jcdevelopmentconsulting.com

Organization is identified on Org. Chart: Yes
Ability to exercise Control over the Development? Yes

List of Sub-Entities or Principals:
1. Janna Cormier
   TDHCA Experience: Yes
2. NA
3. NA
4. NA
5. NA
6. NA

Organization Legal Name: NA
Address: 9205 San Juan Pass
City: Austin
State: TX
Zip: 78737

Name(s) of Entities the Organization Owns or Controls: NA

Organization legally formed? Yes
Date formed: 9/18/14
Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes
Phone: 512-773-8169
Email: janna.cormier@jcdevelopmentconsulting.com

Organization is identified on Org. Chart: Yes
Ability to exercise Control over the Development? Yes

List of Sub-Entities or Principals:
1. NA
2. NA
3. NA
4. NA
5. NA
6. NA

Organization Legal Name: NA
Address: 9205 San Juan Pass
City: Austin
State: TX
Zip: 78737

Name(s) of Entities the Organization Owns or Controls: NA

Organization legally formed? Yes
Date formed: 9/18/14
Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes
Phone: 512-773-8169
Email: janna.cormier@jcdevelopmentconsulting.com

Organization is identified on Org. Chart: Yes
Ability to exercise Control over the Development? Yes

List of Sub-Entities or Principals:
1. NA
2. NA
3. NA
4. NA
5. NA
6. NA
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:  
Hickory Trails, LP  
Hickory Trails GP, LLC

Email Address:  
mfgel@4cornersdevelopmentllc.com

City & State of Home Addr:  
Springfield, MO

Applicant Legal Name:  
Hickory Trails, LP

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>NA</td>
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</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.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCl:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

|                |      |     |      |     |
|                |      |     |      |     |
|                |      |     |      |     |
|                |      |     |      |     |
|                |      |     |      |     |

Applicant Legal Name:  
Hickory Trails, LP

Email Address:  
mfgel@4cornersdevelopmentllc.com

City & State of Home Addr:  
Springfield, MO
## 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:

| J. Ryan Hamilton |
| J. Douglas Hamilton |

### Email Address:

rhamilton@4cornersdevelopmentllc.com

### City & State of Home Addr:

| Walnut Trails, LP |
| Longview Heritage Tower, LP |
| Hickory Trails, LP |
| Twohig Plaza, LP |
| Cherry Trails, LP |

### Email Address:

J. Ryan Hamilton
J. Douglas Hamilton

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.

<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>15237</td>
<td>TRM Senior Apartments</td>
<td>Troup, Rusk, Mt Pleasant</td>
<td>HTC</td>
<td>in 07/15</td>
<td>NA</td>
</tr>
<tr>
<td>17285</td>
<td>Oak Trails</td>
<td>San Angelo</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17288</td>
<td>Golden Trails</td>
<td>West</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17290</td>
<td>Golden Trails</td>
<td>West</td>
<td>HTC</td>
<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.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
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</tr>
<tr>
<td>WAP</td>
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</tr>
<tr>
<td>HOME:</td>
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<tr>
<td>CFDC</td>
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<tr>
<td>PWD</td>
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<td>Bootstrap</td>
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<td>CFDC</td>
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<tr>
<td>Self-Help</td>
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<tr>
<td>NSP</td>
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</tr>
</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:  
Email Address: rhamilton@4cornersdevelopmentllc.com  
City & State of Home Addr: Springfield, MO

Applicant Legal Name: 

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
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<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>17285</td>
<td>Oak Trails</td>
<td>San Angelo</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17288</td>
<td>Forest Trails</td>
<td>Lindale</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17290</td>
<td>Golden Trails</td>
<td>West</td>
<td>HTC</td>
<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.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
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</tr>
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<tbody>
<tr>
<td>HOME:</td>
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<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
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Previous Participation Form

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Person/Role:  
Email Address: rhamilton@4cornersdevelopmentllc.com  
City & State of Home Addr: Springfield, MO

Applicant Legal Name: 

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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### Previous Participation Form

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**Person/Role:**

<table>
<thead>
<tr>
<th>Janna Cormier Development Consulting, LLC</th>
</tr>
</thead>
</table>
| Janna Cormier

**Email Address:**

janna.cormier@jcdevelopmentconsulting.com

**City & State of Home Addr:**

Austin, TX

**Applicant Legal Name:**

Walnut Trails, LP  
Longview Heritage Tower, LP  
Hickory Trails, LP  
Twohig Plaza, LP  
Cherry Trails, LP

---

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>17285</td>
<td>Oak Trails</td>
<td>San Angelo</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17288</td>
<td>Forest Trails</td>
<td>Lindale</td>
<td>HTC</td>
<td>in 07/17</td>
<td>NA</td>
</tr>
<tr>
<td>17290</td>
<td>Golden Trails</td>
<td>West</td>
<td>HTC</td>
<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.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<tr>
<td></td>
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<td></td>
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<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
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<td>NSP</td>
</tr>
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</table>

**Control began (mm/yy)**

- in 07/17
- NA

**Control End (mm/yy)**

- NA
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
The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

* If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).

**Developer:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Tax ID Number (TIN)</th>
<th>Proposed Fee</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>4C Development - Texas, LLC</td>
<td>J. Ryan Hamilton</td>
<td>(417) 882-1701</td>
<td><a href="mailto:rhamilton@4cornersdevelopmentllc.com">rhamilton@4cornersdevelopmentllc.com</a></td>
<td>45-3022037</td>
<td>TBD</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>4C Development - Texas, LLC</td>
<td>Hamilton Builders, LLC</td>
<td>(417) 882-1701</td>
<td><a href="mailto:douglashamilton@hamiltoncorporation.com">douglashamilton@hamiltoncorporation.com</a></td>
<td>46-4539205</td>
<td>TBD</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
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<td>TBD</td>
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<tr>
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**Housing General Contractor:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Tax ID Number (TIN)</th>
<th>Proposed Fee</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Builders, LLC</td>
<td>Hamilton Builders, LLC</td>
<td>(417) 882-1701</td>
<td><a href="mailto:douglashamilton@hamiltoncorporation.com">douglashamilton@hamiltoncorporation.com</a></td>
<td>46-4539205</td>
<td>TBD</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>TBD</td>
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<td>TBD</td>
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**Infrastructure General Contractor:**

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<tr>
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<th>Proposed Fee</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
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<tbody>
<tr>
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**Cost Estimator:**

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<th>Tax ID Number (TIN)</th>
<th>Proposed Fee</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Builders, LLC</td>
<td>Hamilton Builders, LLC</td>
<td>(417) 882-1701</td>
<td><a href="mailto:douglashamilton@hamiltoncorporation.com">douglashamilton@hamiltoncorporation.com</a></td>
<td>46-4539205</td>
<td>TBD</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>TBD</td>
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<td>TBD</td>
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**Architect:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Email</th>
<th>Tax ID Number (TIN)</th>
<th>Proposed Fee</th>
<th>Certified Texas HUB?</th>
<th>This is a direct or indirect, financial, or other interest with Applicant or other team members*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baron Design</td>
<td>Rita Baron</td>
<td>(417) 877-9800</td>
<td><a href="mailto:rbaron@baron-design.com">rbaron@baron-design.com</a></td>
<td>35-2192032</td>
<td>TBD</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Role</td>
<td>Name</td>
<td>Contact Name</td>
<td>Phone</td>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td>Certified Texas HUB?</td>
</tr>
<tr>
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<td>Engineer:</td>
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<td>TBD</td>
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<tr>
<td>Civil Engineer:</td>
<td>Adams Engineering</td>
<td>Justin Paris</td>
<td>(903) 324-8400</td>
<td><a href="mailto:justin.paris@adams-engineering.com">justin.paris@adams-engineering.com</a></td>
<td>TBD</td>
<td>75-1706432</td>
<td>No</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Affordable Housing Analysts</td>
<td>Bob Coe</td>
<td>(281) 387-7552</td>
<td><a href="mailto:robertcoe2@gmail.com">robertcoe2@gmail.com</a></td>
<td>$7,500.00</td>
<td>SSN</td>
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<tr>
<td>Appraiser:</td>
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<td>TBD</td>
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</tr>
<tr>
<td>Attorney:</td>
<td>Coats Rose</td>
<td>Barry Palmer</td>
<td>(713) 653-7395</td>
<td><a href="mailto:bpalmer@coatsrose.com">bpalmer@coatsrose.com</a></td>
<td>TBD</td>
<td>76-0294490</td>
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</tr>
<tr>
<td>Accountant:</td>
<td>Tidwell Group</td>
<td>Brent L. Barringer</td>
<td>(205) 271-5543</td>
<td><a href="mailto:brent.barringer@tidwellgroup.com">brent.barringer@tidwellgroup.com</a></td>
<td>TBD</td>
<td>27-1490692</td>
<td>No</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>Hamilton Properties</td>
<td>J. Ryan Hamilton</td>
<td>(417) 882-1701</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ryanhamilton@hamiltoncorporation.com">ryanhamilton@hamiltoncorporation.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**This is a direct or indirect, financial, or other interest with Applicant or other team members**

### Originator of Underwriter:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC</td>
<td>Nora Keane</td>
<td>(512) 524-1059</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:nora.keane@pnc.com">nora.keane@pnc.com</a></td>
<td>TBD</td>
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<tr>
<td>Certified Texas HUB?</td>
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</tr>
</tbody>
</table>

**This is a direct or indirect, financial, or other interest with Applicant or other team members**

### Bond Issuer:

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

### Syndicator:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
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<tbody>
<tr>
<td>PNC</td>
<td>Dan Miller</td>
<td>(502) 581-2911</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:d.miller@pnc.com">d.miller@pnc.com</a></td>
<td>TBD</td>
</tr>
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<td>Certified Texas HUB?</td>
<td>No</td>
<td>No</td>
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**This is a direct or indirect, financial, or other interest with Applicant or other team members**

### Supportive Services Provider:

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

### Supportive Services Provider:

<table>
<thead>
<tr>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
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<tbody>
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</tr>
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</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
<td>No</td>
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</table>

**This is a direct or indirect, financial, or other interest with Applicant or other team members**
<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christina Corich</td>
<td>(512) 872-7172</td>
</tr>
<tr>
<td><a href="mailto:ccorich@trinitytitletx.com">ccorich@trinitytitletx.com</a></td>
<td>TBD</td>
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<tr>
<td>Email</td>
<td>Proposed Fee</td>
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<tr>
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<td>01-0835004</td>
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<tr>
<td>Certified Texas HUB?</td>
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<tr>
<td>Application Consultant:</td>
<td></td>
</tr>
<tr>
<td>S. Anderson Consulting, LLC</td>
<td>Alyssa Carpenter</td>
</tr>
<tr>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>TBD</td>
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<td>Email</td>
<td>Proposed Fee</td>
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<tr>
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<td>Certified Texas HUB?</td>
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<td>ESA Provider:</td>
<td></td>
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<tr>
<td>Phase Engineering</td>
<td>Tracy Watson</td>
</tr>
<tr>
<td><a href="mailto:tracy@phaseengineering.com">tracy@phaseengineering.com</a></td>
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<td>Email</td>
<td>Proposed Fee</td>
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<tr>
<td>Tax ID Number (TIN)</td>
<td>75-2502360</td>
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<td>PCA Provider:</td>
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<tr>
<td>Certified Texas HUB?</td>
<td></td>
</tr>
</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members*
Development Team Member Relationships with Applicant

The Applicant, Developer, Contractor, Cost Estimator, Architect, and Property Manager are related entities through a principal.
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.
2018 Architect Certification

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]

02/28/18

Date

Janet White, FAIA, LEED AP

Printed Name

License #23540, Texas

License Number and State

Baron Design & Associates, LLC

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>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
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<tbody>
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<td>33</td>
<td>5%</td>
<td>1.65</td>
<td>1.65</td>
<td>2</td>
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<tr>
<td>2/1 (931 sqft)</td>
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<td>5%</td>
<td>0.6</td>
<td>1</td>
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<td><strong>2.25</strong></td>
<td></td>
<td><strong>2.65</strong></td>
<td>3</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>1/1 (874 sqft &amp; 806)</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>35</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>68</td>
<td><strong>3.4</strong></td>
<td></td>
<td><strong>4.2</strong></td>
<td>4</td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: [Signature]

Janet White

Printed Name

02/28/18

Baron Design & Associates, LLC

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.

## Hearing/Visual Units Calculation

<table>
<thead>
<tr>
<th>Unit Description</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></td>
<td>45</td>
<td>2%</td>
<td>0.9</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (742 sqft)</td>
<td>33</td>
<td>2%</td>
<td>0.66</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (931 sqft)</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>45</td>
<td>2%</td>
<td>0.9</td>
<td>2</td>
<td>1</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>Unit Description</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></td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>2%</td>
<td>1.36</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: [Signature]

Printed Name: Janet White

Date: 02/28/18

Firm Name (If applicable): Baron Design & Associates, LLC
## Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.

When calculating additional spaces needed, use whichever yields the larger number of spaces.

If you have different kinds of parking, e.g., lot, carport, and garages, each has to meet the standards individually.

If there is a separate amenity (e.g., a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

**Use this chart to indicate number of parking spaces provided.**

Enter the type of parking spaces provided 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>80</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>80</td>
<td>1</td>
</tr>
<tr>
<td>Carports</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Garages</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>80</td>
<td>100</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th>Total # of Spaces:</th>
<th>450</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>300</td>
<td>0.666666667</td>
</tr>
<tr>
<td>Carports</td>
<td>100</td>
<td>0.222222222</td>
</tr>
<tr>
<td>Garages</td>
<td>50</td>
<td>0.111111111</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>450</td>
<td>100</td>
</tr>
</tbody>
</table>

**Use this chart to figure out accessible parking requirements.**

**Chart above must be completed first**

In C32, enter the total number of accessible spaces required
(see Application Webinar, Part 3, from 0:00 - 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>5</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>5</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Carports</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Garages</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th># Accessible Spaces:</th>
<th>16</th>
<th>Distribution</th>
<th>Van Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lot</td>
<td>10.6666667</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Carports</td>
<td>3.5555556</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Garages</td>
<td>1.7777778</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Facility 4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Facility 5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>16</td>
<td>16</td>
<td>3</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]

Janet White

Printed Name

Baron Design & Associates, LLC

Firm Name (If applicable)

02/28/18

Date
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:**

- [X] 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](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](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](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](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 21, 2017

Mr. J. Ryan Hamilton
3556 South Culpepper
Suite 4
Springfield, Missouri 65804

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2017 UNIFORM MULTIFAMILY RULES

Dear Mr. Hamilton:

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 Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
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 of the Development Owner). All Applications must be identified here to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:
Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th></th>
<th>Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Hickory Trails, L.P</td>
<td>No</td>
</tr>
<tr>
<td>2.</td>
<td>Hickory Trails GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3.</td>
<td>4C Development - Texas, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>4.</td>
<td>Four Corners Development, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>5.</td>
<td>J. Ryan Hamilton</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>6.</td>
<td>J. Douglas Hamilton</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>7.</td>
<td>Rita A. Baron</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>8.</td>
<td>Michael K. Hamra</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>9.</td>
<td>Janna Cormier Development Consulting, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>10.</td>
<td>Janna Cormier</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td></td>
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<tr>
<td>12.</td>
<td></td>
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<tr>
<td>13.</td>
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<td>14.</td>
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<td>15.</td>
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<td>16.</td>
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<td>17.</td>
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<td>19.</td>
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<td></td>
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<tr>
<td>20.</td>
<td></td>
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</tr>
<tr>
<td>21.</td>
<td></td>
<td></td>
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<tr>
<td>22.</td>
<td></td>
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<tr>
<td>23.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24.</td>
<td></td>
<td></td>
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<tr>
<td>25.</td>
<td></td>
<td></td>
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<tr>
<td>26.</td>
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<tr>
<td>27.</td>
<td></td>
<td></td>
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<tr>
<td>28.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part I b. above.

By: [Signature of Applicant]  
Date: 02/21/2016  
Its: Manager
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: 4C Development - Texas, 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
- [ ] 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>Twohig Plaza</td>
<td>12</td>
<td>San Angelo</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>Cherry Trails</td>
<td>12</td>
<td>San Angelo</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>Walnut Trails</td>
<td>4</td>
<td>Hallsville</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>Heritage Tower</td>
<td>4</td>
<td>Longview</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
<tr>
<td>Hickory Trails</td>
<td>4</td>
<td>Longview</td>
<td>60.00%</td>
<td>95.00%</td>
</tr>
</tbody>
</table>

I acknowledge that J. Ryan Hamilton 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)]

4C Development - Texas, LLC
Printed Name

02/27/18
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: Four Corners Development, 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
- [ ] a Developer for the Applicant for this specific Application
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- [ ] a Guarantor on the Application

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

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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)]

Four Corners Development, LLC
Printed Name
Date 02/28/18
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: J. Ryan Hamilton

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: J. Ryan Hamilton
Printed Name
Date 02/28/18
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: J. Douglas Hamilton

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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Pursuant to §114(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 J. Ryan Hamilton is authorized to terminate the Application in the event of a conflict with §114(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.

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

By: [Signature]

J. Douglas Hamilton

Printed Name

Date: 02/27/18
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: 

Rita A. Baron 

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: Rita A. Baron

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

Printed Name: Rita A. Baron

Date: 02/27/18
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: Michael K. Hamra

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: Michael K. Hamra  
Printed Name: Michael K. Hamra  
Date: 2/23/2018
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.)
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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: [Signature]  
Date: 2/26/18
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: Janna Cormier Development Consulting, LLC

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

Printed Name: Janna Cormier Development Consulting, LLC

Date: 2/26/18
2018 HTC
Full Application

Part 7 Tab 46

Community Input Scoring Items
### Community Input Scoring Items

| TDHCA# | 18398 |

**1. Local Government Support - §11.9(d)(1)**

- Resolution(s) of either "no objection" or "support" is included behind this tab.**
  - ** Note that resolutions are due March 1, 2018

**2. Community Support from State Representative - §11.9(d)(5)**

- Letter of either "support" or "opposition" is included behind this tab.**
  - ** Note that letters are due March 1, 2018

**3. Input from Community Organizations - §11.9(d)(6)**

- Applicant has included one or more letters of support or opposition behind this tab.

List information for each of the letters below:

<table>
<thead>
<tr>
<th>A. East Texas Food Bank</th>
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<tbody>
<tr>
<td>Name of Community Organization</td>
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<tr>
<td>Contact Name</td>
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<td>Support</td>
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<table>
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<tr>
<th>B. Pathway Church</th>
</tr>
</thead>
<tbody>
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<tr>
<th>C. Tri-County Community Action</th>
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<th>D. House of Hope Homeless Shelter</th>
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2018 HTC
Full Application

Part 7 Tab 46

Local Government Support and Support from State Representative
RESOLUTION NO. 5285

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2018 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED HICKORY TRAILS TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Hickory Trails, LP, (TDHCA No. 18398) has proposed a development for affordable Senior rental housing named Hickory Trails located in, Harrison County, Texas; and,

WHEREAS, Hickory Trails is expected to be located at or near the north east corner of Page Road and Loop 281; and,

WHEREAS, Hickory Trails, LP, has advised the City of Longview that Hickory Trails, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2018 Competitive 9% Housing Tax Credits for Hickory Trails development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens of the City of Longview; and,

WHEREAS, the City of Longview supports Hickory Trails development;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:
Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Hickory Trails.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Hickory Trails development and authorizes an allocation of Housing Tax Credits for Hickory Trails development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of Hickory Trails development in the amount of $500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepard, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 8. That this resolution shall be effective immediately from and after its date of passage.
PASSED AND APPROVED this 8th day of February, 2018.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

RDS TAX CREDIT SUPPORT HICKORY TRAILS 2-8-18
Harrison County Resolution for Longview Hickory Trails Development

WHEREAS, Longview Hickory Trails, LP has proposed a development for affordable senior rental housing east of E Loop 281 and north of Page Road named Hickory Trails in Harrison County; and

WHEREAS, there is a need for affordable senior housing for Harrison County citizens of modest means; and

WHEREAS, Longview Hickory Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Low Income Housing Tax Credit Program funds for Hickory Trails.

Be it resolved that:

This resolution affirms Harrison County's support for the above named development; and directs the same to be certified to the Texas Department of Housing and Community Affairs.

Resolved this 26th day of February, 2018.

County Judge Hugh Taylor

Commissioner William Hatfield, Pct. 1

Commissioner Zephaniah Timmins, Pct. 2

Commissioner Phillip Maudlin, Pct. 3

Commissioner Jay Ebarb, Pct. 4

Attest: [Signature]
2018 HTC
Full Application

Part 7 Tab 46

Input from Community Organizations
February 15, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18398 Hickory Trails to be located at the NEQ of Page Rd. and E. Loop 281 in Longview, TX.

The East Texas Food Bank 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,

Dennis Cullinane
CEO
East Texas Food Bank
February 23, 2018

EAST TEXAS FOOD BANK FOUNDATION, INC.
3201 ROBERTSON RD
TYLER, TX 75701-2532

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 12-12-2005
Sales and use tax, as of 12-12-2005
(provide Texas sales and use tax exemption certificate Form 01-339 (Book) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32018713456

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.
History
Since October 1988, the East Texas Food Bank, a 501(c)(3) nonprofit organization, has provided food to over 200 partner agencies, in an effort to feed children, the working poor and seniors throughout 26 counties in East Texas. A member of Feeding America, The East Texas Food Bank is one of four food banks that serves the Gulf Coast Region who are pre-staged with food products from Feeding America, to respond to disasters.

As a clearinghouse for donated food, the East Texas Food Bank forms a partnership with the food industry by collecting, inspecting, sorting, packaging and distributing food to member agencies, which provide food directly to those in need.

Our food sources include a variety of national, regional and local food manufacturers, brokers, wholesalers, and retailers donate food to the East Texas Food Bank. Donated food includes overproduced or discontinued items, frozen foods, dairy products, mislabeled goods, dented cans, day-old breads and pastries, and odd-sized produce. Local farmers and gardeners provide fresh produce. Individuals, businesses and community organizations support the East Texas Food Bank through various canned food drives throughout the year.

Our mission is to fight hunger and feed hope in East Texas.

Phone: 903.597.3663 or 800.815.3663
3201 Robertson Road
Tyler, TX 75701

The East Texas Food Bank is a nonprofit 501(c)(3) organization.
Programs
The East Texas Food Bank cares about children, families, and seniors who do not have enough food to eat. Every day, we work to feed people through a variety of programs and services.

Child Assistance
BackPack Program
Provides school children food over the weekend so they return ready to learn.

Kids Cafe / Snack Program
Provides snacks and meals to local after-school programs.

Summer Food Program
Provides nutritious meals at locations in the summer where children play.

Senior Assistance
Senior Box Program
Provides a monthly nutritious box of food to seniors who qualify.

Other Assistance
Mobile Pantry
Nutrition Education
Benefits Assistance
Leaves trained in rural locations in our service area that have little to no access to emergency food.

Locates and promotes nearby and safe food for children, families and seniors that need it most.

Provides referrals to services such as SNAP, Children's Medicaid and Woman, Infants, and Children (WIC).

LEARN MORE

Leaves resources and promotes nearby food for children, families and seniors that need it most.

LEARN MORE

- LEARN MORE

- LEARN MORE

- LEARN MORE

Find Food

— Select a county —

or enter a zip code or city/state in East TX

EAST TEXAS FOOD BANK

Hunger in East Texas
Programs
Partner Agencies
Join the Fight
Who We Are

Benefits Assistance
Nutrition Education
Ways to Give

Privacy
Ethics Reporting

Our mission is to fight hunger and feed hope in East Texas

Phone: 903.597.3663 or 800.815.3663
3201 Robertson Road
Tyler, TX 75701

The East Texas Food Bank is a nonprofit 501(c)(3) organization.

CONTACT US
February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
    Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Pathway Church 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,

Pastor Mark Strait
According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 03-22-2004
- Sales and use tax, as of 07-28-2011
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- State portion of hotel occupancy tax, religious as of 02-21-2009
  (provide Texas hotel occupancy tax exemption certificate Form 12-302 to vendor)

Texas taxpayer identification number: 32014709342

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.
Fill in the blank with whatever fear you have about not being accepted: divorced, single parent, broke, recovering addict, gay, transgender, atheist, skeptic, etc. Everyone is welcome at Pathway, just come as you are!

UPCOMING EVENTS

**MAR 3**  
**First Step** (https://www.mypathway.church/event/single-event/?ccbpress_event_id=583)  
9:00am | Pathway Kids

**MAR 3**  
**Saturday Morning Prayer** (https://www.mypathway.church/event/single-event/?ccbpress_event_id=583)  
9:00am | Auditorium

**MAR 3**  
**Saturday Service** (https://www.mypathway.church/event/single-event/?ccbpress_event_id=583)  
5:00pm | Auditorium

**MAR 4**  
**Sunday 1st Service** (https://www.mypathway.church/event/single-event/?ccbpress_event_id=583)  
9:00am | Auditorium

**MAR 4**  
**Sunday 2nd Service** (https://www.mypathway.church/event/single-event/?ccbpress_event_id=583)  
11:00am | Auditorium

GO TO CALENDAR (https://WWW.MYPATHWAY.CHURCH/EVENT)

SERVICE LOCATION

913 W Loop 281, Suite 101
Longview, TX 75605

Directions  
(https://www.google.com/maps/place/Pathway+Church/@32.5378954,-94.7683507,17z/data=!3m1!4b1!494.7661567)

OUR STORIES (/STORIES/)
We believe that you can’t do life alone, and that’s what Lifegroups are all about!

Lifegroups are at the center of our church’s culture, giving every person a chance to belong. We know that when you get together with people and have fun, you’ll begin to grow into a strong community that does all of life together!

WHY LIFEGROUPS?

Pathway isn’t a church with Lifegroups, we are a church of Lifegroups. God made us to thrive in relationships and community with fellow believers, and we do just that in our Lifegroups! It is here that Pathway family gather to encourage one another to grow in their relationship with God in a safe and fun environment.

LET’S DO LIFE TOGETHER

So, who are you doing life with? You’ll never fully experience all that Pathway has to offer until you connect in a Lifegroup. Each one is different, bringing people of similar interests, age groups, and seasons of life together on a regular basis.

RIGHTNOW MEDIA

At Pathway, we want to equip you with the right tools to take over the world, and that is why we offer our church family RightNow Media.

RightNow Media houses the largest library of on-demand Bible study videos anywhere. You have free access to RightNow Media and its library of more than 14,000 video Bible studies as a Pathway person. You can watch on your own, with your kids, or in your Lifegroup. All you need is a
OUTREACH
Show the love of Jesus to people from communities by bringing His love to them.

FINANCIAL
Unlock God’s very best for your finances and learn how to handle your money the right way.

PRAYER
Pray with other believers, connect with the church online for prayer, and find out more about groups.
smartphone, tablet, computer, or TV. To request a free account and login, just e-mail (mailto:connect@pathway.team) us.
FREEDOM

SWITCH

Connect with people who share your vision and inspire you to keep moving forward.

Find Out More

SWITCH

MARRIAGE AND FAMILY

Build your family and strengthen your relationships.

MARRIAGE AND FAMILY
March 1, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #18398, Hickory Trails to be located at the NEQ of Page Rd. and E. Loop 281 in Longview, TX.

Tri County Community Action Inc., as you know, is a 501 (c) 3 non-profit organization 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 affordable housing to citizens of modest means and this development will help meet that need.

Sincerely,

George T. Simon, Jr.
Tri-County Community Action, Inc.
214 Nacogdoches Street
P.O. Drawer 1748
Center, TX 75935
936-598-6315 X 201 Office
936-598-3016 Fax
936-332-2050 Agency Cell

Tri-County Community Action
50 Years of serving children, families & communities in East Texas!
TRI-COUNTY COMMUNITY ACTION, INC.
PO BOX 1748
CENTER, TX 75935-1748

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 07-05-1965
- Sales and use tax, as of 08-29-1977
- (provide Texas sales and use tax exemption certificate Form 01-339 to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17512132824

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

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Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.org@cpa.texas.gov, or call us at (800) 252-5555.
TRI-COUNTY COMMUNITY ACTION, INC.
P.O. BOX 1748 CENTER TX 75935
Work (936) 598-6315 • FAX (936) 598-7272
Toll Free # 1-800-242-1839

AGENCY INFORMATION FACT SHEET
Serving: Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, Angelina and Upshur Counties

EXECUTIVE DIRECTOR
George Simon

BOARD CHAIRPERSON
Lenny Hughes

CHIEF FINANCIAL OFFICER
Savittis Reynolds

Tri-County Community Action, Inc. was formed in 1966 by a group of citizens concerned about the needs of people in distress within the local community. At that time the agency served Shelby, Sabine and San Augustine counties. In 1977 the Head Start program expanded into Angelina County. In 1984 it expanded into Jasper, Newton and Tyler counties. In 2001, we expanded all services except Head Start into Harrison, Panola and Upshur counties.

Over the years the organization has continued to fight the debilitating effects of poverty through many innovative programs. During this time the local Office of Community Action has remained actively supportive of Tri-Counties. The purpose of Community Action is to change people’s lives, embody the spirit of hope and improve communities, and to make America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other. Local residents serve on the Board of Directors Policy Councils, as well as volunteer their time, skills and goods and services to help Tri-County be successful. Tri-County works closely with other service agencies in the area to ensure coordination of referrals and services.

Currently Tri-County administers four major programs, and maintains a staff of one hundred sixty (160) employees. A thirty-six member Board of Directors oversees the agency. We consider ourselves to be an agency directed by concerned citizens working for concerned communities.

COMMUNITY SERVICES BLOCK GRANT PROGRAM (CSBG)

1. COUNTIES SERVED: Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler and Upshur

The purpose of this program is to render aid to income eligible families facing crisis in terms of food, clothing or shelter. These are areas of ongoing assistance offered through Social Services. In addition to occasional funds for crisis intervention, The Texas Department of Housing and Community Affairs (TDHCA) fund the emergency food and shelter crisis program, crisis rental assistance, and the Information and referral program.

A. Information and referral - An integral part of the responsibilities of the Social Services is to maintain a good working knowledge of the area social services that render aid to low-income families. If necessary, our staff will act as an advocate for the client.

B. Clothing Room - The clothing room was established to fill the need for a continuing source of clothing for low-income persons. Donations of clothing and household items from the community keep the Clothing Room stocked. A nominal price is charged to help prevent abuse and to provide the agency with non-federal match monies. Please Note: Not all offices have a clothing room at this time.

C. Emergency Food and Shelter - Funds are sometimes available for selected counties (selected by Federal Emergency Management Administration) to provide food and shelter vouchers. Shelter vouchers may include one month's rent payment.

D. Rental Assistance - This service may be available to all counties for individuals/families experiencing a crisis and is in need of shelter assistance. This service may include one-month rent assistance and is based on funding availability.

TRI-COUNTY COMMUNITY ACTION, INC.
P.O. BOX 1748 CENTER TX 75935
Work (936) 598-6315 • FAX (936) 598-7272
Toll Free # 1-800-242-1839

COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)

1. COUNTIES SERVED: Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, and Upshur.

The primary intent of Comprehensive Energy Assistance is to make funds available to enable an agency to respond to energy needs affecting low-income households in the agency's service area. In order for a household to receive assistance through CEAP, the household must have a gross annual income less than 125% of the current Poverty Income Guidelines. The agency should give priority to those with the highest home energy needs, meaning low income households with high residential energy use, a high energy burden and/or the presence of a "vulnerable" individual in the household, such as a child age 5 and younger, disabled person, or an elderly individual.

The following assistance programs are available through CEAP:

A. Household Crisis: Provides assistance with utility bills during weather-related and supply shortage emergencies. Only 2 discount notices will be paid per household $ per year. Where necessary to prevent undue hardships from a qualified crisis, TCCA may directly issue vouchers to provide: Temporary in the limited instances that supply of power to the dwelling is disrupted-causing temporary evacuation; Emergency deliveries of fuel up to 250 gallons per crisis per Household; Service and repair of existing heating and cooling units not to exceed $2,500 during the contract period when TCCA has met local weather crisis criteria. Portable air conditioning and heating may be purchased for households that include at least one member that is elderly, disabled, or a child age 5 or younger, when TCCA has met...
Nothing is more important than your family!

Head Start & Early H.S.

Head Start and Early Head Start is a free, federally funded program.

READ MORE »

Assistance

The purpose of this program is to render aid to income eligible families facing crisis in terms of food, clothing or shelter.

READ MORE »

Careers

It is the vision of the Human Resource Department to achieve a level of excellence.

READ MORE »

Get Involved

There are many ways to become involved.

READ MORE »

Information Center

- Teen Summit 2017
- Job Announcements
- 2016-2017 Board of Directors
- 999 Forms
- 2016-2017 Annual Report
- 2018 CSBG & CEAP APPLICATION
- File Your Taxes FREE—VITA Program

Let us know how we are doing below. We would love to hear from you.

Name: *
Entering text here

Email: *
Enter email address

Subject: *
Enter text here

Message: *
Enter your comment here

Donate

SUBMIT
February 26, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Hickory Trails, TDHCA #18398
Longview, Harrison County, TX

Dear Ms. Gamble:

I am writing this letter to voice my support for Hickory Trails located near Loop 281 and Page Road in Longview, TX; TDHCA Application # 18398.

House of Hope is a not-for-profit tax exempt civic organization that serves the greater Harrison County community in which the site is located with a primary purpose of the overall betterment of the community. Our mission is to be a place for women and their children to come in out of the weather, eat a hot meal, and rest as we minister the Word of God. Our service area includes greater Longview. We believe there is a need for high-quality housing that is affordable to citizens in need and this building will help meet this need.

Thank You for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Sister Helen Johnson

"God will meet all your needs according to His glorious riches in Christ Jesus."

Philippians 4:19
OUTER COURT MINISTRIES  
3011 W MARSHALL AVE BLDG 2  
LONGVIEW, TX 75604-5028

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 11-16-2005  
Sales and use tax, as of 11-16-2005  
(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: 10438333196

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

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Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at (800) 252-5555.
• Parenting Classes
• Celebrate Recovery
• 12 Steps – God's Way

Board of Directors

Directors
Helen Johnson - President
Andrew Taylor - Vice President
Twyla McCormick - Secretary
Jennifer Morgan - Treasurer

Advisory Board
Shay Caffey
Yulonda Boyd
Fondia Kirkes
Rev. Woodie Terrell
Damona DePriest
Nannie Thomas

Outer Court Ministries, Inc. dba House of Hope, emergency shelter for homeless women and children, was founded February 6, 2006, by Rev. Helen Johnson. It is not affiliated with or associated with any other shelter, mission or ministry and is funded solely by community donations.

Outer Court Ministries, Inc. dba House of Hope operates under its own 501(c)3 non-profit status. A Board of Directors oversees all donations and how they are distributed.

"For I was hungry and you gave me meat; I was thirsty and you gave me drink; I was a stranger and you took me in; Naked, and you clothed me; I was sick and you visited me...Lord, when did we see you [in these situations]? And the King shall answer...Inasmuch as you have done it unto the least of these, my brethren, you have done it unto Me. - Matthew 25:35-40

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House of Hope

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- [Who We Are](#)
- [The Ministry](#)
- [Get Involved](#)
- [Contact](#)
- [Latest News](#)

Search this site...

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## Rescue Mission for Homeless Women and Children

It is our sincere desire to minister to the spiritual needs of women while meeting their physical needs. We pray the decisions they make today will be for a better life, based on the hope they have today, not based on yesterday's circumstances.

[Read More](#)

"Thank You To All For Your Donations!"

House of Hope has been greatly blessed by the churches, businesses and individuals that have donated time, money and items to the ministry. We would like to extend a sincere thank you to each of you and honor you with a page on our new website.

Who We Are

House of Hope for women is a faith-based program dedicated to helping women from all walks of life with a variety of needs.

**The Ministry**

House of Hope Provides and operates a safe house for women in need of emergency and residential shelter.

**Get Involved**

We appreciate any donations that may help support the women and facilities at House of Hope.

"For I was hungry and you gave me meat; I was thirsty and you gave me drink; I was a stranger and you took me in; Naked, and you clothed me; I was sick and you visited me...Lord, when did we see you [in these situations]? And the King shall answer...Inasmuch as you have done it unto the least of these, my brethren, you have done it unto Me. - Matthew 25:35-40

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http://ahopeforwomen.org/
House of Hope

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- Who We Are
- The Ministry
- Get Involved
- Contact
- Latest News

Search this site...
Home > Contact

Contact

Address

3011 West Marshall Avenue
Longview, TX 75604-5028

Phone

(903) 295 0904

Email

info@ahopeforwomen.org

Contact Our Director

Sister Helen Johnson
(903) 646 1941
February 14, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370 Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Wiseman Ministries 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,

Tim Wiseman
Executive Director,
Wiseman Ministries, Inc.

Wiseman Ministries, Inc is a non-profit 501c(3) Charity. EIN # 26-1524401
According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 12-06-2007
- Sales and use tax, as of 12-06-2007
  (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: 32034264203

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.
Since 2003, Wiseman Ministries, Inc. has been active in outreach to those seeking freedom from life controlling issues. In 2008, Tim Wiseman began taking homeless individuals into his home that ultimately led to House of Disciples being started. Since that time, we have grown to include multiple Gifts of Grace Resale stores, HOD Prison POD, Isaiah 58 Farms and KHOD Radio.

Wiseman Ministries, Inc. is founded upon the principles in Mathew 25 and Isaiah 58. Our ministry is to the least, the last and the lost. We feed the hungry, shelter the homeless, supply material items to the needy and minister to the prisoners and
March 1, 2018

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Heritage Tower, Application #18370
   Hickory Trails, Application #18398

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Applications #18370
Heritage Tower and #18398 Hickory Trails to be located at 208 N. Green Street and the
NEQ of Page Road and E. Loop 281 respectively, in Longview, TX.

Longview Museum of Fine Arts 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,

Tiffany Nolan Jehorek
Executive Director

TNJ/tnj
LONGVIEW MUSEUM OF FINE ARTS
PO BOX 3484
LONGVIEW, TX 75606-3484

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 05-01-1972
- Sales and use tax, as of 03-05-1974
  (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: 12371963799

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.
Get in Touch

The Longview Museum of Fine Arts is a non-profit organization which seeks to create interest in, and promote knowledge of, the visual arts throughout the City of Longview and vicinity by exhibiting, interpreting and preserving works of art and providing educational opportunities to a diverse audience.

Location

Physical Address
215 E. Tyler Street, Longview, TX
75601

Mailing Address
P.O. Box 3484, Longview, TX
75606

Contact

Phone
903-753-8103

Fax
903-753-8217

Admission

Free for Members & Children under 12
$5 for Guests

Hours

Tuesday, Wednesday & Friday
10am – 4pm

Thursday
10am – 8pm

Saturday
10am – 2pm

Sunday
Closed

Monday
Closed to Public

Staff | Email

Longview Museum of Fine Arts | General Inquiries
fineart@lmfa.org

Tiffany Jehorek | Executive Director
lmfadirector@lmfa.org

Pilar McLemore | Art Education Director
arted@lmfa.org

Erika Lee | Collections Manager/Registrar
registrar@lmfa.org
Kathleen Bass | Administrative Assistant
adminasst@lmfa.org

Jack Barkley | Events Coordinator
events@lmfa.org
JOIN THE MUSEUM
Become a member today to enjoy the many benefits the LMFA membership has to offer, including free admission to hundreds of other museums.

MEMBER
North American Reciprocal Museum Association

Rent The Museum (/rent-the-museum)

RENT THE MUSEUM
LMFA members are eligible to rent the museum for special occasions, such as debutante parties, weddings, receptions, birthdays, and other special events. Click below to find out more information about renting the LMFA.

Join The Museum (/join-the-museum)

VISIT
Admission
Free for Members
$5 for Guests

Location
215 E. Tyler Street
Longview, TX 75601

Hours
Tues., Weds., Fri.: 10am - 4pm
Thurs.: 10am - 8pm
Sat.: 10am - 2pm
Sun. - Mon.: Closed to Public

CONTACT
Phone
903.753.8103

Fax
903-753-8217

Email
fineart@lmfa.org

Mail
P.O. Box 3484
Longview, TX 75606

CONNECT
Keep up with all of the exciting exhibits, events following us on social media.

Facebook (https://www.facebook.com/LongviewMuseum)
Instagram (https://www.instagram.com/lmfa_tx/)
Twitter (https://twitter.com/longviewmuseum)

YouTube (https://www.youtube.com/channel/UCYiJCREhyRq169vGK6783WA)

Site Design By Forbes&Butler (http://www.forbesbutler.com)
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)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Phase Engineering</th>
<th>Date of Report:</th>
<th>2/23/18</th>
</tr>
</thead>
</table>

- [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.

- Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.

- MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.

- Documentation of HUD Environmental Clearance is included behind this tab.

- Applicant has submitted an environmental packet to TDHCA and clearance is pending.

- Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan.

- [http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)

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

  - Name of Firm:
  - Contact Person:
  - Contact Telephone: Email:

## 3. Primary Market Area Map

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

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Affordable Housing Analysts</th>
<th>Date of Report:</th>
<th>TBD</th>
</tr>
</thead>
</table>

## 4. Property Condition Assessment (PCA)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>NA</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

## 5. Appraisal

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>NA</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

## 6. Site Design and Development Feasibility Report

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Adams 2/26/18</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>
Hickory Trails
Additional ESA Certification

Per the ESA prepared for Hickory Trails, Hickory Trails LP certifies that it will comply with any and all recommendations made by the ESA provider.

J. Ryan Hamilton

02/27/18
Date
PMA Map #18398

N32.519319, W94.685145

133.334 square miles
<table>
<thead>
<tr>
<th>Geocode/ID</th>
<th>State</th>
<th>County</th>
<th>MCD</th>
</tr>
</thead>
<tbody>
<tr>
<td>48183000200</td>
<td>Texas</td>
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<td>Longview CCD</td>
</tr>
<tr>
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</tr>
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<td>Longview Northwest CCD</td>
</tr>
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<td>Longview CCD</td>
</tr>
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<td>48183010302</td>
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<tr>
<td>48203020606</td>
<td>Texas</td>
<td>Harrison County</td>
<td>Hallsville CCD</td>
</tr>
</tbody>
</table>
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. Confirm that page 13 of 19 of the contract is blank and was blank when the contract was executed.
2. The Elderly Limitation target population does not allow financing by a 221 d4 loan. The target population must be changed to Elderly Preference.

**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 Friday, May 4, 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.

Thanks,

Ben Sheppard
Specialist, Multifamily Finance
Texas Department of Housing and Community Affairs
Ph. 512.475.2122

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. Yes, this confirms that page 13 of 19 of the contract is blank and was blank when the contract was executed. The blank page was caused by a page break between the paragraph in Section 11.5 and the addresses for the notices, and the page could not be removed from the contract because it was numbered.

2. Please find the following Development Narrative with this revision. Per your guidance, because a HUD 221(d)(4) loan is not an option in the dropdown box for Elderly Preference funding, a note has been added.
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, 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:

   - [ ] Elderly Preference

   **Elderly Preference**

   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:  HUD 221 (d)(4) - (not available as option in drop down box below)

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 residential development in the Longview ETJ in Harrison County, TX. As zoning is not applied to the City’s ETJ the proposed development is suitable. Development site will potentially be annexed into the City of Longview in the future and the subject parcel would need to adhere to the C-2 (Heavy Commercial) district.

   The development will consist of a single, three-story elevator service building with the leasing and community space within the building as well. The development will serve a senior population and will consist of one and two bedroom units.

   If a revised form is submitted, date of submission:  4-27-2018
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>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$ 557,602</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</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>Nonprofit</td>
</tr>
<tr>
<td>NA</td>
<td>NA</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? ________

Has this site/activity previously received TDHCA funds? ________

If “Yes” Enter Project Number: NA and TDHCA funding source: NA

Has this site/activity previously received non-TDHCA federal funding? ________

If yes, source: NA

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? ________

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:

- [x] 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.

- [ ] 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: __________________
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.

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HTTPS system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPS
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Thanks,

Ben Sheppard
Specialist, Multifamily Finance
Texas Department of Housing and Community Affairs
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1. Site Control: Please clarify that the earnest money due by March 1, 2018 was received.

2. List of Organizations & Principals: An individual is listed twice while another individual included on the organizational charts was omitted under organization 1.1.1. Please clarify.

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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 May 9, 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.

Liz Cline-Rew

Multifamily Finance Housing Specialist

Texas Department of Housing and Community Affairs

221 E. 11th Street | Austin, TX 78701

Office: 512.475.3227

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. Please find the escrow receipt for the earnest money due March 1, 2018.

2. Please find the revised List of Organizations & Principals correcting this typo.
RECEIPT OF EARNEST MONEY DEPOSIT
AND AGREEMENT OF TITLE COMPANY

Debbie Adamsen hereby acknowledges the receipt of the following:

(i) one (1) fully signed and executed copy of this Contract; and
(ii) the Initial Consideration in the amount of $2,000.

The Title Company hereby agrees to hold the Earnest Money Deposits in escrow as contemplated by this Contract and to dispose of such funds in strict accordance with the terms and provisions of this Contract.

By: Debbie Adamsen
Name (Print): Debbie Adamsen
Title: Escrow Officer
Company: Trinity Title of Texas
Date: 11/9/18

Trinity Title of Texas LLC
Received additional earnest money in the form of a wire on 2/28/18 in the amount of $5,000.

Debbie Adamsen

Page 18 of 19
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: Hickory Trails GP, LLC</th>
<th>Role/Title</th>
<th>Address: PO Box 41326</th>
<th>City: Austin</th>
<th>State: TX</th>
<th>Zip: 78704</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>No</td>
<td>Date formed: TBF</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Phone: (713) 409-0211</td>
<td>Email: <a href="mailto:mfogel@4cornersdevelopmentllc.com">mfogel@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 1.1</th>
<th>Organization Legal Name: 4C Development - Texas, LLC</th>
<th>Role/Title</th>
<th>Address: PO Box 41326</th>
<th>City: Austin</th>
<th>State: TX</th>
<th>Zip: 78704</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>60% of Hickory Trails GP, LLC, 95% Co-Developer, 100% Guarantor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 2/15/17</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone: (713) 409-0211</td>
<td>Email: <a href="mailto:mfogel@4cornersdevelopmentllc.com">mfogel@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Org. 1.1.1</th>
<th>Organization Legal Name: Four Corners Development, LLC</th>
<th>Role/Title</th>
<th>Address: 3556 S. Culpepper, Suite 4</th>
<th>City: Springfield</th>
<th>State: MO</th>
<th>Zip: 65804</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% of 4C Development- Texas, LLC</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 8/10/11</td>
<td>Legal Org is or will be: Limited Liability Company</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone: 417-882-1701</td>
<td>Email: <a href="mailto:hamilton@4cornersdevelopmentllc.com">hamilton@4cornersdevelopmentllc.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Verification:**
- Applicant Legal Name: Hickory Trails, LP
- Role/Title: Managing Mem, Co-Dev, Guar
- Date formed: 100% Development Owner
- Legal Org is or will be: Limited Partnership
- Phone: (713) 409-0211
- Email: mfogel@4cornersdevelopmentllc.com

**List of Organizations and Principals:**

1. 4C Development - Texas, LLC  
   - TDHCA Experience: Yes  
   - 100% Development Owner  
   - Phone: (713) 409-0211  
   - Email: mfogel@4cornersdevelopmentllc.com

2. Janna Cormier Development Consulting, LLC  
   - TDHCA Experience: Yes

3. NA

4. NA

5. NA

6. NA

**List of Sub-Entities or Principals:**

1. J. Ryan Hamilton  
   - TDHCA Experience: Yes

2. J. Douglas Hamilton  
   - TDHCA Experience: Yes

3. Rita A. Baron  
   - TDHCA Experience: Yes

4. Michael K. Hamra  
   - TDHCA Experience: Yes

5. NA

6. NA
### Organization 1

**Organization Legal Name:** Janna Cormier Development Consulting, LLC  
**Role/Title:** Member and Co-Dev

**Address:** 9205 San Juan Pass  
**City:** Austin  
**State:** TX  
**Zip:** 78737

**Name(s) of Entities the Organization Owns or Controls:** 40% of Hickory Trails GP, LLC and 5% Co-Developer

**Organization legally formed?** Yes  
**Date formed:** 9/18/14  
**Legal Org is or will be:** Limited Liability Company

**Previous TDHCA Experience?** Yes  
**Phone:** 512-773-8169  
**Email:** janna.cormier@jcdevelopmentconsulting.com

**Organization is identified on Org. Chart?** Yes  
**Ability to exercise Control over the Development?** Yes

**List of Sub-Entities or Principals:**

1. **Janna Cormier**  
   - TDHCA Experience: Yes

2. NA

3. **TDHCA Experience:**

4. **TDHCA Experience:**

5. **TDHCA Experience:**

6. **TDHCA Experience:**

### Organization 2

**Organization Legal Name:** NA

**Address:**

**City:**

**State:**

**Zip:**

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**

**Date formed:**

**Legal Org is or will be:**

**Previous TDHCA Experience?**

**Phone:**

**Email:**

**Organization is identified on Org. Chart?**

**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

1. **TDHCA Experience:**

2. **TDHCA Experience:**

3. **TDHCA Experience:**

4. **TDHCA Experience:**

5. **TDHCA Experience:**

6. **TDHCA Experience:**

### Organization 3

**Organization Legal Name:**

**Role/Title:**

**Address:**

**City:**

**State:**

**Zip:**

**Name(s) of Entities the Organization Owns or Controls:**

**Organization legally formed?**

**Date formed:**

**Legal Org is or will be:**

**Previous TDHCA Experience?**

**Phone:**

**Email:**

**Organization is identified on Org. Chart?**

**Ability to exercise Control over the Development?**

**List of Sub-Entities or Principals:**

1. **TDHCA Experience:**

2. **TDHCA Experience:**

3. **TDHCA Experience:**

4. **TDHCA Experience:**

5. **TDHCA Experience:**

6. **TDHCA Experience:**
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. Accessible Mobility units must be distributed throughout the development. Since this is an elevator served building, this includes floors.

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 May 30, 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. Please find revised building plans with accessible units on each floor. The A/V unit and 2-bedroom mobility accessible unit are on the first floor and there is a 1-bedroom mobility accessible unit on each of the second and third floors.
1ST FLOOR:
- LIVING S.F.: 10,447
- COMMUNITY SPACE: 2,912
- MECHANICAL S.F.: 82
- CIRCULATION S.F.: 2,716
- TOTAL S.F.: 16,157 (CONDITIONED)
- BALCONY S.F.: 1,264 (UN-CONDITIONED)

1ST FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 9
- 2 BED / 1 BATH: 4
- TOTAL: 13

FLOOR PLAN LEGEND:
- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

- 12'-0" WALLS (1ST FLR.)
- SLAB ON GRADE

OVERALL 1ST FLOOR PLAN

Scale: 1" = 40'

NORTH
PER FLOOR (2ND & 3RD):

<table>
<thead>
<tr>
<th>Description</th>
<th>2ND FLOOR</th>
<th>3RD FLOOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING S.F.</td>
<td>12,688</td>
<td>12,688</td>
</tr>
<tr>
<td>MECHANICAL S.F.</td>
<td>82</td>
<td>82</td>
</tr>
<tr>
<td>CIRCULATION S.F.</td>
<td>2,914</td>
<td>2,914</td>
</tr>
<tr>
<td>TOTAL S.F.</td>
<td>15,684</td>
<td>15,684</td>
</tr>
<tr>
<td>(CONDITIONED)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BALCONY S.F. (UN-CONDITIONED)</td>
<td>1,540</td>
<td>1,540</td>
</tr>
</tbody>
</table>

- 9'-0" WALLS (2ND & 3RD)

2ND FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

3RD FLOOR UNIT COUNT:
- 1 BED / 1 BATH: 12
- 2 BED / 1 BATH: 4
- TOTAL: 16

FLOOR PLAN LEGEND:
- COMMON AREAS / CIRCULATION
- DWELLING UNITS - SEE ENLARGED UNIT PLANS ON SHEETS A.104 & A.105

BARON DESIGN & ASSOCIATES, L.L.C.
Hamra Plaza 1855 S. Ingram Mill, Suite 201
Springfield, MO 65804
Ph. 417-877-9800, Fax 417-877-9802

OVERALL 2ND AND 3RD FLOOR PLANS

Scale: 1" = 40'
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
Michael Fogel  
Phone #: (713) 409-0211  
Email: mfogel@4cornersdevelopmentllc.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 Hickory Trails, TDHCA Number: 18398**

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: 18398, Hickory Trails

**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): 120

Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2018 QAP): 120

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):** 153

**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 mailto: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
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
May 17, 2018 - Addendum #1:

RE: Longview Hickory Trails (TDHCA # 18398)
Site Design and Feasibility Report
4C Development Texas
Senior Apartments (Hickory Trails)
Longview, TX
February 26, 2018

To Whom It May Concern:

This letter serves to clarify two subjects in the above mentioned report, previously prepared by Adams Engineering on February 26, 2018.

The subject property will require offsite costs for development, and as such we state this in our report.

From the Executive Summary:

- Offsite work associated with this project include the connection to public sewer which is approximately 1,425± linear feet southeast of the site, and the connection to public water which is approximately 620± linear feet southwest of the site.

However, per the Purchase Contract and subsequent Amendment between the Developer and Seller, the seller is responsible for these costs:

_Seller shall construct the Street at Seller’s cost, and the Street shall be built to the standards of the City of Longview, for acceptance for maintenance. The Street shall include all necessary city water and sanitary sewer infrastructure required to provide the Property with adequate utility service for up to 85 residential units. Either completion of the Street or adequate assurances that the Street will be completed at Seller’s cost shall be an additional condition of Closing._

So while it is worth mentioning that there are offsite costs associated with the project, we do not think it is appropriate to include them in the Developer’s budget, and as such left them out.

Secondly, a question was raised regarding annexation. The subject property is located outside of the Longview City Limits, but within the ETJ. The Developer has the option to annex into the city limits, but is not required to do so in order to begin construction. As such, an annexation date has not yet been set.

Sincerely,

Justin Paris, PE
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